



GENERAL PLAN

R A N C H O C O R D O V A G E N E R A L P L A N



2007 GENERAL PLAN ANNUAL REPORT
COMPLETED APRIL 2008

BUILDING OUR CITY
GUIDING OUR FUTURE

2007 GENERAL PLAN ANNUAL REPORT

CITY OF RANCHO CORDOVA 2007 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED APRIL 2008

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EXECUTIVE SUMMARY

OVERVIEW

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each city to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City’s progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

This report looks at the City’s process towards implementing its General Plan during the 2007 planning year (January-December).

STATUS OF THE GENERAL PLAN AND CITY ACCOMPLISHMENTS

During 2007, the City made significant strides towards implementing the General Plan. A total of 542 dwelling units (all above moderate single family) were issued building permits during 2007 – an increase over the previous calendar year of 60 single family units (note: in 2006, more permits were issued as a result of the Ashgrove Place project being issued permits for 203 multi-family units, bringing the overall total to 685 residential permits).

Further, the City accomplished the following significant tasks or achieved the following milestones during 2007:

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- General Plan honored with Local and State Planning Association awards for best Comprehensive Plan
- Completed gut-rehab of 112 units at the Cascade Apartment Complex
- Successfully submitted second year CDBG application and receiving funding
- Hired a Housing and CDBG analyst
- Adopted a vacant building ordinance
- Won a state award for the Blight Busters Program (CA Association of Code Enforcement Officers)
- Served as a case study for the Alliance of Innovation (Transforming Local Government case study for Blight Busters)
- Completed transition to all in-house Code Enforcement staff
- Established a rental housing inspection program
- Opened the Sunrise Boulevard roadway improvements (Douglas to Keifer)
- Initiated funding for shuttle services under the Transit Master Plan
- Initiated implementation of the Bike and Pedestrian Map of the General Plan
- Continued work towards completing the updated Fee Program for transportation improvements (auto/transit/bike/ped)
- Successfully renegotiated the revenue neutrality agreement with Sacramento
- Construction of Capital Village retail and Zinfandel Place retail centers initiated (private development projects)
- Completed restoration of Kilgore Cemetery
- Initiated comprehensive update to the Citywide Zoning Code
- Continued working with applicants on review of major development applications (Westborough, Rio del Oro, Suncreek, The Arboretum)
- Adopted a new Building Code
- Completed the permitting of the new Blood Source facility (fast-track application)
- Hired a new public information officer
- Initiated a comprehensive update to the City's website (rollout in 2008)
- Completed the 1000 trees in one year program
- Redesigned the City's newsletter
- Implemented indirect overhead/cost recovery rates for CIP and developer projects
- Updated tracking costs for administration of the General Plan
- Financed two bonds (2004-1, first issuance in September 2007; 2003-1, third issuance in July/August 2007)
- Completed implementation of Business License module in Hansen (City's permit processing system)
- Automated developer billing/project accounting process
- Implemented a p/o system for contract administration
- Participated in library JPA financial advisory board
- City's Risk Management team began process of creating an Emergency Operations Plan

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- Received first year of tax increment financing in the Redevelopment Area during Fiscal Year 2007-2008

RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2008 Planning Year. This action will require amendment of the General Plan and will help to ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2008-2009 fiscal year budget for all departments.

INTRODUCTION

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

The plan outlines specific actions that the City will use to achieve the goals and policies outlined in the General Plan. These actions are the implementation steps of the General Plan. The Implementation Chapter of the General Plan includes a matrix of these action items and identifies responsible parties, time frame, and funding sources for each of the action items. As required by State law, this report identifies the steps the City has taken with the 2007 calendar year to implement the General Plan.

LEGAL FRAMEWORK AND CONTENT

As provided in the General Plan, and required by State law, the Implementation Program of the General Plan is reviewed annually to ensure that the goals, policies, and plans of the General Plan are being implemented. Specifically, Government Code section 65400 requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City’s progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

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TIMEFRAME FOR REPORTING

State law requires that the General Plan Annual Report must be completed and submitted to the State by April of each year. The report would cover the previous calendar year for which it is being completed. This Annual Report covers the 2007 calendar year and is completed for the April 2008 deadline.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Planning Department;
- Building Department;
- Public Works Department;
- Finance Department;
- Economic Development Department;
- Redevelopment Agency;
- Housing and Neighborhood Services Department;
- City Public Information Officer; and
- Police Department.

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There are other several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Sacramento Metropolitan Fire District;
- Cordova Recreation and Parks District;
- Folsom-Cordova Unified School District; and
- Elk Grove Unified School District.

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

Since the General Plan was adopted in June 2006, the City has not adopted any amendments to the text of the plan, nor has it amended any of the maps that are part of the plan, including the General Plan Land Use Map. As of April 2008, there are two pending amendments to the General Plan. The first is to the Natural Resources Element of the General Plan. The second is to the Housing Element, updating it to reflect the 2007-2013 Regional Housing Needs Allocation.

GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines (2003) for content and scope.

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**TABLE 1
ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO STATE LAW**

	Topics Required by State Law							Optional Topic
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
Land Use	X			O	O			
Urban Design	O							X
Economic Development	O							X
Housing			X					
Circulation		X						
Open Space, Parks, and Trails		O			X			
Infrastructure, Services, and Finance		O						X
Natural Resources	O			X				
Cultural and Historic Resources	O							X
Safety	O						X	
Air Quality	O	O						X
Noise	O	O				X		

Notes:
X - Indicates that this element directly addresses the State required topic
O - Indicates that information in this element is related to the State required topic

Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment option to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, policies, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed

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recognize and preserve the history of the area and celebrate the diversity of the City's population.

Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City's role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Major Milestones and Projects

The City undertook and/or completed several major milestones and projects during the 2007 planning year, including:

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- Received first year of tax increment financing in the Redevelopment Area during Fiscal Year 2007-2008

Status of General Plan Implementation Actions

Included within the General Plan is a matrix outlining all of the action items of the Plan, the responsible parties, funding sources, and timeline to implementation. The matrix is designed to be a general road map to implementing the General Plan and may be updated as new tools become available and new goals and policies are adopted by the City. The Implementation Matrix is provided herein and includes a status report of all actions identified for completion in 2007 or identified as “ongoing” tasks.

It is recommended that the City update the Implementation Matrix by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2008 Planning Year. This action will require amendment of the General Plan and will help to ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2008-2009 fiscal year budget for all departments.

The following legend of terms and corresponding acronyms are used throughout the implementation matrix when referring to responsible parties:

B = Building Department	PIO = Public
CM = City Manager	Information
CRPD = Cordova Recreation and Parks	Officer
District	PL = Planning
ED = Economic Development	Department
F = Finance Department	PD = Police
FD = Fire District	Department
H = Housing	RA = Redevelopment
HRC = Historic Resources Committee	Agency
NS = Neighborhood Services	PW = Public Works

The following legend of terms and corresponding acronyms are used throughout the implementation matrix when referring to funding sources:

AF = Application Fees
BPF = Building Permit Fees
CDBG = Community Design Block Grant
CIP = Capital Improvement Plan
GF = General Fund

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IF = Impact Fees

PF = Park Fees

RAF = Redevelopment Agency Funds

UF = User Fees

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2007 IMPLEMENTATION MATRIX FOR THE GENERAL PLAN ANNUAL REPORT

No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
II – Land Use Element					
LU 1.1.1	Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.	PL	Ongoing	GF	Reviewed annually as part of the updates to the City's Land Use Model.
LU.1.1.2	Utilize the PLACE ³ S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.	PL	Ongoing	GF	Completed as part of the annual update to the City's i-Place3s Land Use Model.
LU.1.1.3	Regularly update the General Plan Land Use Map and other related maps in the General Plan with the latest parcel information from the County's Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses.	PL	Ongoing	GF	To be analyzed and completed January of each year.
LU.1.1.4	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
LU 1.2.2	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL	Ongoing	GF	To be analyzed and completed January of each year.
LU.1.2.2	Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.	PL / ED	2007	GF	Ongoing. Mather SPA adopted by County prior to incorporation. Partnering with Mather Airport on future efforts.
LU.1.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Rancho Cordova.	ED	Ongoing	GF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
LU.1.3.2	Designate new and existing office developments as mixed-use to encourage the compatible integration of residential and commercial retail and service uses in proximity to jobs.	PL	2006 / 2007	AF	The City created a new set of mixed use Zoning Districts in November 2006. Consistent with the General Plan, individual projects may rezone to the new districts as part of individual development applications on a case-by-case basis.
LU.1.4.1	Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compatibility between existing and proposed development and within proposed mixed-use development (vertical and horizontal).	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
LU.1.4.2	Create development standards and design guidelines to specifically address the compatibility of high-rise development in the Downtown Planning Area. Give special	PL / FD	2007 / 2008	GF	Completed as part of the Citywide Design Guidelines. Additional work to be completed as part of future planning of the Downtown.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	consideration to those issues unique to high-rise development, including the following: visual intrusion, distant viewshed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, and noise and vibration. Recognize that urban (higher intensity) developments increase transit opportunities, increase walkability, and efficient land use, which lead to reduced automobile emissions.				
LU.1.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL	2006 / 2007	GF	Implemented as part of project processing and review of individual development applications.
LU.1.4.4	Develop guidelines for the buffering of incompatible land uses in ways that retain community character but do not consume large land area, create pedestrian barriers, or result in unsafe conditions.	PL / PD	2006 / 2007	GF	Not yet initiated.
LU.1.4.5	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, barriers, landscaping, and/or other appropriate methods to avoid conflicts.	PL	2007 / 2008	GF	To be partially addresses as part of the comprehensive Zoning Code update in 2008.
LU.1.4.6	Work with utility providers to coordinate location of transmission lines and substations during	PW / PL	Ongoing	GF	Implemented as part of project processing and review of individual development

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	development review.				applications.
LU.1.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	2006 / 2007	GF	Partially addressed through the creation of the new mixed use Zoning Districts. Will be fully addressed and completed as part of the comprehensive Zoning Code update in 2008.
LU.1.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL	Annual	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
LU.1.6.1	Ensure master planned communities include the provision of public/quasi-public land preserved for civic uses.	PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
LU.1.6.2	Create a site inventory identifying desired locations for a full service hospital.	CM / ED / PL	2006 / 2007 / 2008	GF	The City is consulting with CHW, a hospital provider and is investigating siting a new hospital in the new growth area of the City. Site in the Rio del Oro development potentially identified.
LU.1.7.1	When siting new transit-oriented developments: the development must be within one-quarter mile of a major transit stop; emphasize street-level neighborhood commercial services that serve many residents in surrounding areas; encourage employment in the urban transit-oriented development created along the transit route; create a pleasant walking environment through good land use design, short distances, amenities, and streetscape features; and	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	provide direct, multiple linkages, especially for bicycles and pedestrians, to surrounding areas.				
LU.2.1.1	Amend the Zoning Code and Citywide Design Guidelines to include the City's smart growth principles as appropriate.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
LU.2.2.1	Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
LU.2.4.1	Establish, as a part of design review, a system or mechanism that evaluates the effectiveness of a proposed project in meeting these requirements (listed in LU.2.4).	PL	2006	AF	Done. Implemented as part of project processing and review of individual development applications.
LU.2.5.1	Require market studies, financing plans, phasing plans, and other associated studies as needed as part of all new major development applications in order to evaluate the need for these projects, their compliance with established City policy, and the impact of the development on the City and service providers.	PL / F	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
LU.2.6.1	As part of neighborhood project review, ensure that village centers are strategically located for accessibility to surrounding neighborhoods and retail viability. Village town center should ensure that neighborhood-serving commercial uses adjacent to residential areas provide quality, convenient, and	PL / F	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	community-serving retail choices in a manner that does not adversely impact neighborhood character.				
LU.2.7.1	Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.	PL / B	2007	GF	Not yet initiated.
LU.2.7.2	Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.	PL / B / PIO	2007	GF	Building Department is researching this.
LU.2.8.1	Amend the Zoning Code to include flexible parking standards and parking reductions to encourage compact development, shared parking, and higher density projects in specified locations throughout the City.	PL / PW	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
LU.3.1.1	Identify and map target attractions and establish economic development policies and programs to attract these uses to the City.	ED	2007	RAF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
LU.3.2.1	Establish specific policies, standards,	PL	2007	GF	Pending as part of the

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	and guidelines for quality design of all public and quasi-public uses.				comprehensive update to the Citywide Zoning Code in 2008. Also addressed as part of the Folsom Boulevard Specific Plan and Citywide Design Guidelines.
LU.3.6.1	<p>All applications for annexations shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following:</p> <ul style="list-style-type: none"> - Constitute fiscally sound additions to the existing City; - Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; - Preserve neighborhood identities; - Ensure the provision of adequate municipal services; - Be consistent with General Plan and Community Plan land use policies; - Incorporate smart growth principles for sustainable economic growth while maintaining environmental integrity and providing for social equity; and - Promote fiscally sound, efficient 	CM / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	service boundaries.				
LU.4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.	CM	Ongoing	GF	Ongoing discussions with County. Regional fee for Highway 50 corridor proposed.
LU.4.1.2	Facilitate agreements (i.e. memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants	CM	Ongoing	GF	Not yet initiated.
LU.4.1.3	Partner with other jurisdictions and agencies to create joint powers authorities that address issues of mutual concern (i.e. the American River Parkway) but still allow the City to maintain its voice and decision making authority throughout the process.	CM	Ongoing	GF	Ongoing.
LU.4.1.4	Encourage neighboring jurisdictions to adopt and collect infrastructure impact fees (e.g. roadway impact fees) for all new development that will have an impact on the City infrastructure (e.g. roads)	CM	Ongoing	GF	Ongoing.
LU.5.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas and shopping centers.	ED / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
LU.5.1.2	Study, create, and implement streetscape enhancement plans that become catalyst projects for the revitalization of existing development.	PW / PL	Ongoing	CIP / Grants	Phase 2 kickoff in 2008.
LU.5.1.3	Seek improvement to existing infrastructure within residential areas of the City developed prior to incorporation that are not consistent with the City's current standards.	PW	2006 / 2007 / 2008 / 2009	CIP / Grants	Completed as part of roadway improvement projects.
LU.5.2.1	Conduct the studies and community input process necessary to determine the location and extent of needed redevelopment districts within the City.	ED / PL	2006	GF / RAF	Completed as part of the creation and adoption of the City's Redevelopment Plan in 2006. Further implementation Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
LU.5.4.1	Conduct infrastructure surveys and, where necessary, coordinate with utility providers to create infrastructure enhancement plans, which determine shortcomings in infrastructure that could inhibit the development of mixed-use projects in already developed areas of the City.	PW / PL / ED	Ongoing	GF / CIP	Ongoing.
LU.5.5.1	Conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	ED / PL	2007	GF / RAF	Ongoing, but pending full completion.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
LU.5.5.2	Survey property designated as a Transit-Oriented Development to determine where potential land assembly issues may occur and work with property owners to solve the problem. Coordinate access and right-of-way issues with the transit provider early in the process.	ED /PL	2007	GF / RAF	Not yet initiated.
LU.6.1.1	For lands within the Countryside/Lincoln Village, Sunrise Boulevard North, and Sunrise Boulevard South Planning Areas, require consistency between proposed development projects and the corresponding Planning Area descriptions and Land Plans.	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
LU.6.2.1	Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
LU.6.3.1	Consistent with the Downtown Planning Area, create a Downtown Specific Plan that fosters the creation	PL	2006 / 2007 / 2008	GF	Not yet initiated. Action to be re-tasks to 2008 timeframe.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	and success of a Downtown Rancho Cordova.				
LU.6.4.1	Develop, adopt, and implement a Folsom Boulevard Specific Plan that refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and development envelope in the General Plan as well as the Planning Area description.	PL	2006	GF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006. Update pending in 2008.
LU.6.4.2	Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
III – Urban Design					
UD.1.1.1	Amend the Zoning Code and Design Guidelines to be consistent with the urban vision. Select areas where a “form based” approach to zoning is appropriate.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.1.1.2	Prepare and adopt guidelines and standards for residential dwellings in higher density development. Focus on maintaining livability through sensitive design that maintains privacy and minimizes conflicts between adjacent homes.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008..
UD.1.2.1	Develop neighborhood street standards that promote walking and cycling to improve quality of life and	PW / PL	2006	GF	Bikeway and Pedestrian Master Plan under development – targeted for 2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	transportation choices for residents.				
UD.1.2.2	Establish residential development design standards and guidelines that enhance the character and quality of projects.	PL	2006	GF	Completed as part of the Citywide Design Guidelines in September 2005.
UD.1.3.1	Require the design of all residential projects with a grid or modified grid street system.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
UD.1.3.2	Allow for flexibility in the implementation of residential densities in a mixed density project.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
UD.1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
UD.1.5.1	Continue to use, and update as necessary, the Citywide Design Guidelines as a starting point for encouraging developments that are interconnected and relate to one another.	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
UD.1.5.2	Revise the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The use of walls and fences to segregate uses does not inherently create compatibility.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.1.6.1	Create development standards and update the Design Guidelines as necessary to ensure pedestrian-friendly	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update and

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	village and local town center designs.				concurrent amendments to the Citywide Design Guidelines in 2007.
UD.2.2.1	Amend the Zoning Code text and map to implement the new mixed-use designations in this General Plan.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.2.3.1	Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to rural at the City edge.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
UD.2.3.2	Establish a gateway program to create a sense of entry at key locations throughout the City and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the City to establish a sense of place, including gateway signage, streetscape design, site landscaping, and other features. Users should feel a sense of arrival and be welcomed to the City.	PL / ED / PW	2007	GF / RAF / CIP	Pending action. Partially addresses as part of the Folsom Boulevard Specific Plan and update to the City's Sign Ordinance as part of the Zoning Ordinance update in 2008.
UD.2.3.3	Prepare and adopt design standards for pedestrian overcrossings of major roads that contribute to district character and defined gateways and promote wayfinding.	PL / PW	2006 / 2007	GF	Developed in 2007.
UD.2.4.1	As part of the Design Review process, encourage the development of unified district themes with integrated streetscapes (including streetscape furniture), district-wide signage programs, unified architectural styles,	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	and / or themes for a concentration of uses or open space programs.				
UD.2.5.1	Prepare and adopt a Downtown Specific Plan that addresses the future uses, design standards, street design, and other characteristics of the built form.	PL	2006 / 2007 / 2008	GF / RAF	Not yet initiated. Action to be re-tasked to 2008 timeframe
UD.2.5.2	Work with businesses, property owners, and other stakeholders to create a vital Downtown with pedestrian- and cyclist-oriented activities and design features.	ED / PL	Ongoing	RAF	Not yet initiated.
UD.2.6.1	Develop streetscape standards that define the character of the street and promote pedestrian mobility between individual uses.	PW / PL	2006 / 2007	GF	Completed.
UD.2.6.2	Create standards for the type, spacing, etc. of trees along the street. Require development to include street trees along all frontages of the project.	PW / PL	2006 / 2007	GF	Implemented as part of project processing and review of individual development applications.
UD.2.6.3	Establish standards for the use of street furniture, such as benches, light fixtures, and planters, as inviting and usable accent pieces along the street.	PW / PL	2006 / 2007	GF	Pending as part of the comprehensive update to the Citywide Zoning Code targeted for completion in 2008.
UD.2.6.4	Define standards for the use and dimensions of separated sidewalks.	PW	2006 / 2007	GF	Completed.
UD.2.6.5	Create enhanced medians with landscaping and lighting along corridors to promote district identity and unify individual developments.	PW	Ongoing	CIP / Grants	Pending as part of development of roadway improvement standards
UD.2.6.7	Promote the use of on street parking as an alternative to large parking lots.	PW	Ongoing	AF	Implemented as part of project processing and review of

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	Establish standards for size, location, and frequency of on-street parking spaces.				individual development applications.
UD.2.6.8	Develop and implement streetscape enhancement plans for Folsom Boulevard, Coloma Road, Sunrise Boulevard, Mather Field Road, and other roadways of community importance.	PW	2006 / 2007 / 2008	CIP / Grants	Phase 2 kickoff in 2008
UD.3.1.1	Develop provisions in the Citywide Design Guidelines that illustrate how projects with architectural styles and / or themes can be designed successfully.	PL	2006	GF	Completed as part of the Citywide Design Guidelines in September 2005.
UD.3.1.2	Require projects to include features and attributes that positively contribute to the image of the City.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
UD.3.1.3	Require development projects to use quality materials that are long lasting to ensure a sense of permanence for each project.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
UD.3.2.1	Prepare and adopt standards and guidelines for the development of interconnected walkways, pedestrian amenities (e.g. seating, lighting, signage, landscaping), plaza areas, outdoor spaces, and commuter amenities (e.g. covered bus stops) oriented toward the pedestrian user.	PL / PW	2006 / 2007	GF	Pending as part of the Open Space Design Standards and Bicycle and Pedestrian Master Plan in 2008.
UD.3.2.2	Amend the City's Street Design Standards to include design elements that establish priority for pedestrians at	PW / PL	2006	GF	Pedestrian improvements being developed as part of the master plan in 2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	road and drive aisle crossings through pavement markings, differentiation in the pavement surface, and/or signage.				
UD.3.2.3	Prepare and adopt standards and guidelines for the orientation of commercial and mixed-use buildings, which should be close to the street with parking behind or on the side of the development and easily connected to the pedestrian- and cyclist-oriented public streetscape. Consider incorporating such provisions within a “form based” code in appropriate locations around the City.	PL	2006	GF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006. Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.3.2.4	Prepare and adopt standards for cyclist-triggered lights that allow cyclists to move about the community efficiently.	PW	2006	GF / CIP	Pending as part of the Pedestrian and Bicycle Master Plans in 2008. Some signals already installed in select locations (e.g., Sunrise and Folsom South Canal).
UD.3.3.1	Prepare and adopt guidelines for the design and integration of meaningful public spaces within commercial and mixed-use projects.	PL	2006 / 2007	GF	Pending.
UD.3.3.2	Require landscaping to be meaningful in nature, relating to the style and scale of the development and contributing to the look and feel of the City and district. Give consideration to how landscaping will mature over time.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
UD.3.3.3	Require site furniture that is uniform across the development and encourage furniture that is consistent across entire districts.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
UD.3.3.4	Prepare and adopt standards for project signage that promote the creation of a unique character for the project while respecting the impact of signage on neighboring properties and uses.	PL	2006 / 2007	AF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.3.4.1	Develop a Citywide public art program that directs the inclusion of art in private projects and coordinates the use of art in public projects.	ED	2007	GF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
UD.4.2.1	Develop standards and guidelines that require and illustrate compatibility between new and existing development.	PL	2006	GF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006. Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.4.3.1	Remove barriers to infill projects by improving existing infrastructure to accommodate new development and increases in service demands.	PL / PW / B	Ongoing	CIP / Grants	Ongoing.
UD.4.3.2	Provide incentives that allow for higher density and intensity of development, including how to streamline the permitting process.	PL / PW / B	Ongoing	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
UD.4.3.4	Review how proposed projects interface with existing development and ensure that the interface is positive and meaningful.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
UD.4.3.5	Work with property owners of existing development on potential remodel/reuse of their sites so that they may become catalysts projects for development and redevelopment in the City.	ED / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications. Further implementation Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
UD.4.3.6	Consider the development and adoption of pattern books/building prototypes of desired development and design solutions. These patterns/prototypes would be pre-approved for expedited permit review and building permit issuance.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
UD.4.4.1	Promote streetscape enhancement projects, as described in UD.2.4.6, as catalysts for change.	PW / ED	Ongoing	CIP / Grants	Phase 2 kickoff in 2008.
UD.4.4.2	Work with property owners to coordinate development activities over multiple sites to help create integrated projects with common design features.	ED / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications. Further implementation Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
UD.4.5.1	Encourage the development of major streets, trails, and significantly sized public spaces that preserve and take advantage of vistas.	PW / PL	Ongoing	GF / CIP	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
UD.4.5.2	Update the Citywide Design Guidelines to address viewsheds and vistas.	PL	2006	GF	Not yet initiated. Action to be re-tasked to 2007/2008 timeframe pending completion of the comprehensive Zoning Code update.
IV – Economic Development					
ED.1.1.1	Identify key locations for transformation of existing office and retail uses to mixed-use projects that incorporate other supportive uses within large employment areas, at pulse points along Folsom Boulevard and within one-quarter mile of a major transit stop.	ED / PL	2006	GF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006. Further implementation Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ED.1.1.2	Target underutilized and vacant sites throughout the City that may be more adequately suited for other uses or a combination of uses that would be vibrant and successful	ED / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications. Underway as part of the Downtown, Convention Overlay, and Folsom Boulevard Specific Plan.
ED.1.1.3	Continue annexing land within the Planning Area to secure an adequate supply of land for future development, consistent with LAFCo proceedings.	CM / PL	Ongoing	GF	Pending/ongoing. Application for annexation of the current Sphere of Influence area along Sunrise Boulevard anticipated for July 2007.
ED.1.2.1	Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.	ED / PL	Ongoing	GF / RDA / private / CDBG	Pending as part of the 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ED.1.2.2	Work with the owners of Class B and large floor-plate office buildings to	ED	Ongoing	RDA / private	Ongoing.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	update their office space to attract new businesses.				
ED.1.2.3	Actively promote new Class A office development that serves high-end office users and provides signature building office users.	ED	Ongoing	GF / RDA funds	Ongoing.
ED.1.2.4	Actively promote new office development with smaller individual and cooperative spaces to provide new opportunities for an expanding demand currently unmet in the City.	ED	Ongoing	RDA / CDBG / private	Ongoing.
ED.1.2.5	Offer incentives for new office development or redevelopment that provides on-site amenities to employees.	ED / PL	Ongoing / PR	RDA / CDBG / private	Ongoing.
ED.1.3.1	Work with local brokers, developers, and the Chamber of Commerce to establish clusters and districts of similar uses for home improvement centers, specialty building materials show rooms, furniture retail, manufacturing and high-tech industries to further diversify the economy.	ED	Ongoing	GF / RDA	Starting a marketing group for home improvement uses.
ED.1.3.2	Develop an attraction and retention program for companies that provide business-to-business (B2B) sales tax revenue to the City (e.g., business services, electronic equipment, light industrial, etc.). These companies are best suited to business parks and areas of the City with heavy industrial and light industrial designations.	ED	2007 / 2008	GF / RDA / Chamber	Started an Economic Development Retention program in 2007.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ED.1.6.1	Collaborate with local business, merchant associations, and the Chamber of Commerce to promote and advertise local events.	ED	Ongoing	GF / RDA / Chamber	Ongoing
ED.1.6.2	Establish permanent information kiosks and event sign structures in strategic locations throughout the community to promote and advertise local events.	ED / CM	2006 / 2007 / Ongoing	GF / RDA / Grants	Not yet initiated.
ED.1.6.3	Work with the Rancho Cordova Chamber of Commerce to identify potential tourism-oriented market opportunities and to develop stronger links to regional and national tourist markets.	ED / CM	Ongoing	GF / RDA / BIDs	Not yet initiated.
ED.1.7.1	Create and maintain an economic development web page on the City's Web Site with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.	ED / PIO	Ongoing	GF / RDA	The City has established an internet-based mapping application to identify potential sites and opportunities.
ED.1.7.2	Create a Community Data Book with up-to-date information on available sites to attract businesses to Rancho Cordova.	ED / PIO	2006 / 2007 / Ongoing	GF / RDA	The City is establishing an internet-based mapping application to identify potential sites and opportunities. Brochures are being developed.
ED.1.7.3	Institute a zoning incentive program that may include flexible development standards, fast track processing, etc. for target uses and infill development.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
ED.1.7.4	Establish a Development Review Committee or Technical Advisory	PL / PW / ED	2006	GF / AF	Implemented as part of project processing and review of

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	Committee to provide expedited review of development applications for targeted projects.				individual development applications.
ED.1.7.5	Continually monitor the redevelopment and economic development strategies to determine their effectiveness in encouraging economic diversity, and adjust policies and incentives when necessary.	ED / PL	Ongoing	GF / RDA	Ongoing.
ED.1.7.6	Offer incentives as part of the Rancho Cordova ED Strategy and Action Plan (e.g., fee waivers and deferrals, low interest loans, façade improvements, assembling properties, etc.) that can be used to attract businesses.	ED	Ongoing	GF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
ED.1.9.1	Work with the Sacramento Sports Commission and Cordova Recreation and Parks District to identify opportunities for new sports facilities in Rancho Cordova that will be capable of hosting major sports events.	ED / CM	2007 / 2008 / Ongoing	GF	Not yet initiated.
ED.1.9.2	Evaluate the economic return and investment by the City for a major sports center or arena.	ED	2007 / 2008 / Ongoing	GF	Not yet initiated.
ED.1.9.3	Collaborate with the Sacramento Sports Commission and Cordova Recreation and Parks District to program existing and new parks and recreational facilities to their maximum potential (e.g., Mather Field Park, Sacramento Sports complex on Folsom Boulevard, etc.).	ED / CM	2006 / 2007 / Ongoing	GF	Ongoing.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ED.1.9.4	Work with the Chamber of Commerce's Visitor and Tourist Bureau to develop a strategy for attracting sports events to Rancho Cordova.	ED / CM	2007 / 2008 / Ongoing	GF	Not yet initiated.
ED.2.1.1	Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.	PL / ED	Ongoing / PR	AF	<p>Implemented as part of project processing and review of individual development applications. Further implementation pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.</p> <p>Adoption of Folsom Boulevard Specific Plan and 2006 General Plan Consistency Rezones part of implementation strategy.</p>
ED.2.1.2	Work with the Chamber of Commerce, Rancho Cordova Regional Economic Development Corporation, the City's Economic Development Committee, local brokers and developers to attract companies that will serve Rancho Cordova's specialty retail, regional and super regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa, auto dealers, shopping and entertainment centers, and specialty building materials, big-box home improvement), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse	PL / CM	Ongoing	GF / RDA	<p>Implemented as part of project processing and review of individual development applications. The City is also establishing an internet-based mapping application to identify potential sites and opportunities and is working with the Economic Development Corporation in implementation of the system.</p> <p>Working with Chamber of Commerce to financially support their activities.</p>

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	enterprises, and services).				
ED.2.1.3	Promote and support specialty businesses and ethnically diverse enterprises throughout the City.	ED	Ongoing	GF / RDA	Ongoing.
ED.2.2.1	Amend the Zoning Code to include flexible zoning standards for the redevelopment of office and industrial sites with supportive services (e.g., allowed uses, setbacks, parking).	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
ED.2.3.1	Review development proposals to determine if the proposed uses are consistent with the Rancho Cordova Retail Strategy in terms of type of retail, access, visibility and benefit to Rancho Cordova.	PL / ED	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ED.2.3.2	Work with businesses, Regional Transit and other transit providers to locate appropriate uses near transit.	PL / PW	Ongoing	GF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006.
ED.2.5.1	<p>Improve and expand the shopping opportunities in Rancho Cordova by taking the following steps:</p> <ul style="list-style-type: none"> - Conduct a survey of existing shopping centers to identify problem stores and centers. - Work with storeowners to clean up the existing stores and shopping centers. - Attract new retail to Rancho Cordova through marketing and economic development efforts. 	ED	2006 / 2007 / Ongoing	GF / RDA	<p>Partially Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.</p> <p>Target remodel approved in 2007. Capital Village retail center under construction. Mills Shopping Center redesign approved.</p>

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	<ul style="list-style-type: none"> - Provide assistance to smaller merchants through merchandizing training. - Encourage cooperative marketing of Rancho Cordova shops (e.g., Secret Shopper). 				
ED.3.1.1	Locate government offices, compatible public services, and public gathering places in Downtown Rancho Cordova.	PL / CM	Ongoing	GF / RDA / taxes	City Hall located to the Downtown area in January 2006.
ED.3.1.2	Prepare a Downtown Marketing Plan that targets potential new businesses, including restaurants, upscale retail, high quality commercial, and entertainment venues.	ED / F	2006 / 2007	GF / RDA	Not yet initiated.
ED.3.1.3	Work with local businesses and property owners to create a Business Improvement District (BID) in Downtown Rancho Cordova.	ED / F	2008 / 2009	GF	Pending action in 2008/2009.
ED.3.1.4	Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan that identifies appropriate land uses, incentives, development standards, and design provisions.	ED / PL	2007 / 2008	GF	Pending action in 2008.
ED.3.1.5	Identify specific factors for measuring Downtown's economic diversity and financial success (e.g., tax increment growth, new square footage, number of new businesses, new infrastructure projects, etc.).	ED	Ongoing	GF	Not yet initiated.
ED.3.1.6	Offer incentives that attract targeted uses and high quality buildings and	ED / PL / PW	Ongoing	GF / RDA /	Pending as part of the Economic Development Plan, with adoption

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	architecture in Downtown Rancho Cordova.			sewer credit program / CDBG / loans	targeted for Summer 2008.
ED.3.1.7	Support the development of specialty food stores and restaurants in the Downtown to serve Rancho Cordova employees and to meet the needs of the region's diverse population, as well as the needs of the growing number of visitors to the area.	ED / PL	Ongoing	GF	Not yet initiated.
ED.3.1.8	Encourage the development of new retail services in Downtown Rancho Cordova for which an unmet demand clearly exists.	ED / PL	Ongoing	GF	Not yet initiated.
ED.3.1.9	Foster mixed-use development with multi-family residential and commercial uses in Downtown to provide alternative housing opportunities for the community.	ED / PL / H	Ongoing	GF	Ongoing. Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
ED.3.1.10	Enhance Rancho Cordova's image and quality of life through investment in the Downtown, neighborhoods, commercial districts, parks, open spaces, community facilities, and services, and creating a high level of perceived safety and a business-friendly government.	ED / PL	Ongoing	GF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
ED.3.1.11	Create economic development strategies to support the Downtown vision including, but not limited to:	ED / PL	2007 / 2008	GF	Pending action in 2007/2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	<ul style="list-style-type: none"> - Evaluating infill opportunities for underutilized parking lots. - Encouraging increased lot coverage, density and intensity. - Encouraging structured parking and increased lot coverage. 				
ED.3.2.1	Work with business and property owners in the Downtown to redevelop and improve their properties, update their architecture and facades, landscaping, parking and pedestrian amenities.	ED	Ongoing	RDA / grant / CDBG	Ongoing.
ED.3.2.2	Create incentives for new development and redevelopment in the Downtown with increased density and intensity of development.	ED / PL	Ongoing	GF / RDA	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
ED.3.2.3	Pursue the development of shared parking structures within the Downtown.	ED / PL	Ongoing	GF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
ED.3.2.4	Coordinate with the Public Works Department to complete an assessment of infrastructure deficiencies in the Downtown and along Folsom Boulevard and ensure that infrastructure is adequate to support planned intensity and density of land uses.	ED / PW	Ongoing	GF / CIP	Infrastructure study initiated.
ED.4.1.1	Determine the appropriate type and scale for a Rancho Cordova Convention Center, based on a sound market analysis and appropriate public and private investment.	ED	2006 / 2007	GF	Study to be initiated in 2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ED.4.1.2	Work with the high-tech businesses in Rancho Cordova and the region, as well as convention center designers, to make sure the Rancho Cordova Convention Center has state-of-the-art technology and high-tech connectivity to serve the needs of future users.	CM / ED	2007 / 2008	GF	Not yet initiated.
ED.4.1.3	Attract new hotel development to Rancho Cordova that will support conferences and entertainment venues.	ED / CM	Ongoing	GF	Ongoing.
ED.4.1.4	Review development proposals for land within the Convention Overlay for consistency with the City's desires for a convention center with conference and meeting spaces, hotels, and restaurants.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ED.4.1.5	Promote a common architectural theme and other unifying elements within the Convention Overlay.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
ED.4.1.6	Attract fine arts, cultural and performance venues to Rancho Cordova.	CAC / ED / PL	Ongoing	GF / Grants	Not yet initiated.
ED.4.1.7	Review development proposals for land within the western portion of the Convention Overlay designation to permit transitional uses from the Downtown Planning Area, such as research and development, retail, restaurant and professional office, as well as higher density residential to support primary uses in the Convention Overlay and Downtown areas and in keeping with the vision and subsequent	PL / ED	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	planning efforts for those areas.				
ED.4.1.8	Encourage residential development in appropriate locations in the Convention Overlay area to support convention, hotel, restaurant and other convention-related uses, including housing for all economic levels.	PL / ED	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications. Partially implement through creation of new mixed use Zoning Districts in November 2006 and concurrent rezone effort. Further implementation pending as part of the 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ED.5.1.1	Adopt the Rancho Cordova Redevelopment Plan and realize the Agency's Five-Year Implementation Plan.	ED / RA	2006 / 2011	RDA / private / CDBG / Grants / EPA	Completed.
ED.5.1.2	Work with developers to attract private investment to redevelopment sites.	ED	Ongoing	GF / RDA	Ongoing.
ED.5.1.3	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	ED	Ongoing	Private / CDBG / Grants / PW / EPA	Ongoing.
ED.5.1.4	Survey physical, social, and economic conditions on a regular basis to identify other potential redevelopment areas.	ED	Ongoing	GF / RDA / private / RDA / CDBG / Grants / PW /	Ongoing. Folsom Boulevard infrastructure study initiated.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
				EPA	
ED.5.1.5	Use the Redevelopment Plan to upgrade infrastructure and the streetscape.	ED / RA	Ongoing	GF / RDA / CDBG	Ongoing.
ED.6.1.1	Review development and redevelopment proposals for consistency with the Folsom Boulevard Specific Plan.	PL	Ongoing / PR	AF	Implemented as part of project processing and review of individual development applications.
ED.6.1.2	Work with property owners and business associations to improve commercial areas along Folsom Boulevard, including their viability, appearance, cleanliness, and accessibility.	ED	Ongoing	RDA / GF / RDA / private (BID) / CDBG / Grants / PW	Pending as part of the 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ED.6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and densities at key locations along the corridor to create the desired pulse points of activity and intensity.	ED	Ongoing	RDA / Grants / GF / RDA / private (BID) / CDBG	Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008. Purchased Grand De in 2007.
ED.6.3.1	Coordinate with the development community and Redevelopment Agency to identify landowners willing to partner, sell, and / or redevelop their property to achieve greater economic and community benefit.	ED / PL / RA	Ongoing	GF	Ongoing.
ED.6.3.2	Encourage the use of mixed-use zoning categories, land use designations, transit-oriented developments, and	PL / ED	Ongoing / Specific Plan	RDA / AF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	districts along Folsom Boulevard consistent with the Folsom Boulevard Specific Plan.				
ED.6.3.3	Through land use planning and zoning, establish nodes of commercial activity with new residential, office, and support services.	PL	Ongoing	RDA GF	Completed as part of the Folsom Boulevard Specific Plan adoption, creation of the new mixed use Zoning Districts, and concurrent rezoning effort in 2006.
ED.6.4.1	Use street corridor improvements as catalysts for economic revitalization along Folsom Boulevard.	ED / RA / PW	Ongoing / Specific Plan / RDA Plan	RDA / CDBG / PW / Grants	Ongoing. Phase 2 Folsom Boulevard improvements to kickoff in 2008.
ED.7.1.1	Maintain an inventory of vacant and underutilized land designated for commercial, industrial, or residential uses and identify opportunities for infill development.	ED / PL	2006 / 2007 and Ongoing	GF / EPA Grants	Included as part of the General Plan. Annual updates to the list are pending. Further implementation Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ED.7.1.2	Target key underutilized or vacant parcels and buildings for rapid development and / or redevelopment, consistent with the other policies in this General Plan.	ED	Ongoing	EPA Grants / GF	Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008. Purchased Grand De in 2007.
ED.7.1.3	Develop guidelines for adaptive reuse of commercial, industrial, and office buildings on infill sites, including using these buildings as “live / work” studios.	PL / ED	2007 / 2008	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ED.7.1.4	Adopt an infill policy.	PL / ED	Ongoing	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
ED.7.2.1	Establish focused public investment areas, where the City will take a more proactive role in providing basic infrastructure and shaping growth for infill sites.	ED / F / RA	Ongoing	GF / CIP / CDBG / PW / Grants	Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ED.7.2.2	Create a fiscal analysis to determine "Return On Investment" (ROI) for each project.	F	2006 / 2007 / Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
ED.7.3.1	Prioritize and expedite the development review process for infill and redevelopment projects by streamlining the project evaluation and permitting to avoid unnecessary delays.	PL / PW / ED	2006 / 2007 and ongoing	GF and AF	Implemented as part of project processing and review of individual development applications.
ED.7.3.2	Within the Zoning Code establish provisions that provide flexibility for infill site development.	PL	2006 / 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
ED.7.3.3	Use density bonuses and other incentives to stimulate infill development in target areas.	ED	Ongoing	GF / waivers / credits / loans / Grants / private (BID) / CDBG / PW	Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008. Additional work pending as part of the comprehensive Zoning Code update in 2007.
ED.8.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning	ED	Ongoing / Annually	GF / education funds /	Pending.

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	and curricula purposes on an annual basis.			Grants	
ED.8.1.2	Work with local educational agencies to promote the value of education, especially among youth with limited family history of higher education, in support of vocational training programs.	ED	Ongoing	GF / education funds / Grants	Pending.
ED.8.1.3	Facilitate catalyst projects by bringing together key organizations to expand vocational and technical programs in secondary schools.	ED	Ongoing	GF / education Grants / funds	Pending.
ED.8.1.4	Promote and expand business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	ED	Ongoing	GF / education Grants, funds	Pending.
ED.8.1.5	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns.	ED	Ongoing	GF	Ongoing. CEO Breakfast/Industry Roundtable held in 2007.
ED.8.2.1	Work with the Chamber of Commerce, Rancho Cordova Regional ED Corporation and local businesses to support “jobs first” and “first hire” programs to optimize hiring Rancho Cordova residents.	ED / RA	Ongoing	GF	Pending.
ED.8.2.2	Attract higher educational facilities, post high school training, and medical facilities to Rancho Cordova.	CM / ED	Ongoing	GF / education Grants / funds	Working with Los Rios Community College District. Also working to establish a pharmacy school.
V – Housing Element					

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.1.1	Survey the larger employers in the community to determine actual salary information.	ED	January 2007	GF	Business Retention Program and Survey to be conducted in 2008.
H.1.1.2	Survey the larger employers in the community to determine employee preferences regarding housing type (e.g. if employees were to live in the community what type of home would they want and be able to afford).	ED	January 2007	GF	Business Retention Program and Survey to be conducted in 2008.
H.1.1.3	Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least ten percent of housing in new neighborhoods being affordable to moderate- and lower-income households.	H	Begin no later than October 2006	GF	Assessing stakeholders and operationalization of mixed income policy. Work to be completed in 2008.
H.1.1.4	Create a local housing foundation to work with the Redevelopment Agency and private for-profit and non-profit developer / home builders to receive land dedications and broker deals for the development of new housing for all income levels.	H / RA	Establish Foundation by July 2007	RAF	Pending action in 2007.
H.1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of five percent of the total developable residential project acreage for residential uses of 20 units per acre or higher and five percent for residential uses of ten units per acre or higher. Development projects with a	PL	Ongoing, as residential applications are received	GF	Implemented as part of project processing and review of individual development applications.

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	<p>requirement of less than five acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.</p> <p>For example, if a project is required to provide 15 acres at 20 units per acre, that project could alternatively provide ten acres at 30 units per acre. Similarly, if the project's requirement for land with density of ten units per acre was six acres, the project could alternatively provide four acres at 15 units per acre.</p>				
H.1.2.2	<p>Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.</p>	PL	Annually	GF	Completed as part of the General Plan annual review and report.
H.1.3.1	<p>Identify housing needs (percent of households seeking executive units) and desires of local area executives (housing type, unit and lot size, amenities, price range, etc.).</p>	ED / PL	Identify housing needs by January 2007	GF	Implementation pending.
H.1.3.2	<p>Modify Zoning Ordinance to require Specific Plans and large subdivisions (500+ units) to include executive housing options to meet the needs and desires identified through Action</p>	PL	Amend Zoning Code by December 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.1.1.					
H.1.4.1	Identify an area appropriate for associated executive housing, possibly located on a golf course.	PL	2006 / 2007	GF	Implemented as part of project processing and review of individual development applications.
H.1.5.1	Coordinate with Regional Transit to provide any future incentives for living and working in same community.	H / PL /ED	Coordinate effects with RT October 2007 Incentives will be developed by January 2007	GF	Exploring Prop 1C funds.
H.2.1.1	Develop design tools and / or provide design services to assist homeowners with a variety of façade improvements and additions that are will integrated and timeless.	H	Development program August 2006	CDBG or other funds available to the City	Draft program being prepared. Anticipated by late 2008.
H.2.1.2	Host community workshops and/or provide written materials regarding home improvement and maintenance tips. In addition, the City will provide information regarding the home improvement program in the form of newspaper postings, bulletins, and on the web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.	H	Workshops held annually Written material developed by October 2006	GF	Addressed through the City's <i>Blight Busters</i> program. Development of Neighborhood Improvement Program slated for 2008.
H.2.1.3	Consider funding a tool loan program to support the borrowing / renting of tools for home and landscape	H	Develop specific program by	CDBG or other funds	Anticipated by mid-2008.

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	improvement, repair, and maintenance.		August 2006	available to the City	
H.2.1.4	Offer incentives (e.g., density bonus, expedited process, fee reduction/waiver) to property owners and developers who exceed California Title 24 energy efficiency standards.	PL	Establish incentives by January 2007	GF	Pending.
H.2.1.5	Collaborate with SMUD to conduct community workshops and provide written and web-based information on weatherization and energy efficiency programs and promotional incentives available.	H / PL	Conduct joint workshops with SMUD annually Provide written and web-based information by January 2007	GF	Pending as part of the Neighborhood Improvement Program in 2008.
H.2.2.1	<p>Develop housing rehabilitation programs to assist in the improvement of owner- and renter-occupied housing units in the City. The housing rehabilitation program shall:</p> <ul style="list-style-type: none"> - Include a grant / loan component, when funding is available, for very low- and low-income households residing in housing units in need of rehabilitation; - Include a grant component, when funding is available, for very low-income, senior, and disabled households, for emergency repairs; - Be developed in partnership with public and private organizations, 	H	Develop program by September 2006	CDBG or other funds available to the City	<p>Addressed through the City's <i>Blight Busters</i> program. CDBG funds programmed to assist in a weatherization program to homeowners and neighborhoods.</p> <p>Planning Neighborhood Improvement Program for 2008.</p>

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	<p>such as Rebuilding Together, SMUD, and local community groups;</p> <ul style="list-style-type: none"> - Support a semi-annual community improvement day where residents of the community may volunteer to improve homes and neighborhoods throughout the community. These days may include painting homes and fences throughout a neighborhood, rehabilitating homes of households with severe rehabilitation or improvement needs, and / or retrofitting units to make them accessible to seniors or persons with disabilities; - Support an adopt-a-property program where volunteers are matched with residents in need of minor property improvements or maintenance; and - Include incentives, such as waiver of annual park fees or reduction of permit fees necessary for rehabilitation, to encourage upkeep and rehabilitation of housing by property owners and encourage upgrades to meet minimum energy efficiency standards. 				
H.2.2.2	Identify the most troubled multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such	H / RA / NS	Identify troubled properties annually Conversion will	RDA Tax Increment Funds, HOME Program,	Ongoing. Addressed through the Folsom Boulevard Specific Plan and the pending Economic Development Action Plan and Redevelopment 5-year Action

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	properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.		occur as funding becomes available	CDBG Program	Plan.
H.2.2.3	Facilitate the rehabilitation and reuse of current single family and two- to four-plex units, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market rate resale.	H / PL / RA	Identify units annually and rehabilitation and reuse of units through acquisition will occur as funding becomes available	RDA Tax Increment Funds / HOME Program / CDBG Program	Ongoing.
H.2.3.1	<p>In planning land uses and approving projects in existing Rancho Cordova, attempt to establish a healthy balance of housing that is more in keeping with current Statewide averages as follows:</p> <ul style="list-style-type: none"> - Unit mix of approximately 67 percent single-family units (including detached, attached, and duplexes) and, 33 percent multifamily units (3 units or more and mobile homes). - Ownership/rental mix of approximately 57 percent ownership units and 43 percent rental units. <p>Projects that include units affordable to lower-income households and that are</p>	PL / H / RA	Ongoing, as projects are approved	GF	Implemented as part of project processing and review of individual development applications

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	consistent with zoning regulations will not be subject to this requirement.				
H.2.3.2	Actively pursue programs to increase homeownership in existing Rancho Cordova to a healthy balance more consistent with the State average (currently 57 percent ownership units, 43 percent rental units). Implementation of this action will not be a basis or finding to deny projects that include units affordable to lower-income households	H / RA	The City will use 2006-07 HOME Funds and apply for additional grants through HCD as they become available during this planning period	Sac Co. HOME Consortium HOME Funds, CAL HOME, (BEGIN) and other available funding sources	Ongoing.
H.2.4.1	Continue to implement the adopted Residential Security Standards through the Design Review process.	PL / B	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
H.2.4.2	Require developers of affordable rental housing projects to submit a management and maintenance plan showing how such projects will be managed to ensure safety of residents, a decent living environment, and maintenance of units in sound condition.	RA / H	Ongoing, as projects are approved through the planning process	GF	Implemented as part of project processing and review of individual development applications.
H.2.4.3	Establish a program by ordinance requiring owners of rental units that are vacated for violation of housing and building codes to pay the costs of relocating displaced residents. The relocation ordinance will specify the conditions under which private	PL / NS / H	Establish a relocation ordinance by March 2007	GF	Pending. Condo Conversion Ordinance to be updated as part of the Zoning Code Update in 2008. Rental housing inspection

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	relocation payments are required, the tenant eligibility requirements, the amount of relocation benefits and when these benefits are payable, and the administrative procedures for assuring compliance with the ordinance. In adopting an implementing ordinance, the City will seek to provide for private relocation assistance that does not create significant disincentives to removing blighted properties or penalize property owners for blighted conditions created by the occupants of their rental properties.				program established.
H.2.5.1	Rehabilitate old, underutilized, blighted, and / or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor.	RA / H	Mixed-use and redevelopment opportunities are currently beginning developed through the FBSP process which will be completed by June 2007	RAF	Folsom Boulevard Specific Plan adopted; update schedule for adoption in 2008. Establishes pulse points of activity along the corridor and calls for rehab and redevelopment of existing centers along.

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H.2.5.2	Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will improve the Folsom Boulevard corridor, specially targeting residential reuse of old motels along Folsom Boulevard.	RA / H	Mixed-use and redevelopment opportunities are currently beginning developed through the FBSP process which will be completed by June 2007	RAF	Completed as part of the Folsom Boulevard Specific Plan adoption in 2006.
H.2.6.1	The City shall pursue strategies to fund conservation of habitable housing stock within the community, including a fee for code enforcement activities related to housing conservation and habitability.	RA / H	Develop a fee for code enforcement by June 2007	CDBG Funds / RAF	Not yet initiated.
H.2.7.1	Establish a biannual monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.	RA / H	Establish a monitoring program by January 2007	Administrative cost to the City for monitoring / HOME and CDBG to subsidize rental properties	Ongoing.
H.2.7.2	Develop an Affordable Housing Conversion Ordinance that requires, at a minimum: - At least one year prior to the	RA / H	Develop ordinance by May 2007	Administrative cost to the City for monitoring	Not yet initiated. Update to Condo Conversion Ordinance pending as part of comprehensive update to the

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	<p>conversion date, the owner shall provide written notification to residents of the expected date of loan pre-payment or pay-off, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time that rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.</p> <ul style="list-style-type: none"> - Property owners shall provide relocation assistance to those low-income households who are unable to afford rent increases. - The Redevelopment Agency, when formed, will solicit interested non-profit housing corporations to acquire and maintain such projects as low-income housing. The Redevelopment Agency will assist an interested non-profit housing corporation in applying for state or federal assistance for acquisition and redevelopment of properties. 			<p>g / HOME and CDBG to subsidize rental properties</p>	<p>Citywide Zoning Code in 2008.</p>
H.2.8.1	<p>Meet with mobile home park owners to determine their needs in providing a quality living environment in their mobile home parks.</p>	RA / H	<p>The Redevelopment Agency will set up an annual workshop to</p>	RAF	Ongoing.

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			Mobile Home Park residents to discuss their needs		
H.2.8.2	Provide financial assistance for infrastructure and other park improvements when available through local, state, and federal funds to property owners who wish to improve and maintain their parks.	RA / H	The City will provide financial assistance funding becomes available	RAF / HOME Program / CDBG Program	Ongoing. White Rock Park to receive CDBG funds.
H.2.8.3	If necessary to facilitate a sale to residents, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and / or seek the expertise of a non-profit organization with experience in mobile home park sales and conversion to resident ownership and management.	RA / H	As necessary the City will work with its residents and/or nonprofit agency to assist with the application for a loan through the Mobile Home Park Residential Ownership Program	Mobile Home Park Resident Ownership Program / RAF/ HOME Program / CDBG Program	Not yet initiated.
H.2.9.1	Provide information at the City permit counter and web site on policies and regulations for the placement of manufactured housing on permanent foundations. In addition, the City will provide information regarding the placement of manufactured housing in the form of newspaper postings,	PL / B	Information regarding the placement of manufactured housing will be drafted by October 2006 and posted at	GF	Not yet initiated.

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	bulletins, and on the web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.		the City's permit counter regularly		
H.2.9.2	Update the Zoning Code to include "state of the art" mobile home park maintenance provisions.	PL / B	Annually review the Zoning Code to add any new "state of the art" mobile home park provisions	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
H.2.9.3	Require minimum energy efficiency standards in manufactured housing.	PL / B	Implementation at the time when manufactured housing building permits are processed	GF	Implemented as part of project processing and review of individual development applications.
H.3.1.1	Revise Municipal Code, where appropriate, to provide higher standards for building maintenance, parking requirements, landscaping, and number of persons residing in unit and work with "In-Shape," the Rancho Cordova Code Enforcement Division, to enforce the standards.	PL	Annually review and revise the Municipal Code to ensure that the City is providing the highest standards for building maintenance, parking	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008. Clerk's office processing updates to the full Municipal Code.

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			requirements, landscaping and number of persons residing in units		
H.3.1.2	Implement a program providing incentives for conversion of troubled properties to condominiums, senior housing, or other similar use that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	RA / H	Implement incentives for conversion of trouble properties by June 2007.	GF	Update to Condo Conversion Ordinance pending as part of comprehensive update to Citywide Zoning Code in 2008.
H.3.1.3	Support targeted inspections by a team of code enforcement, police, building inspectors, and other appropriate agencies / departments.	B / NS / H / P	In conjunctions with Action H.2.6.1 and a inspection program will be implemented by June 2007	GF, CDBG	Ongoing. Completed as part of the City's ongoing <i>Blight Busters</i> program and the <i>Strong Neighborhoods Initiative</i> .
H.3.1.4	Coordinate with Sacramento Tree Foundation to provide shade trees for properties needing landscape improvements. City can host and advertise program for residents and property owners.	H	The City will coordinate with the Sacramento Tree Foundation on an annual basis and provide program information at the City's permit counter	GF	Pending.

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H.4.1.1	Review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	H	Annually	GF	Ongoing.
H.4.1.2	Promote development of affordable housing by ensuring adequate sites are available in the City (Policy H.1.2, Actions H.1.2.1 and H.1.2.2), providing resources for developers of affordable housing (Policies H.7.1 through H.7.5 and associated actions), and reviewing amendments and updates to the Zoning Ordinance, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible.	PL/ H	Annually	GF	Implemented as part of project processing and review of individual development applications. Reviewed as part of the General Plan annual report and review.
H.4.1.3	Amend the Zoning Code to allow secondary dwelling units by right in single-family residential zones. The City will promote its second unit standards by including information annually in The Grapevine Independent, publishing information on the City's web site to promote this option, and submitting press releases annually to local newspapers. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand.	PL	Publish information on the City's web site by September 2006 and post information in the Grapevine Independent quarterly	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
H.4.2.1	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a	PL / B / FD	Evaluate the feasibility of converting	GF	Pending.

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	congregate care or assisted living facility.		units as sites are identified and funding becomes available		
H.4.2.2	Require single-family developments serving seniors to provide the majority of the homes as one-story units and multi-family developments to provide elevators.	PL / B / FD	Ongoing, as projects are processed through the Planning Department	GF	Implemented as part of project processing and review of individual development applications.
H.4.3.1	Amend as necessary the Zoning Ordinance to include density bonus provisions consistent with the requirements of State law.	PL	Amend Zoning Code by December 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
H.4.3.2	Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones.	PL	Amend Zoning Code by December 2007		Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
H.4.4.1	<p>Provide accessibility in housing for persons with disabilities by implementing state requirements and undertaking the following actions:</p> <ul style="list-style-type: none"> - Consider incorporation of universal design standards into the Zoning Ordinance and / or citywide Design Guidelines. - Require housing developers to include mobility-impaired accessibility in their project designs. - Review regulations and procedures for City-funded or operated 	PL / B	Ongoing, provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department	GF	Implemented as part of project processing and review of individual development applications.

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	<p>housing programs to ensure that they do not exclude participation by persons with disabilities.</p> <ul style="list-style-type: none"> - Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods. 				
H.4.4.2	Provide incentives for the development of units for identified special needs groups. Incentives may include fee reductions or deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs.	PL / RA / H	Ongoing, provide incentives as projects are processed through the Planning Department	GF	Implemented as part of project processing and review of individual development applications.
H.4.4.3	In implementing affordable housing programs, such as Actions H.1.1.1, H.4.1.1, H.4.1.2, H.4.5.1, H.4.9.2, and H.7.2.1, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families, and farm worker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance	H	Ongoing, the City will ensure that special housing needs are addressed as funding becomes available and as projects are processed through the Planning Department	CDBG / HOME / and other funds (as funding becomes available to the City)	<p>Ongoing. Working to establish incentives to target special needs households.</p> <p>Looking at three possible sites for elderly facilities and identifying potential providers.</p>

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	programs, and supportive services programs.				
H.4.4.4	Participate in regional coordination for homeless services and facilities. As part of this coordination, the City will continue to partner in a cooperative effort to provide homeless services / facilities as needed in Rancho Cordova to address homeless needs. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary), permit homeless facilities and service providers under the City's Zoning Code, and financially contribute, as funds are available, to regional solutions to homelessness.	H	Participate in regional coordination on an annual basis	GF State Emergency Shelter Program / HUD / other specialized funding	Coordinating with County, SHRA, and service programs in redevelopment of Mather Community Services campus and continuing efforts to improve operations and services at the Rancho Cordova Neighborhood Center.
H.4.5.1	Update parking requirements in the Zoning Code to reflect parking needs of multi-family rental properties, condominiums, town homes, and senior facilities as exhibited by the amount of parking occurring at comparable developments existing within in the City.	PL	Amend Zoning Code parking standards by December 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
H.4.8.1	The City will direct specific fair rights inquires to the Sacramento Center for Human Rights Law and Advocacy. The City will post newsletters and brochures from the Center for Human Rights Law and Advocacy at the permit counter.	H	The City will post newsletters and brochures at the permit counter from the Center for Human Rights and Advocacy	GF	Ongoing.

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H.4.9.1	Continue to require a richer diversity of front elevations and increased quality of housing plans through Design Review.	PL / H	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
H.4.9.2	Require that affordable housing projects be designed so that there is no discernable exterior difference in style or design between such projects and market-rate housing projects, without requiring a specific design standard that would render an affordable housing project financially infeasible.	PL / H	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
H.5.1.1	<p>The City shall cooperate with the Sacramento County Board of Realtors, local financial institutions, non-profit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate-income households. Among the options the City will pursue are:</p> <ul style="list-style-type: none"> - A City-sponsored homebuyer assistance program funded from state and federal sources such as CDBG and HOME; and - A City-sponsored homebuyer assistance program with participation by financial institutions, such as the Federal Home Loan Bank Board's Affordable Housing Program. - A City-sponsored program to promote the use of mortgage credit certificates and energy efficiency 	RA / H	The City will establish a homebuyer assistance program by January 2007	CDBG / HOME / and other funds (as funding becomes available to the City)	Ongoing. Working with County's Home Consortium.

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	mortgages.				
H.5.2.1	Develop and adopt requirements for proposals requesting conversion of rental units to for-sale ownership units. Requirements and evaluation factors shall include a minimum rental vacancy rate (to be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units. (Implementation of this action will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.)	RA / H	Adopt requirements for proposals requesting conversion of rental units to for-sale ownership units by September 2007	CDBG / HOME / RDA Funds	Update to Condo Conversion Ordinance pending as part of comprehensive update to Citywide Zoning Code in 2008.
H.6.1.1	Incorporate Title 24 and LEED requirements into Zoning Ordinance, specific plans, and develop agreements as appropriate.	PL / B	Amend Zoning Code by December 2007 and update Specific Plan and development agreement as they are processed through the Planning Department	GF	Building Department looking into development of a green building ordinance.
H.6.1.2	Partner with SMUD to develop model programs for energy efficiency in new development without increasing costs to the homebuyer.	PL / B	Work with SMUD to develop model program programs by June 2007	GF	Ongoing. Processing an application for a solar community.

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H.6.1.3	In partnership with SMUD post and distribute information on currently available weatherization and energy conservation programs to residents and property owners. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's web site. To best capture the ethnic diversity of the community information will be available in the four major languages used in the community and other languages on demand	PL / B	Ongoing	GF	Established a kiosk in the lobby of the public information counter that allows residents to assess their energy use and learn how to reduce consumption.
H.6.1.4	Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance Building Code, and Specific Plans as appropriate.	PL / B	Ongoing	GF	Implemented as part of project processing and review of individual development applications. Building Department looking into development of a green building ordinance.
H.6.1.5	Consider fee reduction, expedited permit processing, or other incentives for new construction that exceeds Title 24 energy efficiency standards by ten percent or more and/or incorporate use of renewable (non-fossil-fuel) energy.	PL / B	Ongoing, as projects are processed through the Planning Department	GF	Implemented as part of project processing and review of individual development applications. Eliminated building permit fees for installation of PV systems.

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H.7.1.1	Partner with major employers in the community to develop resources. Identify incentives from major employers to encourage employees to reside in Rancho Cordova.	ED	2006 / 2007 / Ongoing	GF	Business Retention Program and Survey to be conducted in 2008.
H.7.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timelines and Potential Funding below.) The City will collaborate with non-profit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation, and the Sacramento Housing and Redevelopment Agency. Potential funding sources for this program will include the CDBG and HOME programs, the state Downtown Rebound Program (assuming funding becomes available), the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	RA / H	The City will apply for all funding sources as Notice of Funding Available (NOFA's) are released from HCD	EDI / CDBG / Downtown Rebound Program / HOME, Multi-Family Housing program / California Housing Finance Agency) / HELP Program / HUD Program Section 221(d) / Section 202 (elderly) / Section 811 (persons	Ongoing.

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				with disabilities) / Federal Home Loan Bank, Tax Exempt Bonds / Low-Income Housing Tax Credits (state and federal) / and Housing Tax Increment Funds, Workforce Housing Reward Program Funds	
H.7.2.2	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for very low-, low- and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific	RA / H	Meet with financial institutions serving the City annually to determine what funding is	CDBG / HOME / RDA Tax Increment Funds and other funds (as	Not yet initiated.

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	lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.		available for lower-income households	funding becomes available to the City)	
	The City will remove the following governmental constraints:				
	- Amend the Zoning Code to allow secondary dwelling units by right in single-family residential zones. (Action H.4.1.3).				
	- Amend the Zoning Code to include State Law density bonus provisions (Action H.4.3.1).				
H.7.3.1	- Update parking requirements in the Zoning Code to reflect the needs of multi-family rental properties as well as other special needs residents occurring at comparable developments existing in the City (Action H.4.5.1).	PL	Amendments to the Zoning Code will be completed by December 2007	GF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
	- Amend the Zoning Code to allow farmworker employee housing (12 or fewer employees) as of right in the AG-20, AG-160, UR, IR, AR-1-10 zones.				
H.7.3.2	Develop incentives for the development of affordable housing that include but	RA / H	Offer incentives on a	GF	Ongoing.

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	<p>are not limited to the following:</p> <ul style="list-style-type: none"> - Financial assistance (based on availability of housing funds); - Expedited development review; - Streamlined processing; and - Modification of development standards on a case-by-case basis. 		<p>case-by-case basis as they apply to the project.</p>		
H.7.4.1	<p>Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential development) to better address the needs and desires of City. The update to the fee program shall include the following:</p> <ul style="list-style-type: none"> - An updated nexus study addressing both very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; - A fee component to cover administrative costs; - An annual inflationary adjustment; - Exempt uses; and - Allowed uses of the fee, including 	H	<p>Update the existing Very Low-Income Housing Trust Fund Fee by June 2007.</p>	GF	<p>Not yet initiated – likely 2009.</p>

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	its use to provide pre-development, construction, and permanent financing for affordable multi-family projects, and provide a homebuyer assistance program.				
VI – Circulation Element					
C.1.1.1	Review and update the City’s roadway cross-sections and design standards that implement the roadway types shown in the Circulation Plan.	PW	2006	GF	Completed.
C.1.1.2	Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. Require the dedication of major road rights-of-way (generally, for major roads and thoroughfares) at the earliest opportunity in the development process.	PW / PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.1.1.3	Require the dedication of additional right-of-way for intersection improvements where features such as grade separations are planned, unless otherwise approved by the City Engineer.	PW / PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.1.1.4	Require all development projects that must perform new roadway construction or road widening to complete the entire roadway to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved	PW / PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.

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	by the City Engineer. Such roadway construction must also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.				
C.1.1.5	Require development projects to provide funding or to construct roadway / intersection improvements to implement the City's Circulation Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.	PW / PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.1.1.6	Space major roadways approximately one mile apart and connector roads one-half mile apart to increase route choice and improve vehicular circulation.	PW	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.1.2.1	Adopt, and update as necessary, guidelines for the preparation of traffic impact analysis for proposed development projects. Items to be addressed may include the following: - Guidelines for determining when	PW	2006 / 2007	GF	The standards adopted from Sacramento County at the time of adoption are still in effect; however the threshold has changed from LOS E to LOS D.

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	<p>traffic analysis is required;</p> <ul style="list-style-type: none"> - Guidelines for the preparation of traffic analysis; and - Significance criteria for use in CEQA analysis of proposed projects. 				
C.1.2.2	<p>Adopt, and update as necessary, a list of circulation improvements, including roadway improvements, pedestrian and bicycle facilities, and transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.</p>	PW	Annual	CIP	Pending as part of the 2007 Capital Improvement Program and updated traffic impact fee.
C.1.3.1	<p>On a regular basis, monitor existing traffic on roadways within and adjacent to the City.</p>	PW	Ongoing	GF	Ongoing.
C.1.3.2	<p>Continue to update and refine the Citywide traffic model and use the model to project future traffic conditions based on existing and planned land uses within the City and in the region.</p>	PW	Ongoing	GF	Ongoing.
C.1.3.3	<p>Adopt, and update as necessary, a list of roadways on which the City will not seek to achieve Level of Service D. This list may designate the Level of Service, which will be accepted on each roadway.</p>	PW	2006 / Ongoing	CIP	Have identified Folsom Boulevard and Sunrise Boulevard as part of General Plan. Others being evaluated as part of CIP development.

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C.1.8.1	Implement, and update as necessary, the Neighborhood Traffic Management Plan and the tools for implementing traffic calming in neighborhoods.	PW	2006	GF	Neighborhood Traffic Management Plan adopted in 2006.
C.1.9.1	Consider the preparation and adoption of a Trip Reduction Program that identifies ways in which automobile traffic and congestion can be reduced as a way to improve mobility within the City.	PW	2006 / 2007	GF	Implemented as part of project processing and review of individual development applications.
C.1.9.2	Encourage development projects, major employers, and schools to incorporate/participate in trip reduction programs.	PW	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
C.1.10.1	Incorporate maximum block length standards into the City's street design and/or improvement standards.	PW	2006	GF	Implemented as part of project processing and review of individual development applications.
C.1.10.2	When blocks are designed at lengths greater than 800 feet, design shall include mid-block pedestrian and emergency vehicle connections.	PW	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.1.11.1	Include funding in the City's Capital Improvement Plan (CIP) to construct the pedestrian and bicycle components of the roadway improvement.	PW	2006 /2007	GF / CIP	Completed.
C.2.3.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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	otherwise required by the City.				
C.2.3.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.	PW / PL	2006 / Ongoing	AF / CIP/ GF	Being reviewed as part of preparation of Bicycle and Pedestrian Master Plan (2008). Implemented as part of project processing and review of individual development applications.
C.2.3.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PW / PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.2.4.1	Prepare and adopt a Pedestrian Master Plan that sets forth a comprehensive pedestrian system and support facilities, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked improvements in the Master Plan, and update the plan every three to five years. Include minimum sidewalk widths based on development type.	PW / PL	2006 / 2007	GF	Pending as part of the Bicycle and Pedestrian Master Plan – slated for completion in 2008.
C.2.4.2	Coordinate the Pedestrian Master Plan and the circulation-related components of the City Open Space Standards.	PW / PL / CRPD	2006 / 2007	GF	Master plan under development – slated for completion in 2008.
C.2.5.1	Prepare and adopt a Bikeway Master Plan that sets forth a comprehensive bicycle system and support facilities over the next 20 years, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked circulation improvements in the Master	PW / PL	2006 / 2007	GF	Pending as part of the Bike and Pedestrian Master Plan, completion slated for 2008.

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	Plan, and update the plan every three to five years.				
C.2.5.2	Coordinate the Bikeway Master Plan with the circulation-related components of the City Open Space Standards.	PW / PL	2006 / 2007	GF	Master plan under development – slated for completion in 2008.
C.2.5.3	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools and transit stations.	PW	Ongoing	CIP / Grants	Ongoing.
C.2.5.4	Establish a Bicycle Advisory Committee to oversee creation and implementation of the Bicycle Master Plan and ensure consistency with existing policy documents, such as the General Plan.	PW	2006	GF	Not yet implemented.
C.2.5.5	Coordinate City departments with stakeholders such as the County of Sacramento, Sacramento Area Council of Governments, Folsom South Canal Development Team, American River Parkway Committee, Cordova Recreation and Park District, Sacramento City / County Bicycle Advisory Committee, air quality agencies, Sacramento Regional Transit District, 50 Corridor Transportation Management Association, employers, residents, and cyclists in order to design, implement, and maintain the proposed bikeway system.	PW	Ongoing	GF	Ongoing.
C.2.5.6	Provide staff resources focused on review of proposed bicycle and related	PW / PL	2006 / 2007	GF	Implemented as part of project processing and review of

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	facilities and their implementation and operation.				individual development applications.
C.2.7.1	Include grade-separated crossings in the City's Capital Improvement Plan, and collect fees to assist in the construction of these facilities.	PW	2006	CIP / GF	Completed.
C.2.7.2	Develop standards for grade separated pedestrian and bicycle crossings that take the pedestrian / bicycle crossing either above or below the road. When the crossing goes under the road, development standards should specify that a change in elevation is required of both the crossing and roadway, thereby splitting the necessary vertical clearance. Doing so will make the crossing safer and more attractive to users by allowing them to see the horizon as they make the crossing.	PW	2006 / 2007	CIP	Pending as part of the Pedestrian and Bicycle Master Plans.
C.2.7.3	Identify grade separated crossings and enhanced intersection improvements for bikeways and trails as part of the Bicycle Master Plan, Trails Master Plan, Pedestrian Master Plan, and in conjunction with development review.	PW / PL	2006 / 2007	GF	Pending as part of the Bicycle and Pedestrian Master Plan in 2008.
C.2.8.1	Develop programs to encourage bicycle use in communities where significant segments of the population do not drive and where short trips are most common (e.g., through Safe Routes to Schools programs).	PW	Ongoing	GF / Grants	Pending as part of the Pedestrian and Bicycle Master Plans.
C.2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and	PW	Ongoing	CIP	Ongoing. Updates to the Capital Improvement Program pending in

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	comfortable conditions for the bike rider, including establishing a routine street sweeping program and maintaining lane striping for bike lanes and routes.				2007.
C.2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	PW	Ongoing	CIP	Ongoing.
C.2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address bulb-out or roundabout designs that push cyclists into traffic).	PW	Ongoing	GF / Grants	Neighborhood Traffic Management Plan adopted in 2006.
C.2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	PW	Ongoing	CIP	Ongoing with construction projects.
C.2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle / bicycle crashes.	PD	Ongoing	GF	Ongoing.
C.2.8.7	Use available accident data to monitor bicycle-related accident levels annually and focus on a reduction of fifty percent on a per capita basis over the next 20 years.	PD	Annual	GF	Pending action in 2007.
C.2.8.8	Improve pedestrian crossings in areas of high pedestrian activity where safety is an issue.	PW	Ongoing	CIP	Ongoing.
C.2.8.9	Adopt a target level of bicycle use (e.g. percent of trips) and safety to be	PW / PD	Ongoing	GF	Pending as part of the Pedestrian and Bicycle Master Plans.

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	achieved within a specific timeframe, and improve data collection necessary to monitor progress.				Completion slated for 2008.
C.2.8.10	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools	PD / PW	Ongoing	GF / Grants	Not yet initiated.
C.2.10.1	As part of the Pedestrian Master Plan, Bicycle Master Plan, and/or City Street Standards, develop improvement standards for at-grade pedestrian crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.	PW	2006 / 2007	GF	Pending as part of the Pedestrian and Bicycle Master Plans.
C.3.1.1	Create, implement, and update regularly a Transit Master Plan for Rancho Cordova that identifies the type of system desired for the City. Transit routes should coincide with major destinations for employment and shopping, the location of major institutions, concentrations of multi-family housing, and other land uses likely to attract public transit ridership. Bus routes should follow major roads with service to residential neighborhoods from connector streets. Figure C-3 identifies the City's preferred transit system.	PW / PL	2006	GF	Transit Master Plan adopted in 2006. Phasing implementation plan in development.

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C.3.1.2	Work with transit providers to develop and implement the Transit Master Plan and any additional transit services within the City that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	PW	Ongoing	GF / IF / UF / Grants	Ongoing. Working to establish shuttle system.
C.3.1.3	Pursue all available sources of funding for transit services.	PW	Ongoing	GF	Ongoing. Pursuing state funds.
C.3.1.4	Ensure that transit service is provided in accordance with regional plans and policies, including identified transit improvements developed as part of the Sacramento County Mobility Study.	PW	Ongoing	GF / Grants	Incorporated as part of the Transit Master Plan and review of individual development projects.
C.3.1.5	Review the need for additional transit lines / service in new development and require installation of needed stops through the project review process.	PW	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
C.3.2.1	Encourage paratransit service within the City by working with service providers to better identify service gaps and resources, and to improve response times.	PW	Ongoing	GF	Working with providers to implement.
C.3.3.1	Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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C.3.3.2	Consistent with the Transit section of the Circulation Plan and the Transit Master Plan, require development to dedicate the necessary right-of-way needed to accommodate planned transit services.	PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
C.3.4.1	Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.	PW / PL	Ongoing	AF / GF / IF	Implementation pending as part of implementation plan for Transit Master Plan. New shuttle service by City to start in 2009.
C.4.1.1	Work with the Sacramento County Airport System and the Airport Land Use Commission to improve operations at Mather Airport, consistent with the City's vision.	ED / PL	Ongoing	GF	Participating in discussion with the County as part of the Master Plan Update.
C.5.3.1	Periodically undertake a detailed analysis of the improvements needed as growth occurs and the costs associated with those improvements. Update fees as necessary to ensure full funding of all required improvements.	PW	Ongoing	GF	In process as part of the 2007 update to the Capital Improvement Plan and update to related development impact fee.
C.5.3.2	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and new roads as a result of new development.	PW	2006	GF	District established.
C.6.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by	PW	Ongoing	GF / CIP	System in place.

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	road type and condition using a pavement management system.				
C.6.1.2	Work with SACOG to ensure that the Metropolitan Transportation Plan is coordinated with the City's Capital Improvement Plan to facilitate access to federal and state funds for circulation maintenance and improvements.	PW	Ongoing	GF	Completed as part of coordination with SACOG on development of the 2030 MTP.
VII – Open Space, Parks, and Trails Element					
OSPT.1.1.1	Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.	PL / CRPD	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.1.1.2	Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland.	PL	Ongoing	GF /AF	Implemented as part of project processing and review of individual development applications.
OSPT.1.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in lieu fees are paid.	PL / F / CRPD	2006	GF	Done. Implemented as part of project processing and review of individual development applications.
OSPT.1.4.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and / or	PL / F / CRPD	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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	related facilities.				
OSPT.1.4.2	Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.	PL / F / CRPD	Ongoing	GF	A maintenance bond was approved by voters for the Cordova Recreation and Parks District in 2006. A park development fee for Sunrise/Douglas was established in 2007. A MOU is being established to transfer the funds from the City to CRPD.
OSPT.1.5.1	Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanisms as part of the City's review and approval of new development projects.	PL / CRPD	Ongoing	GF	Updated fees to be adopted by July 2007.
OSPT.1.5.2	Explore the possibility of the Cordova Recreation and Park District constructing a community pool that is usable year-round.	PL / CRPD	2007	GP / PF	Not yet initiated.
OSPT.1.5.3	Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for such facilities increases.	PL / CRPD	2007 / 2008	GP / PF	Pending action in 2007.
OSPT.1.6.1	Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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OSPT.1.6.2	Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.	PL / CRPD	Ongoing	GF	Pending.
OSPT.2.1.1	Adopt City Open Space Standards as an action program to implement the open space policy framework in this Element. The standards will clearly define the City's requirements for the improvement, expansion, and maintenance of open space. Such standards shall include provisions for two types of open space: 1) Mandatory Open Space, and 2) Performance Based Open Space.	PL	2006	GF	Pending. Completion anticipated in 2008.
OSPT.2.1.2	Require developers of all new residential development to dedicate parkland at a rate of 1.75 acres of land per 1,000 population, generally comprised of: Open Turf, Tree Canopy and Dog Parks; Neighborhood Greens; and Communitywide Open Space.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.2.1.3	Consider partial credit for mandatory open space within drainage facilities when certain criteria are met.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.2.1.4	Exempt from the minimum open space requirements residential subdivisions of ten acres or less which are not part of a	PL	Ongoing	GF	Implemented as part of project processing and review of individual development

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	master-planned development meeting the minimum open space requirement, at the City's discretion.				applications.
OSPT.2.1.5	Require all new development projects to provide a system of connected open space that includes greenway, trails, nodes, and green infrastructure (see City Open Space Standards), in proximity to all new residents.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.2.1.6	Ensure that funding for maintenance of open space is sufficient prior to approval of any Final Subdivision Map of development that includes open space facilities or amenities.	PL / F	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.2.1.7	Consider including encumbered land (such as a power line easement) that meets all other requirements for open space for inclusion in the open space system on a case-by-case basis.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.2.2.1	Adopt a comprehensive Open Space Preservation Plan as the action program that clearly implements the City's open space policy framework and provides clear direction for the maintenance of open space lands.	PL / CRPD	2006 / 2007	GF	Pending as part of the Open Space Performance Standards. Completion anticipated for July 2007.
OSPT.2.3.1	Encourage projects to accomplish the following: <ul style="list-style-type: none"> - Align roads and public spaces to take advantage of vistas over mitigation lands; - Site publicly accessible trails adjacent to the boundaries of 	PL / PW / CRPD	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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	<p>mitigation lands to take advantage of the open character and uninterrupted edge of the mitigation lands; and</p> <ul style="list-style-type: none"> - Consider locating public parks adjacent to mitigation lands to create a greater sense of open space and to take advantage of opportunities for vistas and trail connections. 				
OSPT.2.3.2	Through the development review process, incorporate design features that increase visual access to natural resource mitigation lands.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.3.1.1	Create and adopt a comprehensive Trails Master Plan that includes information on current resources and plans for future development, including designating locations and types of trails.	PL / PW	2006 / 2007	GF	Pending as part of the Open Space Performance Standards and Pedestrian Master Plan. Completion anticipated in 2008.
OSPT.3.1.2	Review all new development projects and public works projects and require compliance with the Trails Master Plan prior to approval.	PL / PW	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
OSPT.3.1.3	Provide appropriate pedestrian and bicycle linkages to existing facilities, particularly to those facilities within the American River Parkway and the Folsom South Canal.	PL / PW	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
OSPT.3.1.4	Develop and implement a capital improvement plan to construct new bridges, grade-separated crossings, and ramps at key intersections of major	PW	Ongoing	GF	In process as part of the 2007/2008 update to the Capital Improvement Plan and update to related development impact fee

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	trails and roadways.				
OSPT.3.2.1	Work cooperatively with Sacramento County to fund enhancements within the American River Parkway, consistent with the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF / Grants	The City is participating in the update to the Parkway Plan. The City is also considering participation in the Clifton Drain Restoration Project.
OSPT.3.3.1	Include funding for grade-separated and enhanced at-grade pedestrian crossings through the development review and entitlement process and pursue grants and other funding for trails.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
OSPT.4.1.1	The City will continue to work with the current signatories to the American River Parkway Plan to add Rancho Cordova as a full member with all the rights and responsibilities thereof.	PL	2006	GF	Completed. Worked with the City and County of Sacramento to recommend addition of Rancho Cordova as a signatory.
OSPT.4.1.2	Provide staff support and / or funding to facilitate updates to the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF	Staff support provided.
OSPT.4.1.3	Identify and support programs, which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Implemented as part of project processing and review of individual development applications. The Cordova Recreation and Parks District is upgrading the senior center and Mather Regional Park.
OSPT 4.1.4	Determine the need for special facilities for seniors (e.g., more benches and flat paved walking areas near the river).	PL / CRPD	Ongoing	GF / Grants	Not yet initiated.
OSPT 4.1.5	Determine the need for special facilities for youths consistent with natural	PL / CRPD	Ongoing	GF / Grants	Not yet initiated.

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	resource protection.				
OSPT.4.2.1	Encourage the use of volunteers and community groups to provide maintenance and safety patrols on trails through the provision of funding and staff assistance to leverage volunteer efforts.	PL / PW / CRPD / PD	Ongoing	GF / Grants	Ongoing.
OSPT.4.2.2	Promote the City's world-class system of parks, trails, and open space to all users through education, marketing, and community activities.	PL / PW / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT.4.2.3	Support trails events and trail use through publicity, proclamations, participation, and funding, community events (e.g., Eppie's Great Race, Fourth of July Celebration, Kid's Day, Nimbus Salmon Festival) that cross community and neighborhood boundaries, and help bring together various segments of the population.	PL / PW / CRPD	Ongoing	GF / Grants	Ongoing City Council recognition of events.
VIII – Infrastructure, Services, and Finance Element					
ISF.1.1.1	Utilize the City's Fiscal Impact of New Development (FIND) Model within the review of proposed development projects to ensure revenues associated with the project will fully fund City expenses associated with the project.	PL / F	Ongoing	AF	Implemented as part of project processing and review of individual development applications. Being used and refined as part of review of pending projects (e.g. East Properties).
ISF.1.1.2	Annually review the Fiscal Impact of New Development (FIND) Model and update as needed to reflect actual costs of City Services.	PL / F	Annual	GF	Being used and refined.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ISF.1.1.3	Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.	PL / ED / RA	Ongoing	GF / RDA	Completed as part of the General Plan annual report and review.
ISF.2.1.1	Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF.2.1.2	Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.	PW	2007	GF / AF	Roll out initiated in 2007.
ISF.2.1.3	Withhold public financing or assistance from projects that do not comply with the planned phasing of public facilities, and approve interim facilities only in special circumstances.	PW / ED / RA	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF.2.1.4	Work with utility providers to coordinate the installation or upgrading or relocation of utilities to minimize multiple trenching of city streets.	PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF.2.2.1	Establish a Technical Review Committee for continued coordination with outside service agencies, including water and sewer providers, the Cordova Recreation and Park District, and the school districts, during the review of plans and development projects.	PL / PW / B	2006 / Ongoing	GF / AF	Completed. Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ISF.2.3.1	<p>Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity.</p> <ul style="list-style-type: none"> - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right of way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate. 	PW / F	Ongoing	GF / AF / IF	Implemented as part of project processing and review of individual development applications.
ISF.2.3.2	<p>Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.</p>	PL / PW / B / F	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
ISF.2.3.3	<p>Include sufficient funding in fee programs and / or other finance mechanisms to cover the costs of each of the following roadway items:</p> <ul style="list-style-type: none"> - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right of way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate. 	PW / F	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
ISF.2.4.1	<p>The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals:</p> <ul style="list-style-type: none"> - Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or company proposing to provide 	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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	<p>service (collectively referred to as “water provider”) to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider’s identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years.</p> <ul style="list-style-type: none"> - All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals, or shall be assured prior to occupancy through the use of bonds or other sureties to the City’s satisfaction. Water infrastructure may be phased to 				

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	<p>coincide with the phased development of large-scale projects.</p> <ul style="list-style-type: none"> · Action service area, and other projects, which have received commitments for, water service. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City. 				
ISF.2.4.2	<p>The following shall be required for project-specific discretionary land-use entitlements and approvals, including but not limited to, all tentative subdivision maps, parcel maps, or use permits:</p> <ul style="list-style-type: none"> - An assured water supply and 	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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	<p>delivery system shall be available or reasonably foreseeable at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.</p> <ul style="list-style-type: none"> - The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for nonresidential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of water supply shall 				

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	<p>identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy.</p> <ul style="list-style-type: none"> - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses. - Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the 				

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	City.				
ISF.2.6.1	<p>Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law:</p> <ul style="list-style-type: none"> - Sewage / wastewater treatment capacity shall be available at the time of tentative map approval. - The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity commitment. - Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted 	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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	from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF.2.6.2	Generally, the City shall not allow construction of independent community sewer systems to serve new development.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF.2.6.3	Require all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF.2.7.1	Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF 2.7.2	Require complete visual screening of all utility sites, facilities, and equipment, with special emphasis on screening in proximity to residential property or in viewshed.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
ISF.2.8.1	Develop an Information Technology Strategic Plan with input from community stakeholders and experts.	CM	2006 / 2007	GF	Hansen system being deployed; GIS strategic plan in development.
ISF.2.8.2	Explore ways to improve the City's website to provide service in new ways.	CM / PIO	2006 and ongoing	GF	Revision of City website pending in 2008.
ISF.3.1.1	City Staff shall actively work with other agencies and jurisdictions in the development / expansion and funding of a wide range of public services including, but not limited to neighborhood services, social and	PL / ED / H / CRPD	Ongoing	GF / Grants	Ongoing.

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	cultural services, special needs services, housing services, educational and community services, and recreational services.				
ISF.3.1.2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Pending in 2008.
ISF.3.1.3	Pursue grants and other funding opportunities to create new services or expand existing services targeted to meet the needs of Rancho Cordova residents and employees.	CM / PL / PW / B / ED / H	Ongoing	GF	Completed through the 2006-2007 CDBG Action Plan.
ISF.3.1.4	Encourage the co-location of public service providers into commercial, office, and mixed-use sites that are accessible to persons in need of services.	PL / ED / RA	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
ISF.3.2.1	Provide financial support to the existing library system to improve services for local residents and employees (e.g., extended hours).	CM / F	Ongoing	GF / Grants	Participating in the Library JPA/financial advisory board.
ISF.3.2.2	Encourage the County to locate new libraries within Rancho Cordova accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.	CM / PL / PW / ED	Ongoing	GF / Grants	Negotiating with the County for services. Implemented as part of project processing and review of individual development applications.
ISF.3.2.3	Consider the establishment of a fee for public library financing based on projected employment for new non-residential development.	CM / F	2006 / 2007	GF	Library Impact Fee established

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ISF.3.3.1	Market the City's strengths and desires for development of a full-service hospital to national hospitals and medical service providers.	CM / ED / PL	2006 / Ongoing	GF	The City is consulting with CHW, a hospital provider and is investigating siting a new hospital in the new growth area of the City. Site in the Rio del Oro development potentially identified.
ISF.3.3.2	Consider the creation of economic development or redevelopment incentives to encourage the development of a full service hospital in Rancho Cordova (e.g., assembly and / or dedication of land, reduction of fees).	ED	2006 / 2007	GF	Pending as part of the Economic Development Plan and 5-year Redevelopment Action Plan, with adoption targeted for Summer 2008.
ISF.3.4.1	Create an organization of community volunteers at City hall by contacting local volunteer groups, coordinating activities, and facilitating the sharing of information and resources.	NS / H / PIO	2006 / Ongoing	GF	Cordova Community Council funded with a grant and based in City Hall. Neighborhood Services established VINS program.
ISF.3.4.2	Create local neighborhood advisory committees and empower leaders to enhance their community.	NS / H / PL	2006 / Ongoing	GF	Pending. New brochures are being developed in coordination with the PIO. Neighborhood cleanups are being conducted with Weed and Seed moneys. Visits are being conducted with neighborhood associations.
ISF.3.4.3	Create a neighborhood services education program to increase awareness about City standards and property maintenance.	NS	2007 / Ongoing	GF	Part of the <i>Blight Busters</i> and <i>Strong Neighborhoods Initiative</i> .
ISF.4.1.1	Convene a focused design effort with the School Districts to establish design guidelines for schools. Key issues include:	PL / School Districts / CRPD	2006 / 2007	GF	Implemented as part of project processing and review of individual development applications.

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	<ul style="list-style-type: none"> - Proper sizing of school campuses and consideration of urban school design. - Design solutions that enhance; rather than impact neighborhoods. - Address shared use of school facilities, including continued park/school combined facilities and community use of school campus libraries. 				
	<p>Support the Folsom Cordova and Elk Grove Unified School Districts in siting new school facilities according to the following criteria:</p> <ul style="list-style-type: none"> - Schools should be within walking distance of most residences, and should connect with trails, bikeways, and pedestrian paths. 				
ISF.4.1.2	<ul style="list-style-type: none"> - Schools should serve as a focal point of neighborhood activity and be interconnected with churches, parks, greenways, and off-street paths whenever possible. - New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities. 	PL / School Districts	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
ISF.4.1.3	Conduct focused discussion with local school districts to discuss design of	CM	2006 / 2007 / Ongoing	GF	Pending.

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	pedestrian and bicycle facilities adjacent to and within the school sites				
ISF.4.2.1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Study on issue by districts completed. Issue remains open.
ISF.4.3.1	Create economic development and / or redevelopment incentives for the location and development of educational institutions in proximity to light rail and / or visible from Highway 50.	PL / ED / RA	2006 / 2007	GF	Pending as part of the Economic Development Plan, with adoption targeted for Summer 2008.
ISF.4.3.2	Require Community Plans, Specific Plans, and Special Planning Areas to consider the needs of community colleges and address the feasibility and appropriateness of off-campus facilities, particularly in town centers and transit-oriented developments.	PL / ED / RA	Ongoing	AF	Implemented as part of project processing and review of individual development applications. Working with the Los Rios Community College District to develop a site within the City.
IX – Natural Resources Element					
NR.1.1.1	Incorporate large habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	PL	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
NR.1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with this policy if the site contains unique habitat, creeks and / or wooded corridors.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.1.1.3	As part of the consideration of development applications for individual Planning Areas containing habitats that support special-status plant and animal	PL	Ongoing	AF	Implemented as part of project processing and review of individual development

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	species that are planned to be preserved, the City shall require that these preserved habitats have interconnections with other habitat areas in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the “interconnections” shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.				applications.
NR.1.1.4	<p>Prior to the approval of any public or private development project in areas containing trees, the City shall require that a determinate survey be conducted during the nesting season (March 1 and August 31) to identify if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and</p>	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	Game.				
NR.1.2.1	<p>Establish a Swainson's Hawk Ordinance in coordination with the California Department of Fish and Game to establish the process of mitigating for the loss of Swainson's hawk foraging habitat based on habitat value lost to development. The ordinance will set forth a process where habitat lost to development will be mitigated through the permanent protection of equivalent or better existing habitat conditions (referred to hereafter as "mitigation lands"). The specific required mitigation ratios (habitat acreage lost versus mitigation lands) and any other provisions to mitigation process shall be established through technical studies as part of the development of the ordinance and will take into account value of habitat to be converted in relation to habitat value of the mitigation lands (e.g., relation to nesting sites), proximity of the mitigation lands to adjacent conditions affecting habitat (e.g., nearby land uses and already permanently protected lands), and other relevant factors. The ordinance will also establish standards ensuring that mitigation land will be adequately protected and managed in perpetuity (e.g., via conservation easement, deed restriction or other appropriate method), and setting forth the timing of the required provision of mitigation</p>	PL	2006 / 2007	GF	Not yet initiated.

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	lands in relation with the timing of the loss of habitat in the City (as its boundaries may be changed through subsequent annexations), such that mitigation lands shall be provided no later than prior to ground disturbance.				
NR.1.3.1	Coordinate with non-profit groups, educational institutions, and other agencies to provide environmental education programs that inform the public about the City's natural resources, existing preserve sites, and cohabitation with common urban wildlife populations.	PIO / PL	Ongoing	GF	The City has sponsored the Salmon Festival. Participating in festivals with Soil Born Farms.
NR.1.4.1	Create an educational leaflet that identifies common invasive species and recommends the planting of non-invasive species.	PIO	2006 / 2007	GF	Action pending in 2007. Contacting the Native Plant Society to provide informational brochures at the public counter.
NR.1.4.2	The City shall adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	NS	2006 / 2007	GF	Completed – weed ordinance adopted in 2007.
NR.1.7.1	For those areas in which special status species are found or likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species populations in the	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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	region to the extent that their decline would impact the viability of the regional population. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.				
NR.2.1.1	During the environmental review process, evaluate feasible on-site alternatives that will reduce impacts to wetland resources and effectively preserve these resources.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.2.4.1	Develop trails and associated educational facilities (e.g., information kiosks, signage) around wetland and vernal pool preserves where possible while maintaining the integrity of sensitive natural resources.	PL / PIO	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications. The City has also participated in development of the Fish Hatchery Trail.
NR.2.4.2	Consider constructing elevated board walkways and other low impact trails interior to preserves, in coordination with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers.	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
NR.3.2.1	Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.	PW / PL	2006 / 2007	GF	Pending as part of the Open Space Performance Standards. Completion anticipated for July 2007. Phasing part of new development.

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NR.3.2.2	Adopt and implement improvement standards for soft bottom channels.	PW / PL	2006 / 2007	GF	Pending as part of the Open Space Performance Standards. Completion anticipated for July 2007.
NR.3.3.1	Work with affected local, state and federal agencies, including SACOG, the California Department of Water Resources, Delta Keepers and the U.S. Army Corps of Engineers, to determine when natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are necessary.	PL / PW	2006 / 2007 / Ongoing	GF / CF	Implemented as part of project processing and review of individual development applications.
NR.3.4.1	<p>Establish performance standards for natural resource preserves that accomplish the following:</p> <ul style="list-style-type: none"> - Provide sufficient width for a mowed firebreak (where necessary), adjacent passive recreation uses, and access for channel maintenance and flood control. - Offer sufficient width in and / or adjacent to preserves to allow for existing and created wildlife habitat, species sensitive to human disturbance, vegetative filtration for water quality, corridor for wildlife habitat linkage, protection from runoff, and other impacts of urban uses adjacent to the corridor. - Allow for sufficient width adjacent to natural resource preserves to 	PL	2006 / 2007 / Ongoing	GF / CF	Implemented as part of project processing and review of individual development applications.

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	allow for trails and greenbelts. - Prohibit the placement of water quality treatment structures designed to meet pollutant discharge requirements within mitigation preserves.				
NR.3.4.2	Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.	PL	2006 / 2007	GF / CF	Pending as part of the Open Space Performance Standards. Completion anticipated in 2008.
NR.3.4.3	Establish standards and/or guidelines for development adjoining wetland preserves or creeks to maximize visibility by designing the land plan with public streets on at least one side of the corridor or preserve with vertical curbs, gutters, footpath(s), street lighting, and post and cable barriers to prevent unauthorized vehicular entry into creek corridors and preserves.	PL	2006 / 2007	GF	Pending as part of the Open Space Performance Standards. Completion anticipated for July 2007.
NR.4.1.1	Implement the City's Tree Preservation and Protection Ordinance (and update as necessary) to establish minimum requirements for preserving native trees and landmark trees in the City, including a definition of the size, species, and age requirements of landmark, oak, and other trees to be protected and/or replaced.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
NR.4.1.2	Where feasible, require underground utility lines that are in close proximity to oaks and other landmark trees to be designed and installed to minimize impacts to trees. Work with the utility provider(s) to coordinate transmission line location and other potential impacts associated with the undergrounding of the utilities.	PW / PL	Ongoing	CF	Implemented as part of project processing and review of individual development applications.
NR.4.1.3	Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.	PL	2007 / 2008 / Ongoing	GF	Not yet initiated.
NR.4.2.1	Create development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. An adopted Tree List should be used as a guideline for all tree plantings within the City.	PL	2007 / 2008	GF	Not yet initiated.
NR.4.2.2	Create development guidelines that address landscaping standards and that require appropriate tree species and densities in buffer areas. The guidelines should also ensure that medians will include native plantings and trees, and will be wide enough to support the long-term viability of the plantings.	PL	2007 / 2008	GF	Pending action in 2008 with updates to Citywide Design Guidelines.

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NR.4.2.3	Provide leaflets and planting guides that promote the use of drought-tolerant native vegetation in home landscaping.	PIO / PL	2006 / 2007	GF	Action pending. Contacting the Native Plant Society to provide informational brochures at the public counter.
NR.4.2.4	Discourage the use of invasive non-native species.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
NR.4.2.5	Establish a mistletoe abatement and remediation program.	NS	2006 / 2007	GF	Not yet initiated.
NR.4.2.6	Establish guidelines to require planting of trees to reduce “heat island” effects, in order to reduce the need for air conditioning and thus conserve energy.	PL	2007 / 2008	GF	Pending action in 2008 with updates to Citywide Design Guidelines.
NR.4.3.1	Achieve “Tree City USA” status. This will require the City to continue to implement the City’s Tree Preservation and Protection Ordinance (and update as necessary), appoint a board, department or commission to advise the city on tree issues, spend two dollars per capita on community forestry activities, and hold an Arbor Day celebration.	PL	2007 / 2008	GF	Not yet initiated.
NR.4.3.2	Designate local funds to educate the public on tree planting and preservation.	F / PIO	Ongoing	GF	Completed the plant 1000 trees in one year program – 2007.
NR.4.3.3	Coordinate with SMUD to offer programs or other resources to provide property owners with information on proper tree selection, proper location to reduce heat transfer effects, planting and maintenance.	PIO / PL	Ongoing	GF	Flyers have been developed. The City is participating in the 1-city, 1-year, 1,000-trees program and other Arbor Day events.

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NR.4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	The City is participating in the Greenprint Program.
NR.5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	Completed. City Hall features water consumption reduction features.
NR.5.1.2	Require development project approvals to include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into project design.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
	<p>Establish a program that requires per capita water consumption to be reduced by at least 20 percent by 2030 from 2006 baseline conditions consistent with State law. The program shall include the following measures:</p> <ul style="list-style-type: none"> - Restrict water usage through metering or establishing designated watering days for the City's residences and businesses. 				
NR.5.1.3	<ul style="list-style-type: none"> - Promote water conservation efforts through education. - Implement standards that require low-flow appliances and fixtures in all new development. - Work with water providers and water conservation agencies to create an incentive program that encourages retrofitting existing development with low-flow water fixtures. 	PW / PL	2008 / 2009	GF	Not yet initiated.

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	<ul style="list-style-type: none"> - Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption (e.g., gray-water systems, etc). - Encourage drought-tolerant and native vegetation. 				
NR.5.1.4	Require water purveyors to include a provision for water supply monitoring and reporting in the franchise agreements.	PW	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
NR.5.2.1	Establish a Large-Scale Recycled Water Program and Citywide Recycled Water Distribution System Ordinance.	PW	2006 / 2007	GF	Purple pipe system under development as part of pending project review.
NR.5.2.2	Coordinate with the City's water purveyors to establish a connected "purple pipe" system throughout the City's new development areas that uses recycled water.	PW	2007 / 2008 / Ongoing	GF	Pending action in 2007/2008.
NR.5.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PW / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
NR.5.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws which pertain to discharging materials into creeks.	PW / PIO	Ongoing	GF	Working with Allied Waste to develop a mailer on hazardous waste disposal.
NR.5.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Pending.

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NR.5.3.4	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards. Future land uses that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.	PW / B	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
NR.5.4.1	Provide information on pollution prevention, disposal of hazardous waste and chemicals, liability and clean-up on the City's website and in educational materials and brochures.	PIO / PW	Ongoing	GF	Working with Allied Waste to develop information for residents on hazardous waste disposal. Conducting Earth Day e-waste recycling events.
NR.5.4.2	Require clean-up of contaminated ground and surface water by current and / or past owners or polluters.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.5.4.3	Encourage pollutant cleansing companies to use the latest technologies available in order to expedite the cleansing process and do the least harm to the environment.	PW / PL	Ongoing	AF	Not yet initiated.

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NR.5.5.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program.	PL / PW	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
NR.5.5.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.5.5.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.5.5.4	Require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff consistent with current state law.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.6.1.1	Regulate surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 ("SMARA"), Public Resources Code	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.

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	Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.				
NR.6.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is required before urbanization.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
NR.6.1.3	Require inactive mined lands to be reclaimed to a usable condition that is readily adaptable to the future, anticipated land uses.	PL	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications/Surface Mining permits.
NR.6.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
NR.6.2.2	Prohibit the use of cyanide-leaching systems for gold extraction.	B / PW	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.
NR.7.1.1	Develop educational programs to increase energy conservation at the household and business levels.	PIO / B / PL	2008 / 2009	GF	Information provided in City newsletter. Ongoing supply of information using the newsletter, City Hall facility, website, and kiosk.
NR.7.1.2	Develop a comprehensive program to conserve energy resources at City-operated facilities.	B / PL	2006 / 2007	GF	City Hall certified as LEED green building. Studying energy use and comparing to industry standards. Installing water irrigation controls

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					to reduce water consumption.
NR.7.3.1	Offer incentives (e.g., reduced fees, expedited entitlement processing, density bonus) for plans/projects that exceed Title 24 energy efficiency requirements by ten percent.	PW / PL	Ongoing	GF / AF	Will be addressed and completed as part of the comprehensive Zoning Code update in 2008.
NR.7.4.1	<p>Consider the following items as ways to implement this policy:</p> <ul style="list-style-type: none"> - Fund a program that offers incentives for adding energy efficient systems into existing developments; - Work with local utility providers to make the public aware of energy rebate programs; and - Work with community organizations, such as SMUD, to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development. 	B / PL	2008 / 2009 / Ongoing	GF	Pending action in 2008/2009.
NR.8.1.1	Continue providing curbside recycling and green waste service to all single-family and duplex residences in Rancho Cordova.	CM / PW	Ongoing	GF / UF	Ongoing as part of contract with Allied Waste.
NR.8.1.2	Create and facilitate a series of educational workshops for the public and businesses on composting and recycling. Provide at least one program to increase recycling by occupants of multi-family housing.	PIO / B / PL / PW	2007 / 2008 / Ongoing	GF	Pending. Hired a solid waste manger who is now responsible for recycling and construction programs.

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NR.8.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	B / PL /PW	Ongoing	GF	Not yet initiated.
NR.8.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM / PW	2006 / 2007	GF	Ongoing.
NR.8.1.5	Provide locations for household hazardous wastes to be recycled.	B / PW	2006 / 2007 / Ongoing	GF	Standards for trash enclosures being updated.
NR.8.1.6	Remove impediments to successful recycling.	CM / PW	2006 / 2007	GF	City hired new waste management coordinator. Work ongoing.
NR.8.2.1	Encourage the school districts within the Planning Area to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	B / PL	Ongoing	GF	Not yet initiated.
NR.8.4.1	Ensure that at least 50 percent of the City's office supply purchases are comprised of recycled or reusable products.	CM	Ongoing	GF	New City Hall features recycled materials.
NR.8.5.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM / PW	Ongoing	GF	Ongoing.

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X – Cultural and Historic Resources Element					
CHR.1.1.1	Establish a permanent museum or cultural center to be used to display artifacts, documents, and public art relevant to the City’s history and cultural diversity.	CM / HRC	2010	GF	Pending action in 2010.
CHR.1.1.2	Establish a Historic Resources Commission that is responsible for facilitating the collection, preservation, and display of the City’s history.	CM	2007	GF	Not yet initiated.
CHR.1.1.3	Commence and continue collection of the artifacts, photographs, memorabilia, and oral history of the community.	HRC	Ongoing	GF	Pending implementation of the Historic Resources Committee.
CHR.1.1.4	Locate an interim facility to show and/or exhibit items of historic or cultural value. Establish exhibits for historic and cultural items at City Hall	CM / HRC	2007	GF	Displaying artifacts at City Hall.
CHR.1.1.5	Compile a thorough record of the City’s incorporation, including records, documents, photos, and artifacts.	HRC	2008	GF	Pending action in 2008.
CHR.1.2.1	Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.	PL / HRC	2007 / Ongoing	GF	Not yet initiated.

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CHR.1.2.2	Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.	HRC	Ongoing	GF	Pending implementation of the Historic Resources Committee.
CHR.1.2.3	Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.	CM / HRC	2008	GF	Pending action in 2008.
CHR.1.2.4	Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.	B / PL	2007 / 2008	GF	Not yet initiated.
CHR.1.3.1	Require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify paleontological, historic, or cultural resources in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided.	PL	PR	AF	Implemented as part of project processing and review of individual development applications.
CHR.1.3.2	Incorporate the following two conditions in applicable permits for all discretionary projects. - The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological	PL	PR	AF	Implemented as part of project processing and review of individual development applications.

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	<p>resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action.</p> <ul style="list-style-type: none"> - The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. 				
CHR.2.1.1	<p>Establish a Cultural Arts Commission that will be responsible for coordinating cultural events, parades, festivals, coordinate and communicate with cultural and ethnic communities (with the City's Public Information Officer), and other activities as determined by the City Council.</p>	CM / PIO	2007	GF	Not yet initiated.

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CHR.2.1.2	Encourage development projects to include design features that identify and celebrate the different cultures that make up Rancho Cordova by updating, as necessary, the Design Guidelines to include provisions for cultural identity in development projects.	PL / CAC	PR	GF	Implemented as part of project processing and review of individual development applications.
CHR.2.1.3	Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the City's cultural diversity at these events	CAC / PIO	Ongoing	GF	Pending implementation of the Cultural Arts Commission. Rancho Cordova Leadership Program developing a cultural festival for spring 2008.
CHR.2.2.1	Provide City information (news, bulletins, application forms, etc) pursuant to programs designed to best capture the ethnic diversity of the community (i.e. in the four major languages used in the community and other languages on demand).	PIO / CM / CAC / PL / B / PW	Ongoing	GF	Material being translated into 2 to 3 languages. Outreach efforts looking at multicultural opportunities.
CHR.2.2.2	Reach out to all ethnic groups in the City and invite and encourage their participation in City government.	PIO / CAC / CM / PL / PW	Ongoing	GF	Outreach efforts looking at multicultural opportunities.
CHR.3.1.1	Work with community groups to establish a performing arts center in Rancho Cordova, ideally within the Downtown or Convention Overlay.	CAC	2010	GF	Pending action in 2010.
CHR.3.1.2	Work with local schools and other educational and youth outlets to promote artistic performances by children and artistic education programs for children. Work with school districts to establish performing arts facilities in	CAC	Ongoing	GF	Pending implementation of the Cultural Arts Commission.

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	high school and junior high school campuses.				
CHR.3.1.3	Showcase youth artwork in public venues such as City Hall, public libraries, and other places throughout the community.	CAC	Ongoing	GF	Ongoing. Further implementation pending implementation of the Cultural Arts Commission.
CHR.3.1.4	As necessary, revise City ordinances to allow and promote on street visual art, dance, and theatrical performances in the Downtown. Include such provisions in the Downtown Specific Plan.	CAC / PL	2008	GF	Pending action in 2008.
CHR.3.1.5	Work with existing theatre, music, arts, and other performing arts groups to help them find locations in Rancho Cordova.	CM / ED	Ongoing	GF	Pending.
CHR.3.2.1	Establish a Cultural Arts Commission that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the City as deemed appropriate by the City Council.	CM / PL	2007	GF	Not yet initiated.
CHR.3.2.2	Promote the incorporation of monuments, plaques, signs, or artwork identifying Rancho Cordova's diverse history into development projects and on pedestrian and bicycle trails. Possible highlights include the area's agricultural, mining, Pony Express, and aerospace and aviation activities.	CAC / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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XI – Safety Element					
S.1.1.1	Conduct an evaluation, as part of the CEQA process, of the potential safety hazards of proposed development within the City and mitigate impacts as appropriate and practical to ensure a reasonable level of safety for residents, workers, and property owners.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.1.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	PD	2006 / 2007	GF	Ongoing.
S.1.2.2	Collaborate with Folsom Cordova and Elk Grove Unified School Districts, Cordova Park and Recreation District, the faith based community, and other public entities to continue to offer public safety education classes, including but not limited to personal safety, fire safety, traffic safety, and bicycle safety.	PD / F / PIO	Ongoing	GF	Pending.
S.1.3.1	Create, adopt, and update, as needed a local Emergency Management Plan identifying leadership, representatives, coordination, and action for responding to emergencies in a timely and efficient	CM / PD / F	Ongoing	GF	Ongoing.

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	manner.				
S.1.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident management System (NIMS), and comply with the State of California Emergency Services Act.	PD / F	Ongoing	GF	Ongoing.
S.1.3.3	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	CM / PD / F	Ongoing	GF	In process. Risk Management team developing.
S.1.4.1	Develop and update as necessary risk assessments and emergency management provisions to maintain or improve the safety rating of Rancho Cordova as a community with low risk of disruption.	CM / PD / F	Ongoing	GF	In process. Risk Management team developing.
S.2.1.1	Support the construction of flood control projects when clear dangers to life and property exist.	PW	Ongoing	GF / AF	Ongoing.
S.2.1.2	Participate in the National Flood Insurance Program by updating the floodplain management ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and	PW	Ongoing	GF / AF	Ongoing.

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	businesses owners in Rancho Cordova.				
S.2.1.3	Participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in the City.	PW	Ongoing	GF	Ongoing.
S.2.2.1	Disapprove new projects that would result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that the existing drainage facilities are being improved to mitigate such impacts.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.2.2	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency (FEMA) or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.2.3	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
S.2.2.4	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts on wildlife, habitat, and flooding on other parcels.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.2.5	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.2.6	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.2.7	Discourage additional crossings of natural creeks in order to reduce potential flooding and access problems, except as needed to provide roadway and trail connections and preserve natural resource areas.	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year	PL / PW	Ongoing	AF	Implemented as part of project processing and review of individual development

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	floodplain, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.				applications.
S.2.3.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement Comprehensive Drainage Plans.	PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.3.2	Maintain drainage facilities in order to ensure their proper operation during storms.	PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.2.3.3	Prepare a Comprehensive Drainage Plan for all streams and their tributaries prior to any development within the 100-year floodplain.	PW	Ongoing	GF	Not yet initiated, but reviewed as part of project processing and review of individual development applications.
S.3.1.1	Continue to implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.	B	Ongoing	AF	Ongoing.
S.3.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	B	Ongoing	BPF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
S.3.2.2	Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	B	Ongoing	BPF	Implemented as part of project processing and review of individual development applications.
S.4.2.1	Coordinate with Regional Transit and companies with railways in the City to ensure that they implement all appropriate safety measures.	PW / PL	Ongoing	AF	Ongoing.
S.4.2.2	Investigate improvements in crossing gates and warning devices on a regular basis.	PW	2007 / Ongoing	GF	Not yet initiated.
S.4.2.3	Make information on railroad crossing safety available at City Hall and on the City's website to encourage safe practices by City residents and businesses.	PW	2007 / Ongoing	GF	Not yet initiated.
S.4.3.1	Evaluate the potential for grade separations at Mayhew Road, Bradshaw Road, Routier Road, Mather Field Road, and Zinfandel Drive roadway crossings.	PW	2007 / Ongoing	GF	Looking at a preliminary design for Mather and Zinfandel
S.4.3.2	Work with RT to design grade separations appropriate for each location.	PW	2006 / 2007	BPF	Not yet initiated.
S.4.3.3	Include the grade separations specified in Action S.3.3.1 in the Capital Improvement Plan, and collect fees to help fund their construction.	PW	2007 / Ongoing	GF	Completed.
S.5.2.1	Adopt, and update as necessary, local standards for maximum acceptable exposure for the evaluation of	PW	2007	GF	Pending action in 2007.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	hazardous facilities for potential to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage.				
S.5.3.1	Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	B / F	Annually	GF	Ongoing.
S.5.3.2	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	PL / PW / B / F	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.5.3.3	Require all sites that are suspected or known to contain hazardous materials and / or are identified in a hazardous material / waste search to be reviewed, tested, and remediate for potential hazardous materials in accordance with all local, state, and federal regulations.	B / F	Ongoing	GF	Ongoing.
S.5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	Fire	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
S.5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Fire	Ongoing	GF	Implementation ongoing.
S.5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the	Fire / PD	Ongoing	GF	Ongoing.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the Planning Department..				
S.5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	PL / F / PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.5.6.1	Continue to coordinate with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, County of Sacramento, the Sacramento Metropolitan Fire District, the Rancho Cordova Police Department, and other appropriate agencies in hazardous materials route planning and incident response.	CM / F / PD	Ongoing	GF	Ongoing.
S.5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	PD / F	Ongoing	GF	Ongoing.
S.6.1.1	Limit the height of structures consistent with Federal Aviation Regulation (FAR) Part 77 regulations.	PL / B	Ongoing	GF / AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
S.6.1.2	Site new land uses consistent with the CLUP for noise impacts and safety restrictions.	PL / B	Ongoing	AF / GF	Implemented as part of project processing and review of individual development applications.
S.7.1.1	<p>Adopt and periodically update development standards and design guidelines consistent with current Crime Prevention through Environmental Design (CPTED). Specifically, incorporate provisions to address the following:</p> <ul style="list-style-type: none"> - Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting). - Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, 	PD / PL	2007 / Ongoing	GF	Completed as part of Citywide Design Guidelines.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	<p>gateway treatments, and fences.</p> <ul style="list-style-type: none"> - Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. - Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges. 				
S.7.1.2	Adopt and implement a City of Rancho Cordova Uniform Security Code to ensure all structures meet applicable security standards.	PD / PL	2006 / 2007 / Ongoing	GF	Not yet initiated.
S.7.1.3	Adapt transit-oriented development guidelines to the needs of crime prevention to the extent possible.	PD / PL	2007 / Ongoing	GP / AF	Not yet initiated.
S.8.1.1	Complete a review of police services in the City on an annual basis and provide funding for additional services as needed and in conjunction with increased development.	PD	2006 / 2007	GF	Pending.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
S.9.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD	Ongoing	GF	Ongoing.
S.9.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
S.9.1.3	Work with SMFD to develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	B	Ongoing	BPF	Outreach events ongoing in partnership with Sacramento Metro Fire (ensuring smoke detectors are in homes as part of Blight Buster program).
S.9.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
S.9.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD	Ongoing	GF	Ongoing.
S.9.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	PD	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
S.9.1.7	Continue to enforce all existing codes and ordinances regarding fire protection, including building	B FD / NS	Ongoing	BPF / GF	Implemented as part of project processing and review of individual development

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	inspection and vegetation management.				applications.
S.9.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	PW / FD	Ongoing	GF	Ongoing.
S.9.1.9	The City shall require that future projects are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.	PW / PL / FD	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
XII – Air Quality Element					
AQ.1.1.1	Use the emissions guidelines produced by the California Air Resources Board, SMAQMD, and SACOG to ensure that City facilities and operations comply with mandated measures.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.1.1.2	Support SMAQMD in the development of improved ambient air quality monitoring capabilities, as well as the establishment of standards that more adequately address the air quality impacts of proposed project plans and proposals.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
AQ.1.1.3	Support intergovernmental efforts directed at adopting stricter standards related to lowest emission technology vehicles, and more efficient burning engines and fuels (e.g., HVAC, generators, construction equipment, stricter tailpipe emissions standards, etc.).	CM	Ongoing	GF	Ongoing.
AQ.1.1.4	Update the General Plan as necessary if updates to the Sacramento Area Regional Ozone Attainment Plan would create inconsistencies between future buildout of the General Plan Planning Area and the Attainment Plan.	PL	Ongoing	GF	Ongoing.
AQ.1.2.1	Coordinate with SMAQMD through the environmental review process to ensure that proposed projects would not significantly affect the region's ability to meet State and federal air quality standards.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.1.2.2	Require project proponents to coordinate with SMAQMD on appropriate methodologies for evaluating project emissions and air quality impacts (e.g., emissions modeling software, SMAQMD's thresholds of significance, etc.).	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.1.2.3	Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a 15 percent reduction in emissions when	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	compared to an “unmitigated baseline” project.				
AQ.2.1.1	Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.	PL / ED	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.2.2.1	Promote compact development within one-quarter to one-half mile of rail transit stations and transit stations along enhanced transit corridors.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.2.2.2	Require greenfield areas of the City to be developed in keeping with the City’s Building Block Concept of livable, walk able neighborhoods with services and employment opportunities integrated within every Village of the community.	PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.2.3.1	Identify and adopt incentives for planning and implementing infill development projects within urbanized areas and near job centers and transportation nodes.	PL	2007 / 2008 / Ongoing	GF	Not yet initiated.
AQ.2.4.1	Provide buffers and setbacks between sensitive land uses and sources of air pollution.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.2.4.2	Continue to implement criteria for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 15 years.	PL / PW	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
AQ.3.1.1	Facilitate street design that encourages biking and walking in both new and established areas.	PW / PL	Ongoing	GF / CIP	Implemented as part of project processing and review of individual development applications.
AQ.3.1.2	Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.2.1.1	Develop and distribute user-friendly maps of the City's existing and planned pedestrian and bicycle facilities to businesses and post on the City's website.	PIO	Ongoing	GF	Ongoing. Materials being developed as part of the Pedestrian and Bicycle Master Plans.
AQ.3.2.1	Provide and / or adequately advertise shuttles from local transit stations to special event and civic centers.	PW / PIO	Ongoing	GF	Shuttle service implemented during annual air show event.
AQ.3.2.2	Encourage employers to provide: direct shuttle service to light rail; transit subsidies; bicycle facilities; ridesharing; flex schedules and alternative work schedules, including telecommuting and work-at-home programs; and preferential parking for carpools.	PW / PL	Ongoing	GF	Ongoing.
AQ.3.2.3	Support the development of Transportation Demand Management services through the City's Transit-Related Services Tax Area that result in active marketing of transit services, ride sharing programs, bike and pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.	PW	Ongoing	Transit tax	Ongoing with TMA.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
AQ3.2.4	Require that new development pay its fair share of the cost of transit facilities and the operations and maintenance of transit services.	PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ3.3.1	Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.	PW	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.3.3.2	Recommend that business owners schedule deliveries at off-peak traffic periods.	PW	Ongoing	GF	Ongoing.
AQ.3.4.1	Require designated carpool and vanpool parking in all new office developments.	PW / PL	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.3.4.2	Consider developing a model trip reduction and air quality improvement program for City employees. The program could include flexible or compressed work schedules, commuter matching services, telecommuting options, and preferential carpool / vanpool parking, transit subsidies.	PL / PW / PIO	2007 / 2008	GF / transit tax	Not yet initiated.
AQ.4.1.1	Require energy-conserving features in the design and construction of new development. Many options exist for reducing pollution from energy-producing systems, including the following: - Requiring the use of the best available technologies to reduce air pollution standards.	B / PW	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	<ul style="list-style-type: none"> - Using building materials and methods that reduce emissions and improve indoor air quality (e.g., LEED certification, LEED Green Buildings, EPA Green Building, etc.). - Requiring that development projects be located and designed in a way that minimizes direct and indirect emission of air contaminants. - Installing efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. - Utilizing automated time clocks or occupant sensors to control heating systems. 				
AQ.4.1.2	Encourage the use of cost-effective and innovative emission-reduction technologies in building components and design.	PW / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.4.1.3	Support the use of building materials and methods that increase efficiency beyond State Title 24 standards.	B / PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.4.1.4	Encourage the use of “EPA Energy Star”-certified appliances.	B / PIO	Ongoing	GF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
AQ.4.1.5	Promote the implementation of sustainable design strategies for “cool communities,” such as installing reflective roofing or light-colored pavement and planting urban shade trees.	B / PIO	Ongoing	GF	Implemented as part of project processing and review of individual development applications.
AQ.4.1.6	Consider incorporating energy-conserving design and construction techniques in all City facilities.	B	Ongoing	GF	City Hall includes such features as part of its LEED certification.
AQ.4.2.1	Replace the City’s fleet vehicles with new vehicles that utilize the lowest emission technology available, whenever economically feasible.	CM	Ongoing	GF / Grants	Pending.
AQ.4.2.2	Consider adopting a policy that provides a preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services (e.g., garbage collection).	CM / B	2006 / 2007	GF	Not yet initiated.
AQ.4.2.3	Encourage lowest emission technology buses in public transit fleets.	CM	Ongoing	GF	Pending.
AQ.4.2.4	Promote developments and street systems that support the use of neighborhood electric vehicles.	PW / PL	Ongoing / PR	AF	Implemented as part of project processing and review of individual development applications.
AQ.4.2.5	Adopt an ordinance that limits the amount of time diesel-powered trucks, buses, and other heavy vehicles may idle in accordance with California Air Resources Control Board rules for mobile TAC sources, and that restricts placing new sensitive receptors within	PW	2007 / 2008	GF	Pending action in 2007/2008.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Air Quality Management District requirements.				
AQ.4.4.1	Enforce construction-related air quality mitigation measures adopted through the CEQA process.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
AQ.5.1.1	Provide air quality information on the City's website, including links to public information provided by SMAQMD and the California Air Resources Board.	PIO	Ongoing	AF	Links provided in the City website.
AQ.5.1.2	Encourage employers to post flyers about carpools, vanpools, and other modes of transportation that contribute to improved air quality in locations that are easily visible to employees.	PIO	Ongoing	GF	Ongoing.
XIII – Noise Element					
N.1.1.1	Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient vs. nuisance noise, method of measuring noise, and enforcement procedures.	PL / CM	2007	GF	Update to existing noise ordinance not yet initiated.
N.1.2.1	Require new development of noise-creating uses to conform to the City's maximum noise levels.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
N.1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
N.1.2.3	Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
N.1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
N.1.3.2	Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
N.1.4.1	Limit construction activity to the hours of 7 a.m. to 7 p.m. weekdays and 8 a.m. to 6 p.m. weekends when construction is conducted in proximity to residential uses.	PL / PW / B	Ongoing	AF / BPF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
N.1.4.2	Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
N.1.4.3	Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.	PL	Ongoing	AF	Implemented as part of project processing and review of individual development applications.
N.1.6.1	Develop guidelines, strategies, and standards specifically related to maintaining acceptable noise levels in higher density development. Consider design and construction standards that minimize noise conflicts between residents with shared walls or floors / ceilings.	PL / B	2007	GF	Not yet initiated.
N.2.1.1	Encourage placement of light rail lines below the grade of the roadway in order to reduce noise impacts.	PW / PL	Ongoing	GF	Not yet initiated.
N.2.2.1	<p>Assess the significance of the noise increase of all roadway improvement projects in existing areas according the following criteria:</p> <ul style="list-style-type: none"> - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels 	PL / B	Ongoing	AF / BPF	Implemented as part of project processing and review of individual development applications.

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No.	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	<p>range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and</p> <ul style="list-style-type: none"> - Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant. 				
N.2.3.1	Adopt a Citywide noise reduction program to reduce traffic noise and other noise levels.	PL / PW	2007 / 2008	GF	Not yet initiated.

Analysis of General Plan Efficiency

The General Plan includes several actions related to annual review of the efficiency and effectiveness of the Plan, principally the Land Use Map and the mix of uses around the City. These include:

- **Action LU.1.1.1:** Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.
- **Action LU.1.1.2:** Utilize the PLACE³S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.
- **Action LU.1.2.1:** Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.
- **Action H.4.1.2:** Promote development of affordable housing by ensuring adequate sites are available in the City (Policy H.1.2, Actions H.1.2.1. and H.1.2.2), providing resources for developers of affordable housing (Policies H.7.1 through H.7.5 and associated actions), and reviewing amendments and updates to the Zoning Ordinance, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible.
- **Action ISF.1.1.3:** Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.

During the 2007 planning year, the City has initiated and/or completed the following tasks associated with analyzing the efficiency and effectiveness of the General Plan:

- Development of a new I-PLACE³S Land Use Model of the General Plan Planning Area. This new model updates the existing conditions data for the City and greater Planning Area to January 1, 2007, includes refinements to the parcel base-layer of the model not previously available, and incorporates the recently adopted land plan from the Folsom Boulevard Specific Plan. The model will be the basis for the

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City's pending Capital Improvement Plan (CIP), discussions on the pending Regional Housing Needs Plan, and other related work.

- Review of the pending Specific Plans for the Rio del Oro, Westborough, and Sun creek projects.
- Initiation of the comprehensive update to the Citywide Zoning Code.

2007 I-PLACE³S Land Use Model

The City's new land use model has incorporated new information about recently approved and pending projects, consistent with the Land Use Policy Map and Planning Area Conceptual Land Use Maps in the General Plan. The new model projects full development of the City and greater General Plan Planning Area by about 2055 (five years later than identified in the General Plan) and identifies a slightly modified buildout total than in the General Plan. Tables 2, 3, and 4 below summarize the development potential under the new land use plan.

**TABLE 2
SUMMARY OF DEVELOPMENT POTENTIAL**

	City		Outside of City		Total (General Plan Planning Area)	
	Total	% of Total	Total	% of Total	Total	% of Total
Acres	15,750	27%	42,547	73%	58,297	100%
Dwelling Units	75,679	60%	49,395	40%	125,074	100%
Density	7.44	-	2.92	-	4.65	-
Population	183,391	59%	127,639	41%	311,030	100%

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**TABLE 3
PLANNING AREA DEVELOPMENT POTENTIAL**

Planning Area	Acres	Dwelling Units	Density	Population	Employment
Aerojet	5,285	0	0.0	0	4,420
Countryside/Lincoln Village	712	3,987	8.14	9,789	5,344
Downtown	363	2,746	29.51	5,959	15,427
East	7,353	10,534	1.54	28,169	5,613
Folsom Boulevard	1,629	11,323	21.5	24,570	28,942
Glenborough	1,336	4,054	6.46	9,469	8,980
Grant Line North	1,846	6,148	4.65	14,757	3,230
Grant Line South	2,490	3,660	1.61	9,797	2,575
Grant Line West	1,307	3,430	2.8	9,170	912
Jackson	8,602	4,961	1.6	13,210	8,578
Mather	6,306	1,903	3.41	4,990	16,119
Rio del Oro	3,768	11,937	6.21	29,985	10,932
Suncreek/Preserve	1,762	9,850	10.85	21,910	1,361
Sunrise Boulevard North	95	727	18.87	1,577	1,561
Sunrise Boulevard South	995	0	0	0	14,563
Westborough	1,695	6,087	4.64	15,738	5,239

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**TABLE 4
CURRENT AND FUTURE AND GENERAL PLAN BUILDOUT
CONDITIONS**

Land Uses	City Only			Entire Planning Area		
	Year 2007	Year 2035	Buildout	Year 2007	Year 2035	Buildout
Residential Units	24,653	73,097	75,679	43,695	104,908	125,968
Population	60,819	176,755	183,391	108,925	254,884	311,030
Total Employment ¹	53,171	99,264	102,563	98,293	158,458	189,115
Commercial	7,166	11,264	11,452	15,030	21,358	23,258
Office	35,476	78,126	77,818	57,564	117,501	127,420
Industrial	7,773	9,874	8,144	19,808	19,599	23,310
Total Square Footage ²	20,103,752	36,239,309	34,693,617	41,249,092	61,331,110	68,404,946
Commercial	3,583,140	5,631,157	5,726,108	7,514,965	10,679,203	11,629,048
Office	9,690,186	21,484,119	21,400,016	15,662,187	32,312,380	35,040,390
Industrial	6,830,426	9,124,033	7,567,493	18,071,940	18,339,527	21,735,508

Note: Buildout projections under the Entire Planning Area include the City.

1 Total employment also includes jobs that are not included under commercial, office and industrial, such as public school employment.

2 Total Square Footage totals only include commercial, office and industrial and do not include other square footage from other uses, such as public and quasi-public uses (e.g., schools and churches).

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocates the needs allocation based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the regional housing needs allocation and to identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the existing 2000-2007 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region. A new Regional Housing Needs Plan for the 2007-2013 timeframe was adopted by SACOG in February 2008; the City is in the process of updating its Housing Element to reflect the new allocation.

2000-2007 REGIONAL HOUSING NEEDS PLAN

The 2000-2007 RHNP for the Sacramento region identified a total of 2,811 dwelling units as the City’s “fair share” of the regional needs total. Table 5 identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

TABLE 5
 CITY OF RANCHO CORDOVA REGIONAL NEEDS
 ALLOCATION FOR 2000-2007

Income Category				Total
Very Low Income	Low Income	Moderate	Above Moderate	
559	407	506	1,339	2,811

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element of the General Plan identified 87.4 acres of vacant land with a potential for 1,653 units of multi-family development and 550.25 acres of vacant land with a potential for 3,338 units of single-family development within the City. This indicates that there is enough land available within the City to meet the City’s share of the 2000-2007 RHNP.

But, real progress in providing housing to satisfy the region’s housing needs is only met through actual construction. Tables 6 and 6A summarize the number of units constructed in the City in 2006 by income category. Table 7 summarizes the cumulative total number of units constructed in the City during the current RHNP planning period. All construction numbers are based on issuance of building permits from January 1 to December 31 of the given year.

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TABLE 6
2007 ANNUAL BUILDING ACTIVITY REPORT
VERY LOW-, LOW-, AND MODERATE-INCOME UNITS AND MIXED-INCOME
MULTIFAMILY PROJECTS

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Project Name or Location	Unit Category ¹	Tenure ²	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
No units completed in 2007							0	0	0	0
Total of Above Moderate (from Table 6A) ▶ ▶ ▶ ▶ ▶ ▶							542	542		
Total by income units ▶ ▶ ▶							542	542		

Notes:

1. *Unit Category defined as follows:*

SF = *Single-family units*

2-4 = *Two to four unit structures*

5+ = *five or more unit structure, multifamily*

SU = *Second unit*

MH = *Mobilehomes*

2. *Tenure defined as follows:*

R = *Renter*

O = *Owner*

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TABLE 6A
2006 BUILDING ACTIVITY REPORT SUMMARY FOR ABOVE MODERATE-INCOME
UNITS – NOT PROJECT SPECIFIC
(NOT INCLUDING THOSE UNITS REPORTED ON TABLE 2)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	542	0	0	0	0	

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**TABLE 7
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS
PERMITTED UNITS ISSUED BY AFFORDABILITY**

Enter Calendar Year starting with the first year of the RHNA allocation period.		RHNA Allocation by Income Level	2000 ¹	2001 ¹	2002 ¹	2003	2004	2005	2006	2007	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	559									0	581
	Non-deed restricted					22					22	
Low	Deed Restricted	407									0	337
	Non-deed restricted					70					70	
Moderate	Deed Restricted	506									0	281
	Non-deed restricted						22		203		225	
Above Moderate		1,339				155 ²	485	1,633	482	542	3,297	0
Total RHNA by COG. Enter allocation number:		2,811									3,614	
Total Units		▶ ▶ ▶				247	507	1,633	685	542		
Remaining Need for RHNA Period		▶ ▶ ▶ ▶ ▶										

Notes:

1. The City of Rancho Cordova incorporated in July of 2003. The RHNA numbers for the City for the 2000-2007 planning period reflect this.
2. Construction data for 2003 only reflect the second half of the calendar year, from incorporation forward.

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In summary, as described in the Housing Element, the City has identified enough land to meet its 2000-2007 RHNA obligations. Additionally, as of December 31, 2007, 3,614 dwelling units have been built in the City, the majority of which have been in the Above Moderate category.

2007-2013 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Allocation for the 2007-2013 planning period. The plan was adopted on February 21, 2008. The City is now in the process of updating its Housing Element to reflect the new allocation. An updated Housing Element is due to the State Housing and Community Development Department by June 2008.

The new Regional Housing Needs Allocation for Rancho Cordova, as approved by SACOG, includes the allocations listed in Table 8.

**TABLE 8
CITY OF RANCHO CORDOVA SHARE OF THE REGIONAL
HOUSING NEEDS ALLOCATION**

Income Category	Number of Units	Percent of Total
Very Low	2,107	20.3%
Low	1,595	15.3%
Moderate	1,991	19.2%
Above Moderate	4,702	45.2%
TOTAL	10,395	100%

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. Further, the Citywide Design Guidelines, adopted in 2005, do not pose a constraint on the development of housing, as they represent the City's guiding policies and expectations for quality development.

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The City's existing Zoning Code identifies a variety of zoning districts that allow for various housing types, including single family dwellings, duplexes and half-plexes, apartments, condominiums, townhomes, mobilehomes, accessory dwellings, and residential care homes. Provisions are also made for the establishment of emergency shelters, farm worker housing, and transitional/social rehabilitation shelters.

In 2007, the City initiated a comprehensive update of the Citywide Zoning Code. The objectives of the update, as identified in the General Plan, are to ensure compliance with State law and establish consistency with the new General Plan. To this end, the update will also strive to prevent the creation of new constraints on the development of housing in the City. Completion of the Zoning Code update is slated for mid-2008.

