

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

AGENDA

**THURSDAY, January 19, 2017
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: 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 Todd Smith at (916) 874-6918 or smithtodd@saccounty.net or Carol Gregory at (916) 874-5458 or gregoryc@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, 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 <https://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. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

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 ROBERT TRONVIG	<u>CHAIR</u> <u>SECRETARY</u>
MEMBERS:	CARMEN MITCHELL CHRISTOPHER STAHL	MAURICE THOMAS MANDI STRELLA
REPRESENTATIVES:	TODD SMITH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW CAROL GREGORY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

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

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

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:

Control No.: [PLNP2013-00065](#)

Project Name: MATHER SOUTH COMMUNITY MASTER PLAN

Assessor's Parcel No.: 067-0090-034 and 035; 067-0030-072, 073, and 074

Location: The property is comprised of a portion of the Mather Field Specific Plan Area, generally located south of Douglas Road and the Mather Golf Course, west of Sunrise Boulevard, north of Kiefer Boulevard, and east of Zinfandel Boulevard, in the Cordova community

Owner: Attention: Clark Whitten
Sacramento County, Department of Economic Development
700 H Street, Suite 6750, Sacramento, CA 95814

Attention: Brian Masterman
Kayne Capital
1800 Avenue of the Stars, 3rd Floor Los Angeles, CA 90067

Applicant/Phone/Email: Attention: Phil Rodriquez
Mather South, LLC
9216 Kiefer Boulevard Sacramento, CA 95826

County Project Manager: *Emily Hyland, Associate Planner, (916) 874-6578; hylande@saccounty.net*
Carol Gregory, Associate Planner, (916) 874-5458; gregoryc@saccounty.net

- Request:
1. A **General Plan Amendment** to amend the Land Use Diagram **from** Urban Development Area (795 acres) **to** Low Density Residential (622 acres), Medium Density Residential (17 acres), Natural Preserve (86 acres), Commercial and Offices (70 acres).
 2. A **General Plan Amendment** to amend the Transportation Plan to reflect proposed roadway alignments and transit systems.
 3. A **General Plan Amendment** to amend the Bicycle Master Plan to add internal and external bicycle facilities within and through the project area as shown in the Bicycle Master Plan Amendment Diagram.
 4. A **Specific Plan Amendment** to amend the Mather Field Specific Plan, to change a portion of the South Base Area (795 acres) **from** Urban Development Area (795 acres) **to** Mather South Community Master Plan (795 acres).
 5. Adoption of the **Mather South Community Master Plan** as an amendment to the Mather Field Specific Plan including text, a Master Plan land use diagram, Design Guidelines and Development Standards.
 6. A **Zoning Ordinance Amendment** of the Mather Field Special Planning Area (SPA) (SZC 97-0021, Section 603) to incorporate the Mather South Community Master Plan, Design Guidelines, and Development standards into the ordinance.
 7. Adoption of a **Development Agreement** for the Mather South Community Master Plan by and between the County of Sacramento and Applicants.

8. Amendment of the Mather Field **Public Facilities Financing Plan.**

Additional project permitting requirements include:

- 9. Approval of a Water Supply Assessment by the Sacramento County Water Agency.
- 10. Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers and U.S. Environmental Protection Agency).
- 11. Federal Endangered Species Act Section 7 Consultation (U.S. Fish and Wildlife Service).
- 12. Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region).
- 13. Section 402 Natural Pollutants Discharge Permit (Regional Water Quality Control Board – Central Valley Region).

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

PUBLIC COMMENT:

INFORMATION SHARING:

APPROVAL OF MINUTES:

ADJOURNMENT:

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

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397, no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



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