

Minutes

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

Meeting of March 20, 2014, rescheduled to:

Thursday, April 17, 2014

7:00 PM

County of Sacramento
Branch Center OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Cordova.aspx>

Note: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cordova CPAC Chair, Gay Jones at (916) 208-0736. To contact the Sacramento County Planning and Environmental Review Division representatives for the Cordova area, please call Cindy Storelli at (916) 874-5345 or storellic@saccounty.net or Manuel Mejia at (916) 874-7934 or mejiam@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information.

Note: To submit project comments to CPAC members, email them to CPAC-Cordova@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	GAY JONES -P	<u>CHAIR</u>
	ROBERT TRONVIG -P	<u>VICE-CHAIR</u>
MEMBERS:	MICHAEL KAST -P	JASON MCCOY -P
	DWIGHT HELMICK -EXA	
REPRESENTATIVES:	CINDY STORELLI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	
	MANUEL MEJIA - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION: Yes No
COUNTY REPRESENTATIVE: Cindy Storelli and
 Michelle Nagao

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW: NONE**OTHER BUSINESS:**

- 1. WORKSHOP ON THE MATHER SOUTH COMMUNITY MASTER PLAN A PROPOSED MASTER PLANNED COMMUNITY WITH RESIDENTIAL, COMMERCIAL, MIXED USE, RECREATION, OPEN SPACE, PARK, SCHOOL AND UNIVERSITY USES.**

Cindy Storelli began the presentation advising the members that unlike the other projects in this area, the Mather South is within the County's Urban Planning Area. By way of history, the County Economic Development Agency initially purchased the land and sold it to this LLC. The traffic study is completed and the water use study will soon be completed with the Notice of Preparation of the Draft EIR soon to follow. Cindy noted that since the development was already in the UPA, LU120 sets forth general policy guidelines which allow some flexibility in the development's final build out.

Jason explained that he had concerns about the discrepancies between the Master Plan and the specifics acreage allotments parks and mixed use area and also the characterization of the mixed use areas.

Phil Rodriguez, Representative Lewis Operating Co., on the Mather South Master Plan, attended and complimented member-Jason McCoy on his analysis of the original draft of the above Master Plan. Phil pointed out that in response to the McCoy analysis he submitted clarifications and amendments to the proposed draft. Phil noted that while the mixed use areas consists of approx. 68.5 acres only approx. 10 of those acres would be for "neighborhood" retail. No "big box" stores were anticipated.

The members requested more specifics regarding the actual composition of this "Mixed Use" area in the Master Plan.

That with respect to the acreage for parks, two of the parks are adjacent to proposed elementary school sites and the school districts have final say as to whether a portion of those parks would be fenced for the security of the students thus leaving the actual park acreage available for the public's use uncertain. Phil pointed out that the water collection basins adjacent to Zinfandel Bl., are not to be considered park acreage but during the dry season may be utilized for public use. The population density planned will range from 3.5du/ac to 30du/ac with an average of 9du/ac.

The members requested more specifics regarding actual, public use park acreage taking into account the population density/actual, public access park acreage.

Interest was raised regarding a vehicular crossing from this project over the aquaduct and Sunrise Bl. to the Anatolia development at Chrysanthy intersection. Initial discussions with Federal authorities on this enhancement were not promising. Possible construction of a pedestrian overcrossing was raised. Federal permission, cost concerns and the approx. 40 foot elevation difference between this property and Sunrise Bl. are practical impediments to such an overcrossing.

Phil agreed to furnish additional clarification on the concerns raised by the members.

2. INFORMATIONAL UPDATE: EVA AIR AT MATHER FIELD.

Michelle Nagao advised the members that the ground lease and design review had been completed by the county for the flight school operated by Eva Air. This school includes a four story dormitory; dining facility and classrooms for approximately 100 Taiwanese flight training students enrolled in an 11 month course for classroom and practical flight training. Wayne Wang, EVA's local representative, informed the members that the fleet or aircraft included 10 single engine planes and 3 twin engine planes. There would be 150 night time flights per year and 39 day time flights per week utilizing this fleet of planes. Eva's representative assured the members that the flights would be principally over areas south of Mather Field and at a sustained elevation of 3,000 to 5,000 feet. Michelle advised the members that the Mather Master Plan had been amended to accommodate the decibel levels for take off and landings around the airstrip and the decibel level maps reflected a concern to minimize the decibel levels over residential areas. The members enthusiastically welcomed EVA Air to our community and its commitment to Rancho Cordova.

3. FOLSOM BOULEVARD CORRIDOR PLAN INTRODUCTION AND STRATEGY.

Keri Blaskoski provided an informational presentation on the Smart Growth Plans for the light rail stations at Butterfield and Hazel including the immediate area around those stations and incorporating those plans with the overall upgrading of the Folsom Blvd. corridor. The goals include supporting transit oriented development; promoting economic development; compact mixed-use development for the purpose of increasing transit ridership and bike and pedestrian access to the light rail stations.

4. A PRESENTATION FROM THE SACRAMENTO REGIONAL TRANSIT DISTRICT (RT) ON UPDATING ITS STRATEGIC PLAN; SEEKING INPUT FROM THE COMMUNITY WITH THE REVISION OF RT'S VISION AND GOALS. -- DROPPED FROM AGENDA**5. HUMAN SERVICES COORDINATING COUNCIL (HSCC) TO PRESENT AND OBTAIN FEEDBACK ON "STRENGTHENING THE SAFETY NET" WORKSHOP. -- DROPPED FROM AGENDA****6. ELECTION OF OFFICERS.**

THE MEMBERS VOTED ON THE ELECTION OF THE FOLLOWING OFFICERS FOR CORPAC:

CHAIRPERSON- GAY JONES

VICE-CHAIR - JASON MCCOY

SECRETARY - ROBERT TRONVIG

ADDITIONALLY, THE MEMBERS WILL COORDINATE WITH CINDY TO SCHEDULE A SPECIAL WORKSHOP MEETING IN EITHER MAY OR EARLY JUNE COVERING THE NEW COUNTY ZONING CODE.

PUBLIC COMMENT:

NONE

INFORMATION SHARING:**APPROVAL OF MINUTES:****ADJOURNMENT:**

Moved and seconded; all approved

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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