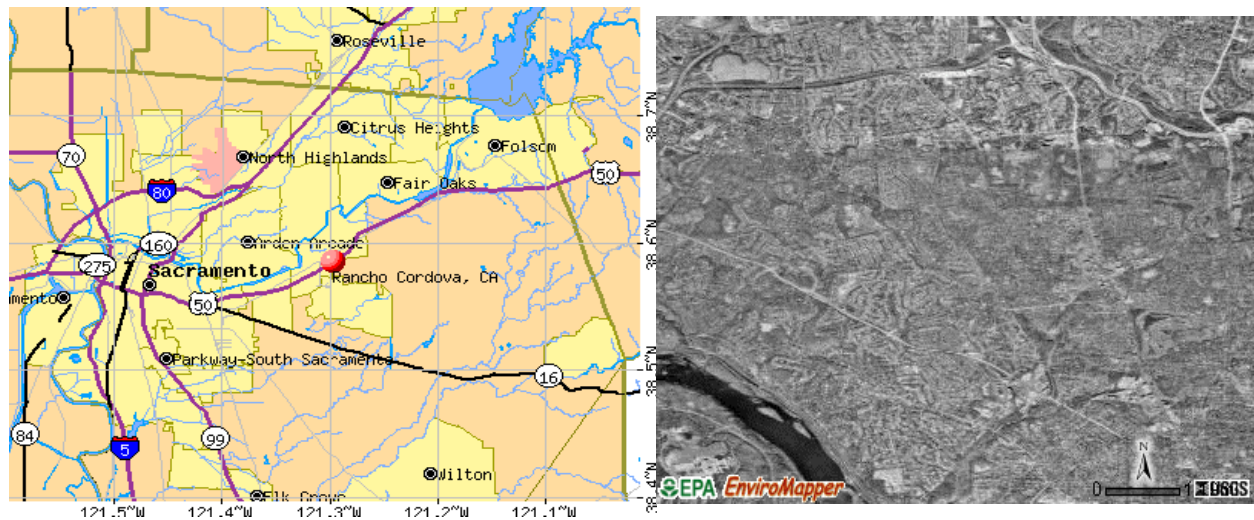


Multi-Hazard Mitigation Plan

6.8 Rancho Cordova Community Element



CITY OF RANCHO CORDOVA COMMUNITY PROFILE

Rancho Cordova, a Sacramento County suburb of 55,000, was first incorporated on July 1, 2003. The City covers an area of 33 square miles just east of the center of the County. Rancho Cordova has a rich past, which encompasses both agriculture and military service. Its history stretches back to the Gold Rush and the Pony Express. Mills Station, one of the stopping points for the Pony Express, is now being renovated into a community center.

Rancho Cordova is bound on the north by the American River Parkway, which extends 23 miles from near downtown Sacramento dam east to Nimbus Dam. The parkway provides hiking, biking, picnicking, fishing, swimming and other outdoor activities. Goethe Park is also located along the river.

Mather Field, once an Air Force Base in Rancho Cordova, is now in operation as a civilian air field and business park. Currently being developed at Mather is a 1,270-unit single-family project at Mather known as Independence at Mather.

A General Plan for the city is currently being drafted and the estimated date of adoption is December 2005.

TOTAL VALUES AT RISK FROM HAZARDS

The total values at risk from all hazards are presented as a worst-case baseline. Like other values presented in this plan, these are deceptively low because they do not include the values of infrastructure, government and church facilities, or the local economy. Additionally, assessed values in California are lower than actual because they are frozen to only reflect the value at the time of the last sale.

	Total value	Land value
2/3/4 PLEX	114,168,263	30,268,521
COMMERCIAL/INDUSTRIAL	1,865,525,567	433,416,298
MULTI-FAMILY	303,518,223	55,851,589
SINGLE FAMILY	1,545,585,238	409,100,919
VACANT LAND/AG	364,963,460	364,400,643
=====	=====	=====
RANCHO CORDOVA	4,193,760,751	1,293,037,970

Source: Sacramento County Assessor's Office, Assessments by Land Use; 9-10-04

There are very few events that would destroy an entire community, so in any given disaster event, one could expect the damages to be less than the \$4.2 Billion displayed. The Risk Assessment portion of this plan also supports the statement that Rancho Cordova does not face a catastrophic natural disaster. However, the risk for Rancho Cordova varies from the rest of the County within the mapped floodplain due its different size, and the varying numbers of structures and varying values of those structures. Therefore, the following section takes a closer look at Rancho Cordova's vulnerability to flooding.

NFIP DATA AND FLOODPLAIN INVENTORY

Rancho Cordova's northwest city limit is the American River. The American River is the primary source of flood problems for the City. Rancho Cordova applied to the National Flood Insurance Program on July 7, 2004. Based on the application, the City estimated that 1,216 acres within the City limits were subject to flooding. Seventy-six structures were estimated to be within the floodplain; of these twenty-four were identified as residential structures. The estimated population within the floodplain is 65 persons. Since the City is newly incorporated and only recently applied to the NFIP program, additional information such as the number of flood insurance policies and past flood insurance claims are still contained within the unincorporated county information.

OTHER HAZARDS

There are no other hazard risks within Rancho Cordova that differ from those facing the rest of the county. Other than flood, there are no other mapped, identified natural hazard areas for the City of Rancho Cordova. Floods, to date, have not adversely impacted City. Severe weather has not resulted in significant impacts. There has been no major crop damage recorded. There is no significant wildland fire hazard.

CAPABILITY ASSESSMENT

As a newly incorporated city, most of the city's existing capabilities are those that were established under the County's jurisdiction. The City council, as its first action after incorporation, adopted by reference certain provisions of the county code and zoning code of the County of Sacramento (Ordinance No. 20-2003). The City also has adopted other county programs and procedures such as those for Stormwater and Erosion and Sediment Control.

Rancho Cordova Community Plan. Prior to the incorporation of the City of Rancho Cordova, the County of Sacramento completed a lengthy planning process which led to the creation of the Cordova Community Plan, a policy document which implemented the County's General Plan at a more detailed level. Hundreds of Rancho Cordova residents were part of the planning process that led to the creation of the Community Plan, working over a period of years to create that document. The Community Plan did not address the entire area included in the City of Rancho Cordova, and in particular did not cover the area south of Douglas Road where much of the future growth of Rancho Cordova is expected to occur, but it represents an important planning effort. The Community Plan contained a "Vision Statement" which laid out the following general vision for community:

"The plan aims to achieve a high quality of life for all residents and employees, young and old, of the community described by the Cordova Community Plan by building on its rich history and proud heritage, active citizenry and the multidisciplinary work of community-based interest groups, social and economic diversity, industry, recreational amenities, and its relation to surrounding communities."

Rancho Cordova General Plan: Vision Book and Interim General Plan. As an interim step, the City has initiated a process to develop a General Plan for the City. Currently, the City has a Vision Book and Interim General Plan. The process of describing the "Vision" for Rancho Cordova involved several different forms of community input, including:

- A series of four "Vision" workshops in June and July
- A General Plan survey, distributed at various locations in Rancho Cordova and on the City's web site. (A copy of the General Plan survey with a summary of results is included as an appendix to this Vision Book.)
- A Visual Preference survey, also distributed in printed form and on the web site.

The results of the input received from hundreds of Rancho Cordova residents through this multifaceted Visioning process is reflected in the Vision statements for the City. The Vision statements are arranged into the twelve sections, or "Elements" of the General Plan.

EXPLANATION OF CAPABILITY ASSESSMENT MATRIX

Does the Community have:

Comp Plan: A Comprehensive Long-Term Community Growth Plan?

Land Use Plan: A plan that designates type of Land Use desired/required; uses Zoning

Subdivision Ordinance: A regulation that dictates lot sizes, density, setbacks and construction type

Zoning Ordinance: An ordinance that dictates type of Use and Occupancy, Implements Land Use Plan

NFIP/FPM Ord: A Floodplain Management Ordinance: Directs development in identified Flood Hazard Areas. Required for Participation in NFIP and Availability of Flood Insurance

Sub. Damage: Does your FPM Ordinance contain language on Substantial Damage/Improvements?

Administrator: Do you have a Floodplain Management Administrator (someone with the responsibility of enforcing the ordinance and providing ancillary services (e.g., map reading, public education)

of FP Bldgs: How many buildings are in the mapped Floodplain?

of policies? How many buildings are insured against flood through the NFIP?

of RL's: # of Repetitive Losses: (Paid more than \$1,000, twice in 10 years)

CRS Rating: A Community Rating System rating from the NFIP, and if so, what is it?

BCEGS: A Building Code Effectiveness Grading System Rating

LEOP: A Local Emergency Operations Plan – a disaster RESPONSE plan

HM Plan: A Hazard Mitigation Plan

Warning: Any type of system, such as “Storm Ready” Certification from NWS, NOAA Weather Radio reception, outdoor sirens, Cable (TV) Override, or an Emergency Warning Notification System?

GIS: A Geographic Information System

Structural Protection Projects: (levees, drainage facilities, detention/retention basins)

Property Protection Projects: (buy-outs, elevation of structures, floodproofing, small "residential" levees or berms/floodwalls)

Critical Facility Protection: (for example, protection of power substations, sewage lift stations, water-supply sources, the EOC, police/fire stations or medical facilities that are at risk)

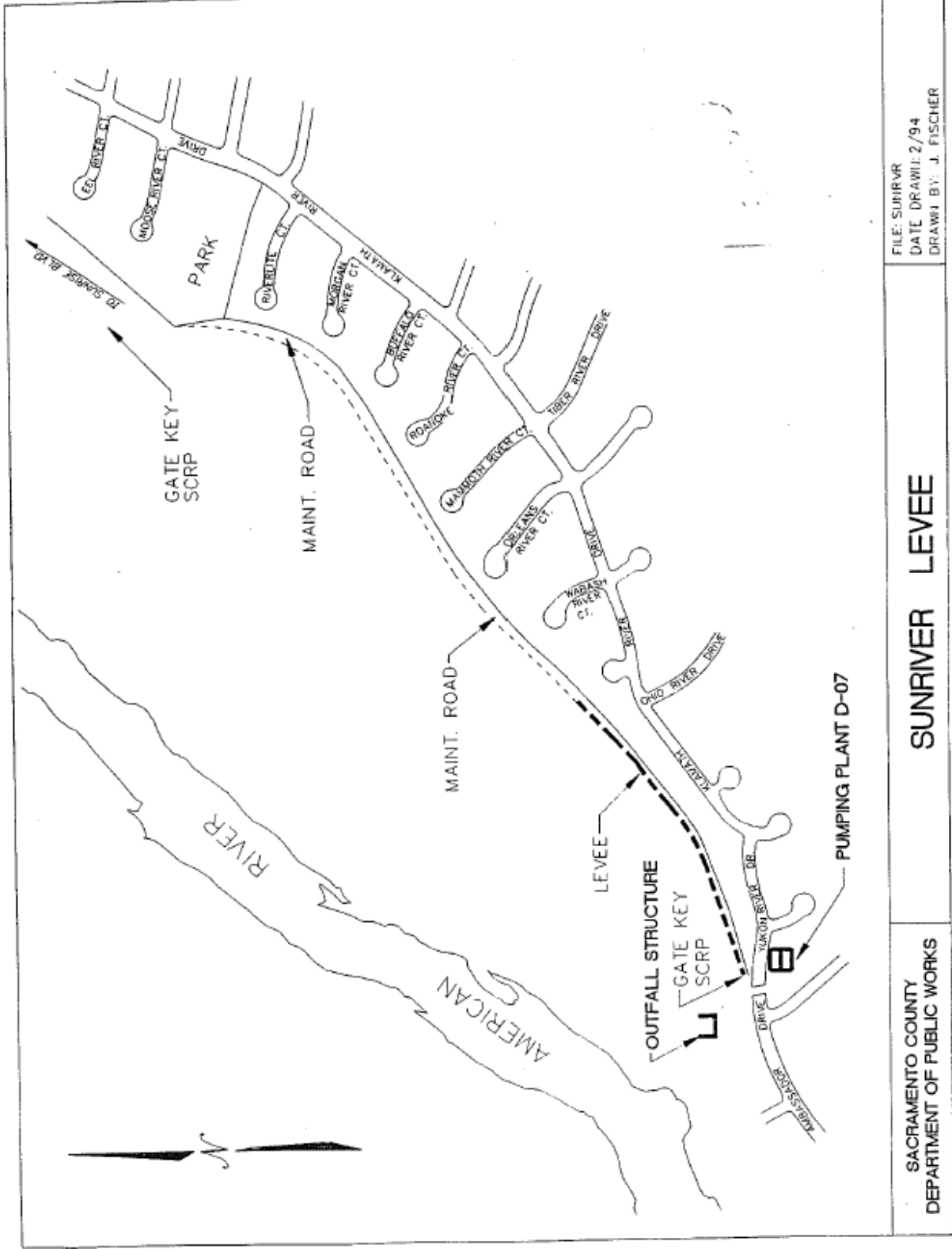
Natural And Cultural Inventory: Do you have an inventory of resources, maps, or special regulations within the community? (wetlands and historic structures/districts, etc.)

Erosion Or Sediment Control: Do you have any projects or regulations in place?

Public Information And/Or Environmental Education Program: Do you have an ongoing program even if its primary focus is not hazards? Examples would be "regular"

Capability Assessment Matrix

	RANCHO CORDOYA
Comp Plan/General Plan	Y- underway
Land Use Plan	Y- underway
Subdivision Ord	Y
Zoning Ordinance	Y
NFIP/FPM Ordinance	Y- adopts County's Ordinance
- Map Date	same as County
- Substantial Damage language?	Y
- Certified Floodplain Manager?	Y- County Manager
- # of Floodprone Buildings?	77
- # of NFIP policies	in County total
- Maintain Elevation Certificates?	Y
- # of Repetitive Losses?	0
CRS Rating, if applicable	N/A
Stormwater Program?	Yes, RC has adopted County policy
Building Code Version	UBC
Full-time Building Official	Y
- Conduct "as-built" Inspections?	Y
BCEGS Rating	N
Local Emergency Operations Plan	N
Hazard Mitigation Plan	N
Warning System in Place?	N
- Storm Ready Certified?	N
- Weather Radio reception?	N
- Outdoor Warning Sirens?	N
- Emergency Notification (R-911)	N
- Other? (e.g., cable over-ride)	N
GIS System?	Y- County System
- Hazard Data?	Y- with County
- Building footprints?	N
- Tied to Assessor data?	Y- County System
- Land-Use designations?	Y
Structural Protection Projects	Y-Levees
Property Owner Protection Project	N
Critical Facilities Protected?	Y
Natural Resources Inventory?	N
Cultural Resources Inventory?	N
Erosion Control procedures?	Y- adopted County policy
Sediment Control procedures?	Y- adopted County policy
Public Information Program/Outlet	Y
Environmental Education Program	N



FILE: SUNRVR
 DATE DRAWN: 2/94
 DRAWN BY: J. FISCHER

SUNRIVER LEVEE

SACRAMENTO COUNTY
 DEPARTMENT OF PUBLIC WORKS

HISTORIC PRESERVATION

There are several historic structures located within Rancho Cordova, three of which are pictured below.



One structure listed below appears on the National Historic Preservation District Register.

State and Federal Historic Preservation District Registers:

American River Grange Hall No. 172 (added 1996 - **Building** - #96001079)

2720 Kilgora Rd., Rancho Cordova

Source: <http://www.nationalregisterofhistoricplaces.com/CA/Sacramento/state.html>

NATURAL RESOURCES IDENTIFIED IN RANCHO CORDOVA

According to the California Natural Diversity Database the following threatened and endangered species have been identified with the City of Rancho Cordova:

CITY OF RANCHO CORDOVA

Ahart's dwarf rush
Bank swallow
Boggs Lake hedge-hyssop
Burrowing owl
California linderiella
Cooper's hawk
Great blue heron
Great egret
Legenere
Midvalley fairy shrimp
Northern Hardpan Vernal Pool
Sacramento orcutt grass
Sanford's arrowhead
Slender orcutt grass
Tri-colored blackbird
Valley elderberry longhorn beetle
Vernal pool fairy shrimp
Vernal pool tadpole shrimp
Western spadefoot
White-tailed kite

DEVELOPMENT TRENDS

Although the city has a large employment base with dozens of offices along Highway 50, including several Fortune 500 companies, a few retail centers are nearly empty. One example is the largely vacant Mervyn's shopping center at Folsom Boulevard and Olson Drive. Another recent blow was Sam's Club's announcement that it would close its Sunrise Boulevard store at the beginning of next year and reopen in Folsom.

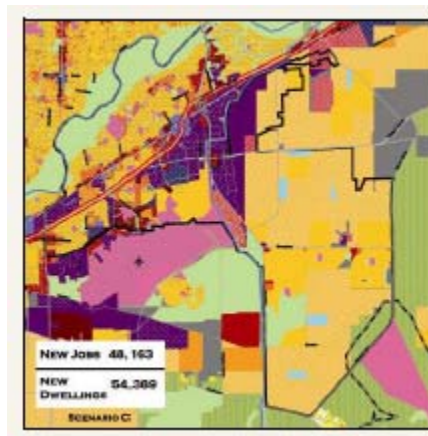
The city also is on the verge of an explosive population growth with the 22,000-home Sunrise Douglas development and the Rio del Oro proposal for 12,000 homes. Together, these projects on Rancho Cordova's southeast side would more than double the city's population.

Meanwhile, other subdivisions, such as Villages of Zinfandel, which has been under construction for the last two years, also are increasing the city's population. The Folsom Cordova Unified School District already reports that it expects to accumulate more developer fees from Rancho Cordova than from Folsom.

A major concern of Rancho Cordova's leaders is connecting its new and older communities so they don't splinter into two cities years from now.

The Interim General Plan for the City of Rancho Cordova includes a variety of visions statements reflecting the development trends of this new community:

- Land uses in Rancho Cordova should generally reflect the types and intensity of land uses shown in the Blueprint's "Scenario C" (shown below) which envisions relatively higher overall residential densities than currently in place. While not establishing 'buildout targets', this land use scenario anticipates the addition of approximately 54,000 to 60,000 new households and 48,000 new jobs in the current Rancho Cordova city limits (based on assumptions used in the Blueprint process), with possible additional growth in the planning area.
- The land use vision for Folsom Boulevard is to show higher intensity development than Scenario C, focusing development at the light rail stations.
- Development within the Planning Area should be contained within the current "Urban Service Boundary" as shown on the General Plan.
- Civic and educational uses along Folsom Boulevard.
- Less industrial use of the Aerojet property within Rancho Cordova.



- New uses along the American River Parkway (such as: expanded recreational, supportive commercial, amphitheater, and nature center)
- Regenerate existing underutilized commercial centers (including the Zinfandel/Olson Drive area and other underutilized commercial centers) by improving existing centers or by wholesale changes in land use Incentives to encourage infill development in the existing developed areas of the city
- A circulation system that links to regional destinations, including a proposed new Highway 50-Highway 99-I 5 connector.

COMMUNITY-SPECIFIC RECOMMENDATIONS

Rancho Cordova Action Item #1: *Participate with the development of a seasonal multi-hazard public education campaign to be implemented annually*

Issue/Background Statement: Refer to Section 5-4 Countywide Mitigation Recommendations. Public Education is one of the primary mechanisms in reducing future hazard related losses, and one that is inexpensive in comparison to other mitigation projects. This effort should be coordinated between the many organizations that already have extensive and/or limited programs in place.

The following topics could be addressed through this effort that apply to Rancho Cordova:

- Floods
 - Warning system components
 - Regional Evacuation plans/procedures (response to warning)
 - Public Info regarding manhole covers popping off: what they are, what they are for
 - Natural & Beneficial value of floodplains
 - Placing Flood-Depth signs county-wide
- Severe Weather
 - Tree-limb trimming
 - Fog – driving tips
 - Warning (NOAA Weather [All-Hazards] Radio)
- Earthquakes
- Health Hazards (West Nile Virus)
- Water Conservation (In conjunction with existing San Juan WD program effort)
- Develop/enhance Business Continuity Planning
- Conduct disaster exercises
- Train consumers/volunteers to be read to help when disasters strike
- Provide all-hazard curriculum for teachers

Other Alternatives Considered: Do nothing

Responsible Offices/Persons: City & County Emergency Management offices, City & County Floodplain Management Offices, SAFCA, the America Red Cross, Sacramento County Health Department, San Juan Water District, the California Fire Alliance, the Institute of Building and Home Safety, CA-OES, CA-DWR, CA-Reclamation Board and FEMA Region IX.

Priority (H,M,L): High

Cost Estimate / Potential Source of Funding: Existing budgets

Cost-Effectiveness Explanation: Life Safety, Reduced losses

Schedule: 2005