

**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
May 21, 2013

To: Board of Supervisors

From: Department of Community Development

Subject: Mather South Specific Plan. Initiation Of The Mather South Specific Plan Process And Adoption Of A Specific Plan Funding Agreement

Supervisorial District: Nottoli

Contact: Dave Defanti, Senior Planner, 874-6155

**Overview**

This item is for Board of Supervisors (Board) adoption of a Funding Agreement to cover County costs associated with preparation of the Mather South Specific Plan (Mather South). Mather South is 988± acres in size and located east of Eagles Nest/Zinfandel Road, west of Sunrise Boulevard, south of Mather Golf Course and Douglas Road, and north of Kiefer Boulevard, in the Cordova Community. The proposed project is located within the Mather Field Specific Plan and the current Urban Policy Area (UPA). Mather South will provide an opportunity for 3,509 residential dwelling units, ten acres of commercial uses, 48 acres of neighborhood parks and trails, a 130-acre Sports Complex, and a 180-acre site for a University.

**Recommendation**

Adopt the attached Resolution to authorize the Director of the Department of Community Development to execute the Funding Agreement for the Mather South Specific Planning Process (Attachment 1).

**Measures/Evaluation**

Processing of this Specific Plan is pursuant to the 2030 General Plan and Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, open space, a Sports Complex and a University site.

**Fiscal Impact**

There is no General Fund impact from this action. Costs related to this application are funded entirely by the applicant as outlined in the attached Funding Agreement. The Funding Agreement is based on time and materials cost recovery; the Informal Budget includes \$807,088 in anticipated costs.

## **BACKGROUND**

The Department of Defense announced that Mather Air Force Base would be closed in 1989 and the Base officially closed in 1993. Sacramento County has been actively involved in the transition of Mather from military to civilian ownership since 1989. Attachment 2 includes a brief summary of the Mather planning process.

In 2006, the Board directed staff to initiate amendments to the General Plan, Mather Field Specific Plan, and Mather Field Special Planning Area (SPA) to allow for a University and accompanying residential, retail and recreational development. In April 2006, the County Department of Economic Development and Marketing (Economic Development) filed an application with the Planning and Environmental Review Division (PER) pursuant to the Board's direction (Control Number 2006-0151).

Since 2006, County efforts have been focused on the federal wetlands and endangered species permitting process pursuant to Section 404 of the Clean Water Act and Section 7 of the Endangered Species Act. The Draft Environmental Impact Statement (EIS) was released in June 2012 and a Final EIS is currently being prepared.

In 2011, the County executed a Purchase Sale and Option Agreement (PSOA) with Mather South, LLC, a partnership between Lewis Operating Corp and Kayne Capital. This Agreement created a unique public/private partnership to:

- Support development of a mixed use community in the southeast portion of the Mather Field Specific Plan;
- Create jobs, stimulate capital investment and accelerate redevelopment of Mather;
- Serve as a catalyst for infrastructure financing and development of infrastructure;
- Provide a funding source to assist in financing the establishment and operations of the Mather Field Vernal Pool Preserve, and;
- Generate revenue for the County via sale of the property to Mather South, LLC.

In 2012, Economic Development filed a revised application with PER to amend the General Plan, Mather Field Specific Plan and Mather Field SPA per the 2006 Board direction (PLNP2013-00044). This application and the Mather South application discussed below will be processed concurrently. On January 8, 2013, the Board approved the sixth amendment to the PSOA with Mather South, LLC.

## **DISCUSSION**

### **A. Project Description**

The applicant (Mather South, LLC) is seeking entitlements necessary to implement the County's vision for 988± acres located east of Eagles Nest/Zinfandel Road, west of Sunrise Boulevard, south of Douglas Road and Mather Golf Course, and north of Kiefer Boulevard (Attachment 3). This proposed project, known as Mather South, will provide an opportunity for approximately 3,509 residential dwelling units, ten acres of commercial uses, 48 acres of neighborhood parks and trails, a 130-acre Sports Complex, and 180-acre site for a University.

The applicant will file a formal application once the Funding Agreement is executed. This application will include a detailed project description, a draft land use and circulation plan, a list of requested entitlements, a project justification statement, an outreach plan, and other information required per the County's Master Plan Guidelines (Guidelines).

B. Project Context: The project site is generally flat, undeveloped land which served various purposes since Mather Field was developed in the early 20th century. Small outbuildings that served as ordinance storage and related activities are located in the center of the site. Mather Lake is located in the northern portion and a small area improved for model aeronautics use is located in the southwest corner. The eastern margin of the site is largely Folsom South Canal excavation material that has varying depths of deposition. Adjacent land uses include:

- North: Mather Golf Course is located adjacent to the project's northern boundary. Further north and west is the Mather Airport and planned industrial and commercial uses.
- South: Uses are generally industrial and agricultural in nature, including various agricultural and agricultural residential properties and the Sacramento Rendering Plant. This area is included in the proposed NewBridge Specific Plan.
- East: The Folsom South canal, along with a regional serving biking trail, defines the eastern edge of the project site. To the immediate east of the canal is Sunrise Boulevard. East of Sunrise Boulevard is both existing and planned development within the City of Rancho Cordova.
- West: 1,272± acre Mather Field Wetland Preserve and the Independence at Mather neighborhood.

C. General Plan Criteria to Initiate and Adopt Master Plans: Since the proposed project area is located within an adopted Specific Plan and within the UPA, the Board is not required to make findings per General Plan Policy LU-119 to initiate the project. Formal processing of the Master Plan will begin once the Funding Agreement is executed and a complete application is submitted.

Per Policy LU-121, the criteria in Policy LU-120 regarding approval of UPA expansions and/or Master Plans outside of the existing UPA will be used as guidelines for shaping this project. During the Specific Plan process, staff will work with the applicant to ensure general consistency with LU-120. Staff will conduct an initial review of the project's consistency with LU-120 prior to the start of the environmental review process.

D. Funding Agreement: Costs related to this application will be funded entirely by the applicant as outlined in the Funding Agreement (Attachment 1). The Informal Budget (Attachment 1, page 13) summarizes estimated costs submitted by departments and divisions for work on the application. In addition to the costs in the Informal Budget, separate fees will be collected when the application is submitted to cover fees listed in the Planning Application fee schedule not accounted for in the budget.

E. Next Steps: The Mather South application will be processed per the County's Guidelines. The Guidelines divide preparation of a Master Plan into four phases:

1. Pre-Application Phase

The pre-application phase for Mather South formally began in January 2013; however, Economic Development and PER staff have been working collaboratively since the 1990s on the transition of Mather and development of the proposed project site. During the pre-application phase, the applicant and County have been working to define the scope of the project and discuss potential issues, project concepts and boundaries.

2. Master Plan Initiation Phase

Formal processing of the Master Plan will begin once the Funding Agreement is executed and a complete application is submitted.

3. Master Plan Preparation Phase

This phase will include community outreach, CPAC workshops, Technical Advisory Committee (TAC) meetings, preparation of the Master Plan application and technical studies, and environmental review. Once the application is at a point that the environmental review process can begin, workshops will be scheduled with the Vineyard and Cordova CPACs, the Planning Commission and the Board prior to initiating the environmental review process.

4. Master Plan Hearing and Adoption Phase

Once the environmental analysis is complete, additional workshops and hearings will be schedule with the Vineyard and Cordova CPACs, Planning Commission and Board to consider the proposed project.

Staff will schedule a workshop with the Board once Step 3 is near completion and the environmental review process is ready to begin. A detailed application processing schedule will be prepared once a formal application is submitted. Attachment 4 includes a draft list of anticipated milestones.

## **MEASURES/EVALUATION**

Processing of this Specific Plan is pursuant to the 2030 General Plan and Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, open space, a Sports Complex and a University site.

## **FINANCIAL ANALYSIS**

There is no General Fund impact from this action. Costs related to this application are funded entirely by the applicant as outlined in the attached Funding Agreement. The Funding Agreement is based on time and materials cost recovery; the Informal Budget includes \$807,088 in anticipated costs.

Mather South Specific Plan. Initiation Of The Mather South Specific Plan Process And  
Adoption Of A Specific Plan Funding Agreement

Page 5

Respectfully submitted,

APPROVED:  
BRADLEY J. HUDSON  
County Executive

\_\_\_\_\_  
LORI A. MOSS, Director  
Department of Community Development

By: \_\_\_\_\_  
ROBERT B. LEONARD  
Chief Deputy County Executive

Attachments:

- BOS RES -Resolution of the Board of Supervisors of the County of Sacramento Authorizing the  
Director of the Department of Community Development to Execute a Funding  
Agreement for the Mather South Specific Plan
- BOS ATT 1 - Funding Agreement for the Mather South Specific Planning Process
- BOS ATT 2 - Summary of Mather Planning Process
- BOS ATT 3 - Location Map
- BOS ATT 4 - Mather South Specific Plan List of Anticipated Milestones