



City of Rancho Cordova Planning Activities – Corridor Revitalization and Infill Housing

Receive and File

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**Attachments:** No

**Referring Committee:** Land Use & Natural Resources

**Issue:**

The City of Rancho Cordova has focused a lot of planning work on facilitating the revitalization of the commercial corridor along Folsom Boulevard and redevelopment opportunities including the Mills Crossing project.

**Request:**

Receive & File

**Recommendation for Board:**

None; this is for information only.

**Recommendation for Committee:**

None; this is for information only. The Land Use and Natural Resources Committee heard a presentation from City of Rancho Cordova planning staff. The committee was encouraged to ask questions and engage in a dialogue about lessons the city has learned that may be applicable elsewhere in the region. These local government presentations provide opportunity for committee members to take deep dives into specific examples of local implementation of the region's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and how SACOG and local agencies can partner through the Green Means Go program.

**Background:**

Periodically, SACOG invites local agencies to share information about planning efforts that leverage regional funds, technical assistance, and local expertise in a way that highlights how SACOG and local agencies work together to implement the region's long-range plan in a way that also advances local priorities. Some of the City of Rancho Cordova's planning efforts are partly funded by SACOG's Regional Early Action Planning (REAP1) and Green Means Go (REAP2) grant funding programs that the Land Use and Natural Resources Committee is overseeing this year. The city has also participated in the year-long SACOG Civic Lab corridor revitalization program, which served as a precursor to the city's work with the REAP1 grants.

**Discussion/Analysis:**

This presentation is part of an ongoing effort to bring more opportunities for shared learning across jurisdictions in the region and provide members of the committee with greater insights into local land use development activities that contribute to the board's goals and objectives for catalyzing urban, suburban, and

small-town infill and revitalization.

The City of Rancho Cordova joined the May 2, Land Use & Natural Resources Committee meeting to discuss several of their ongoing efforts to revitalize the city's main commercial corridor, Folsom Boulevard. The city's Folsom Boulevard Specific Plan calls for more housing production and redevelopment of this important commercial area. The city began revitalization efforts by providing pedestrian oriented street improvements along the corridor served by light rail, installed several street improvements, and has seen the expansion of a Los Rios community college facility at a key intersection.

City staff offered insights into their ongoing work on the Mills Crossing transit-oriented development (TOD) project, located on the Folsom Blvd corridor, adjacent to the Mills Station Sacramento Regional Transit light rail station, is planning for a mixed-use, mixed-income community hub including over 100 multifamily and townhouse units, 2+ acres of public open spaces and plazas, and approximately 100,000 square feet of community arts, workforce, and wellness facilities.

As SACOG works to update the 2025 Blueprint with a focus on advancing coequal goals in equity, economy, and environment, it is important to learn from local experiences, strategies, and projects that support and implement the region's vision. Understanding these efforts not only provides useful case studies for cities and counties looking to tackle similar challenges, but also helps SACOG identify implementation and assistance activities that we can take on to support member agencies.

The Land Use & Natural Resources Committee asked questions about the challenges the city of Rancho Cordova have had in incentivizing infill development. The discussion focused on the issues that special service districts face when cities and counties seek infrastructure improvements and the difficulties of reducing development fees.

**Fiscal Impact/Grant Information:**

SACOG's housing and technical assistance programs are a combination of sources including state Regional Early Action Planning grants (REAP) administered through the State Housing and Community Development Department. The Green Means Go program is funded through a combination of California Regional Early Action Program and Strategic Growth Council funds.