

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
June 10, 2014
Timed: 2:00 p.m.

To: Board of Supervisors

From: Department of Community Development

Subject: PLNP2013-00065. Mather South Community Master Plan. Workshop Prior To Initiation Of Environmental Review Process. Applicant: Mather South LLC

Supervisory District(s): Nottoli

Contact: John Lundgren, Sr. Environmental Analyst, 874-8043
Carol Gregory, Planner III, 874-5458

Overview

The purpose of this report is to provide the Board of Supervisors (Board) with a summary of the County Planning Commission (Planning Commission) action (see Attachment 1 – Planning Commission transmittal and Attachment 2 – Planning Commission staff report) on the Mather South Community Master Plan (Mather South) workshop. Mather South is within the Urban Policy Area (UPA) and would provide approximately 3,545 residential units in addition to a mixed-use area, sports park and university site. On April 28, 2014, the Planning Commission voted 4-0 (Commissioner Guerra was absent) to provide comments to staff and forward the item to the Board for review prior to initiation of the environmental review process. The Vineyard and Cordova Community Planning Advisory Councils (CPACs) reviewed the project as a workshop item in March and April 2014.

Recommendation

Provide comments on the Mather South Community Master Plan prior to initiation of the Environmental Review process.

Measures/Evaluation

Processing of this Specific Plan is pursuant to the 2030 General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, education, recreation, and open space uses.

Fiscal Impact

Costs related to this application are paid for by the applicant pursuant to the Mather South Community Master Plan Funding Agreement executed May 21, 2013.

BACKGROUND

The purpose of this workshop is to inform the Board about the status of the Mather South project prior to initiation of the environmental review process which will begin formally with the release of a Notice of Preparation (NOP) for the project’s Environmental Impact Report (EIR). The project is within the eastern portion of the Mather Field Specific Plan Area and within the UPA

and will provide an opportunity for approximately 3,545 residential dwelling units, a 47-acre mixed use area consisting of ten acres of commercial uses integrated with 37 acres of multiple family uses at RD-30 densities (approximately 1,068 units of the project's 3,545 residential units), 43 acres of neighborhood parks and trails, a 126-acre Sports Complex, and a 152-acre site for a university.

The complete project background and analysis is provided in the Planning Commission staff report (see Attachment 2).

DISCUSSION

The Planning Commission reviewed the project and provided the following comments and questions:

- University site: Process for recruiting potential schools and if there has been any interest.
 - Staff from the County's Office of Economic Development and Marketing responded by stating that there was a mail-out of 600 Requests for Expression of Interest (RFEI) and staff will be conducting follow-up outreach to ensure maximum exposure.
- Sports Park: Questions regarding public versus private access and whether it is considered a regional park.
 - The applicant stated that the facility would have some public amenities but primarily the facility would be run by a private entity and used for tournament and league play.
- Trails: How will connectivity be obtained between the project area and adjacent proposed master plans? Is there a crossing proposed at the Folsom South Canal?
 - Staff and the project applicant are coordinating with County Regional Parks, the Cordova Recreation and Park District (CRPD), the Southgate Recreation and Park District and County Department of Transportation (SacDOT) regarding park and open space uses and traffic and trails connectivity during the Master Plan preparation phase. These issues will receive additional scoping through the EIR public and agency scoping process that will occur after the publication of the project's NOP.
- Traffic: Responsibility of project impacts and how traffic study is being analyzed.
 - Staff explained that a coordinated Traffic Impact Study is being conducted that is looking at impacts across all four Jackson Corridor master plans.
- Rendering Plant/NewBridge Master Plan: Interface between the project area and the existing rendering plant use within the NewBridge Master Plan area.
 - Staff explained that prior to any development in the NewBridge Master Plan area, the rendering plant would be relocated to another site. Nonetheless, it was stated that the Mather South EIR would provide an analysis of impacts if the rendering plant were to remain in its current location south of the Mather South project.

The Vineyard CPAC reviewed the project as a workshop item in March 2014 and their minutes are attached to the Planning Commission staff report (PC Attachment E Page 1-5). Subsequent

to preparation of the Planning Commission staff report, the Cordova CPAC reviewed the project as a workshop item in April 2014 and their minutes are attached to this report (see Attachment 3).

CONCLUSION

Staff will begin the environmental review process following today's workshop. This process is anticipated to take 18 months to complete. Extensive public outreach is planned to occur throughout the environmental review process and after the draft EIR is released. Staff and the applicant will continue to engage the public throughout the planning and environmental review process to address questions, comments and concerns expressed.

MEASURES/EVALUATION

Processing of this Specific Plan is pursuant to the 2030 General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, education, recreation, and open space uses.

FINANCIAL ANALYSIS

Costs related to this application are paid for by the applicant pursuant to the Mather South Community Master Plan Funding Agreement executed May 21, 2013.

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:

ATT 1 - Planning Commission Transmittal

ATT 2 - Planning Commission Staff Report and Attachments

ATT 3 - Cordova CPAC Minutes, April 17, 2014

**COUNTY OF SACRAMENTO
INTER-OFFICE CORRESPONDENCE**

BOS ATTACHMENT 1
Agenda Date: 06-10-2014
Page 1 of 1

DATE: April 29, 2014

TO: PLANNING AND COMMUNITY DEVELOPMENT

FROM: FLORENCE EVANS, Secretary
County Planning Commission



SUBJECT: **13-00065 - (COUNTYWIDE / LUNDGREN)
MATHER SOUTH COMMUNITY MASTER PLAN WORKSHOP**

The County Planning Commission, meeting in regular session on April 28, 2014, voted 4-0 (Commissioner Guerra was absent) to provide comments to staff and forwarded the item to the Board of Supervisors for review prior to initiation of the environmental review process.

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**COUNTY OF SACRAMENTO
CALIFORNIA**

PLANNING COMMISSION REPORT

Control No.: PLNP2013-00065
Hearing Date: April 28, 2014

TO: COUNTY PLANNING COMMISSION
FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT
CONTACT: *John Lundgren, Sr. Environmental Analyst, 874-8043 lundgrenj@saccounty.net
Carol Gregory, Planner III, 874-5458, gregoryc@saccounty.net*

PROJECT DESCRIPTION

Subject

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

Overview

The purpose of this update is to inform the Planning Commission (Commission) about the status of the Mather South Community Master Plan (Mather South) prior to initiation of the environmental review process through release of a Notice of Preparation (NOP). Mather South will provide an opportunity for 3,545 residential dwelling units, ten acres of commercial uses, 43 acres of neighborhood parks and trails, a 126-acre Sports Complex, and a 152-acre site for a university. The project is within the Mather Field Specific Plan Area and within the Urban Policy Area (UPA).

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

Master Plan Guidelines (Guidelines) were adopted to assist applicants and staff in processing master plans. These Guidelines are being followed in processing Mather South. The Guidelines break the process into four steps; during each step, there is a check-in with the appropriate Community Planning Advisory Council (CPAC), the Planning Commission (Commission), and the Board of Supervisors (Board) to ensure adequate outreach on the project. Today's workshop is a check-in prior to beginning the environmental review during the Master Plan Preparation Phase. A subsequent workshop is planned with the Board of Supervisors in June 2014.

Recommendation

Provide comments on Mather South and forward the item to the Board of Supervisors for review prior to initiation of the environmental review process.

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

Measures/Evaluation

Processing of this Specific Plan is pursuant to the 2030 General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, education, recreation, and open space.

Fiscal Impact

Costs related to this application are paid for by the applicant pursuant to the Mather South Community Master Plan Funding Agreement executed May 21, 2013.

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

I. LOCATION MAP



II. BACKGROUND

A. History

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, and has received the majority of the former Air Force Base in fee title over the next 20 years and continues redevelopment efforts today.

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. A Draft Environmental Impact Statement (EIS) was released in June 2012 and a Final EIS is currently being prepared.

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

Also 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), now a division in the Department of Community Development, filed an application with the Planning and Environmental Review Division pursuant to the Board's direction (Control Number 2006-0151).

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. The 2006 planning application was subsequently amended and replaced by two separate applications in 2012.

- The first application, Mather Field, was filed by Economic Development with Planning and Environmental Review to amend the General Plan, Mather Field Specific Plan and Mather Field SPA per the 2006 Board direction (PLNP2013-00044). This application amends the existing Mather Field Specific Plan and Special Planning Area to recognize existing planned uses within the plan area, including the university, recreation area and planned housing in the Urban Development Area in the eastern portion that is the subject of the second application. On January 8, 2013, the Board approved the sixth amendment to the PSOA with Mather South, L.L.C. for the Mather Field project.
- The second application, Mather South, provides the detail for the land uses planned for the eastern part of the Mather Specific Plan (PLNP2013-00065). That application is the subject of this report.

The two applications are being processed separately.

B. Project Initiation

On May 21, 2013, the Board authorized the Director of the Department of Community Development to execute a Funding Agreement for the Mather South Community Master Plan process (PLNP2013-00065). Mather South covers a portion of the area covered by the overall Mather Field Specific Plan and SPA. Formal processing of the Specific Plan began when the application was deemed complete in the fall of 2013.

C. 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 and a small area improved for model aeronautics use is located in the southwest corner. The eastern margin of the site primarily contains excavation material from the construction of the Folsom South Canal. This material has varying depths of deposition. Adjacent land uses include:

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

- North: Mather Golf Course and Mather Lake are 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: The area to the west includes the 1,272± acre Mather Field Wetland Preserve and the Independence at Mather neighborhood.

D. Requested Entitlements

A project description packet with more information and diagrams prepared by the applicant is provided as Attachment A. The applicant's project objectives are listed in Attachment B.

The Mather South application includes requests to amend various elements of the General Plan, including amending the Land Use Diagram, Land Use Element, Transportation Diagram, and Bikeway Master Plan; a Specific Plan Amendment to amend the Mather Field Specific Plan to reflect the Mather South Community Master Plan; a Zoning Ordinance Amendment to amend the Mather Field Special Planning Area ordinance; adoption of a Development Agreement; and adoption of a Public Facilities Financing Plan. A full description of the proposed entitlements can be found in Attachment A.

III. DISCUSSION

A. Master Plan Process

The Mather South Plan will closely follow the process set forth in the County's Master Plan Guidelines. The process is divided into four phases. The following is a summary of the progression of Mather South through these phases:

1. Pre-Application Phase

The pre-application phase formally began in January 2013, although coordinated work has been ongoing since the 1990's. The applicants worked with the County and other infrastructure and service providers during this process to discuss the scope of the project, the planning process to be used, potential issues, project concepts, and project boundaries.

2. Master Plan Initiation Phase

On May 21, 2013, the Board authorized a funding agreement between the County and Mather South L.L.C. to initiate the Mather South Community

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

Master Plan process. The application materials were deemed complete in the fall of 2013.

3. Master Plan Preparation Phase

Mather South is currently in the third phase. This phase includes CPAC workshops, Technical Advisory Committee (TAC) meeting(s), preparation of the specific plan application and technical studies, and environmental review. As a result of progress made through this phase, the application is now at a point that the environmental review process can formally begin with issuance of a Notice of Preparation and public and agency scoping meetings. Public outreach, CPAC workshops, and meetings with the County and other infrastructure and service providers will continue throughout the environmental review process.

4. Master Plan Hearing and Adoption Phase

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

B. Proposed Project Details

The proposed land use plan for Mather South (Attachment A – Page 19) has the following three main features which will function as activity centers within the project area:

- The plan features a node of higher intensity development that will serve as the “neighborhood center” for the project area. This neighborhood center will have neighborhood-serving retail uses that will include a small scale grocery, drug store, personal services, cafes, and restaurants. The neighborhood center will also have a mixed use area comprising of residential dwellings in close proximity to commercial and office uses. Higher density residential areas will be located near this neighborhood center.
- A wide greenbelt of parks and open space is located south of the neighborhood center area. This greenbelt continues the entire width of the project - from Zinfandel Drive to the Folsom South Canal. There will be a 126-acre sports park within this greenbelt and it will be adjacent to the commercial/mixed-use area. There will also be passive and active recreation areas within the greenbelt.
- A 152-acre university site will be located along Kiefer Boulevard, within the southern portion of the project area.

Mather South will have a circulation system that will encourage the use of various travel modes. Internal circulation will have a north/south backbone roadway extending the length of the project that will connect with three east/west roadways. Internal circulation could also provide for the usage of neighborhood electric vehicles (NEVs). Pedestrian circulation will include street sidewalks and connections to off-

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

street trails along Morrison Creek (within the project) and the trail along Folsom South Canal. The bicycle system will include Class II trails along the main roadways and a Class I trail that will run parallel with the eastern border of the site, providing bicycle/pedestrian circulation between Kiefer Blvd and Douglas Road. Transit service with 15 minute headways is proposed to connect Mather South with other master plan areas and light rail stations.

C. Preliminary Review of Project Consistency with General Plan Policy LU-120

Since the proposed project is located within an adopted Specific Plan and within the UPA, the project is not required to comply with the criteria of LU-120. However, per Policy LU-121, the criteria regarding approval of UPA expansions and/or Master Plans outside of the existing UPA should be used as guidelines for shaping projects.

The materials submitted by the applicants include a draft land use plan and an analysis of the project's consistency with LU-120 (see Attachment C). The applicants will prepare the text for the Specific Plan that will contain the policies and performance criteria for ultimate development of the area. The project contemplated by the applicants contains a broad spectrum of uses including commercial and mixed uses, recreation uses, schools, parks, wetland preserve, and a diverse range of housing types from suburban type residential neighborhoods to higher density, multiple family developments.

Planning and Environmental Review staff has reviewed the application package and believes the proposed project has the ability to be generally consistent with LU-120. Therefore, staff is recommending that the project continue to the next step in the project review process: issue the Notice of Preparation (NOP) and begin the environmental review process. Staff will conduct a full analysis of the project's conformance with relevant land use policies, plans, and codes during the environmental review process and while making future staff recommendations.

D. Environmental Review Process

Updated application materials have been submitted and staff has determined that they are sufficient to issue an NOP and begin preparation of the Draft Environmental Impact Report (DEIR). However, a number of documents and studies will either need to be prepared by the applicant or by the County, with information provided by the applicants, before the DEIR can be completed. A table outlining the anticipated DEIR data needs is included as Attachment D. The environmental review process is expected to take approximately one year and will include additional public review and comment as required by the California Environmental Quality Act (CEQA).

E. Public Outreach

Public outreach (with County staff participation), including technical meetings, conducted for the Mather South application in the past year includes:

- One workshop at the Vineyard CPAC (March 4, 2014)
- One workshop at the Cordova CPAC (April 17, 2014)

Mather South Community Master Plan Workshop Prior To Initiation of Environmental Review Process.

- One Technical Advisory Committee meeting (March 31, 2014)
- One Planning Commission workshop (today)
- Two Board workshops (May 21, 2013 and one planned for June 2014)

During the Vineyard CPAC meeting, community members had several questions and concerns, including the following: questions about the size of the university and if there had been any inquiries from interested schools; neighborhood concern that Zinfandel Drive would be too close to the preserve; neighborhood desire for another vehicle crossing of the Folsom South Canal; and a desire to see good connectivity. Attachment E includes the approved meeting minutes from the Vineyard CPAC meeting. Comments from the April 17, 2014 Cordova CPAC meeting will be shared with the Commission during the workshop.

In addition to the CPAC meetings, Planning and Environmental Review staff conducted four workshops with both the Vineyard and Cordova CPACs throughout the summer of 2013 to discuss key topics associated with all four master plan applications along the Jackson Highway. These master plans include West Jackson, Jackson Township, NewBridge, and Mather South. During the preparation of the DEIRs, the County will hold additional workshops with the CPACs, Commission, and Board as needed to discuss relevant issues related to each master plan. Finally, after the DEIRs are released for each individual master plan, specific hearings will be conducted at the CPACs, Planning Commission and Board of Supervisors to consider the adoption of each project.

IV. CONCLUSION

Planning and Environmental Review staff has reviewed the applicant's analysis and has made a preliminary determination that the project has the ability to be generally consistent with LU-120. Additionally, the applicant has indicated that they will be able to provide all necessary technical studies needed for the DEIR. Therefore, staff is recommending that Mather South continue to the next step in the project review process: issuance of the NOP and preparation of the DEIR. This process is anticipated to take one year to complete. Extensive public outreach is planned to occur throughout the environmental review process and after the DEIR is released. Staff and the applicant will continue to engage the public throughout the planning process to address questions, comments, and concerns.

V. ATTACHMENTS

- A. Applicant Prepared Project Description Packet
- B. Applicant Prepared Project Objectives
- C. Applicant Prepared Analysis – Project Conformance with LU-120
- D. Technical Studies for EIR
- E. Vineyard CPAC Meeting Minutes

This staff report was prepared on April 8, 2014.

MATHER SOUTH COMMUNITY MASTER PLAN PROJECT DESCRIPTION **September 10, 2013**

Project Location

The plan area consists of 885 acres south of Mather Airport between Kiefer Boulevard and Mather Lake, east of Zinfandel Drive. The east boundary is the Folsom South Canal.

Project Setting

The site is describable in three parts. Those parts include the eastern portion which served as a recipient area for deposition of overburden during the construction of the Folsom South Canal, the central portion which contains buildings which once were used to store ordnance and related activities; and the balance of the site which contains primarily non-native grasses and some cotton wood trees in groves. Within the grassy areas are vernal pools, swales, and seasonal wetlands. There are two large “concentrations” of wetlands. One occurs adjacent to Kiefer Blvd and the other is a large pool and associated wetlands just north of the southerly branch of Morrison Creek and adjacent to Zinfandel Drive. The site drains entirely to the Morrison Creek tributaries which cross or emanate from the site. The immediate upstream drainage conditions are a series of concrete bridges (chutes) over the Folsom South Canal. The streams experience ephemeral drainage.

Adjacent Uses

The Folsom South canal, along with a road side regional serving biking trail, runs parallel with the eastern edge of the site. Kiefer Boulevard defines the south edge of the site. To the south of Kiefer Blvd is the Sacramento Rendering Company plant and open lands currently used for agricultural related uses. The area to the west is the Mather Field Wetland Preserve. To the north are Mather Lake site and the Mather Golf Course.

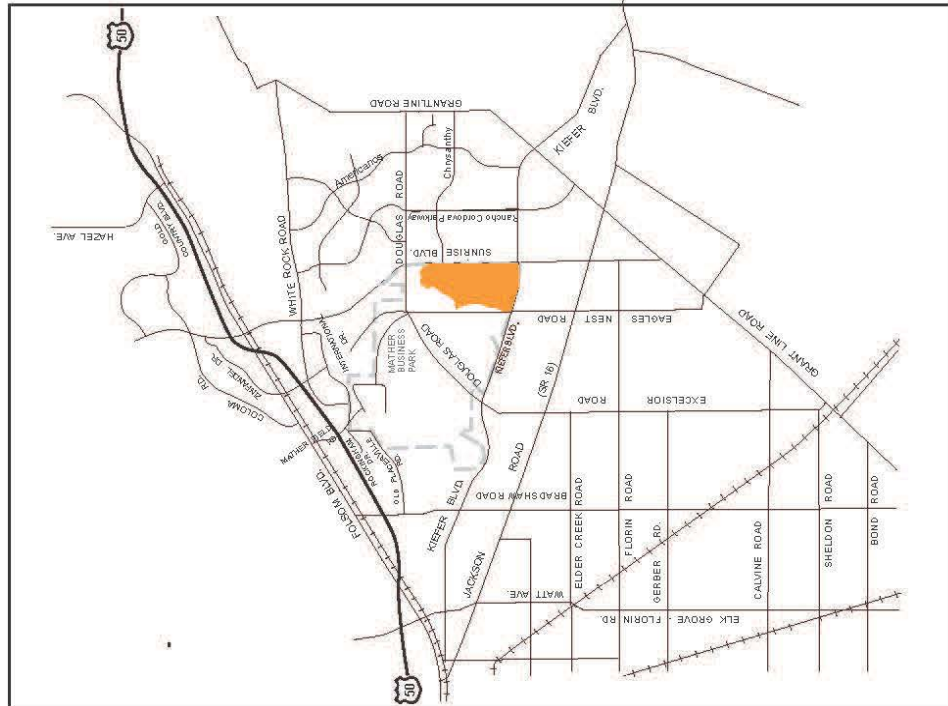
General Plan Designations

The project site is located within the Urban Services Boundary (USB), within the Urban Policy Area (UPA) and within the Mather Field Specific Plan. The 2011 General Plan Land Use Diagram designated the site as entirely Recreation Land Use. A pending application would modify the 2011 diagram. The pending application would designate the site for three land use categories. Those categories are: Public Quasi Public for the University Site; Recreation for the proposed Sports complex site; and Urban Development Area.

Zoning

The site is zoned Special Planning Area (SPA). The SPA zone provides uses and regulation of uses consistent with the Mather Field Specific Plan. The site will continue to be zoned SPA

SITE LOCATION AND CONTEXT MAPS
MATHER SOUTH COMMUNITY MASTER PLAN
Sacramento County
June 2013



SITE LOCATION CONTEXT



SITE LOCATION

Cordova Community Plan

The project site is located within the Cordova Community and designated on the Community Plan as Special Planning Area reflective of the Mather Field Specific Plan (1997). The site will continue to be designated as a Special Planning Area on the Cordova Community Plan.

Entitlement Request

The project represents a second step in a two step process of amendments to the current General Plan Land Use Map, the current Mather Field Specific Plan and the current Mather Field SPA Ordinance applicable to the site. The first step is intended to modify land uses with respect to the entire Mather Field Planning Area and is in process under Control Number PLNP2013-00044. This project, the second step, would further modify the General Plan, the Mather Field Specific Plan and the Mather Field SPA Ordinance to reflect a level of detail applicable to a Master Planning and Specific Plan effort but only as to an 885 acre portion of the 5,200 acre plus Mather Field area.

The Mather South Community Master Plan proposes the following:

1. **A General Plan Amendment** to amend the General Plan Land Use Diagram from Urban Development Area (526 acres), Recreation (199 acres) and Public/Quasi Public (160 acres) to Low Density Residential (478 acres), Commercial and Office (69 acres), and Recreation (179 acres) and Public/Quasi Public (160 acres). The request is depicted in tabular form and illustrated, by comparison, on page 12.
2. Amendment of the **General Plan Transportation Diagram** to effect a proposed realignment of Zinfandel Drive south of Woodring Road and extended to Kiefer Blvd to conform to the westerly boundary of the Mather Wetlands Preserve.
3. Amendment of the **General Plan Circulation Plan** to change the post 2030 designation for construction of four lanes on Kiefer Blvd to construction pre 2030.
4. **A General Plan Amendment** to amend the **General Plan Bicycle Master Plan** to add internal and external bicycle facilities within and through the Mather South Community Master Plan Area as shown on in the Bicycle Master Plan Amendment Diagram.
5. **A Specific Plan Amendment** to amend the Mather Field Specific Plan to change a portion of the South Base Area (885 ± acres) from Urban Development Area (526 ± acres), Recreation (33 ± acres); and Commercial Recreation (326 ± acres) to Mather South Community Master Plan (885± acres).

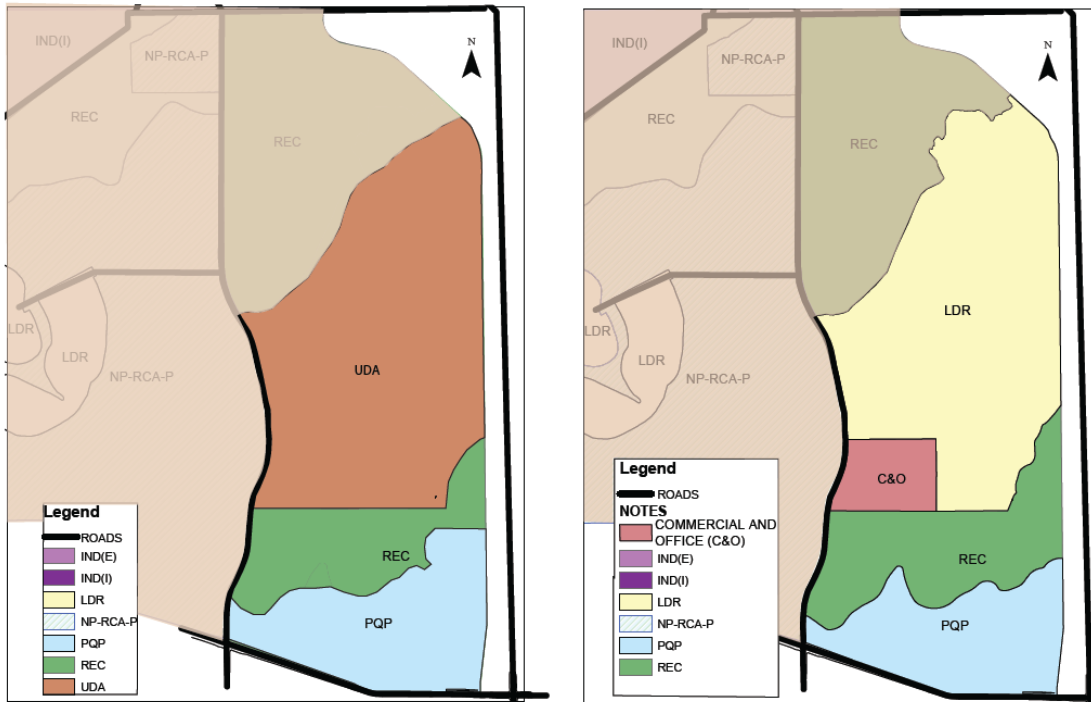
6. **Adoption of the Mather South Community Master Plan** as an amendment to the Mather Field Specific Plan for the area generally south of Mather Lake and north of Kiefer Blvd including text, a Master Plan land use diagram, Design Guidelines and Development Standards.
7. **A Zoning Ordinance Amendment** to amend Zoning Ordinance SZC – 97 – 0021 to incorporate the Mather South Community Master Plan and Related Design Guidelines and Development Standards into the ordinance.
8. Acceptance of an **Affordable Housing Plan** for the Mather South Community Master Plan.
9. Adoption of a **Development Agreement(s)** for the Mather South Community Master Plan by and between the County of Sacramento and landowners.
10. Amendment of the Mather Field **Public Facilities Financing Plan**.

Additional permitting requirements of the project include:

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

GENERAL PLAN LAND USE PLAN AMENDMENT EXHIBIT
 MATHER SOUTH COMMUNITY MASTER PLAN
 Sacramento County
 June 2013

#4



EXISTING GENERAL PLAN LAND USE DIAGRAM

PROPOSED GENERAL PLAN LAND USE DIAGRAM

TABULAR REPRESENTATION OF GENERAL PLAN AMENDMENT REQUEST			
Existing General Plan Land Use Diagram (2013 Amendment)	Acres	Proposed General Plan Land Use Diagram	Acres
Urban Development Area	526	Low Density Residential	478
Recreation	199	Commercial and Office	69
Public / Quasi Public	160	Recreation	179
		Public / Quasi Public	160
TOTALS	885	TOTALS	885

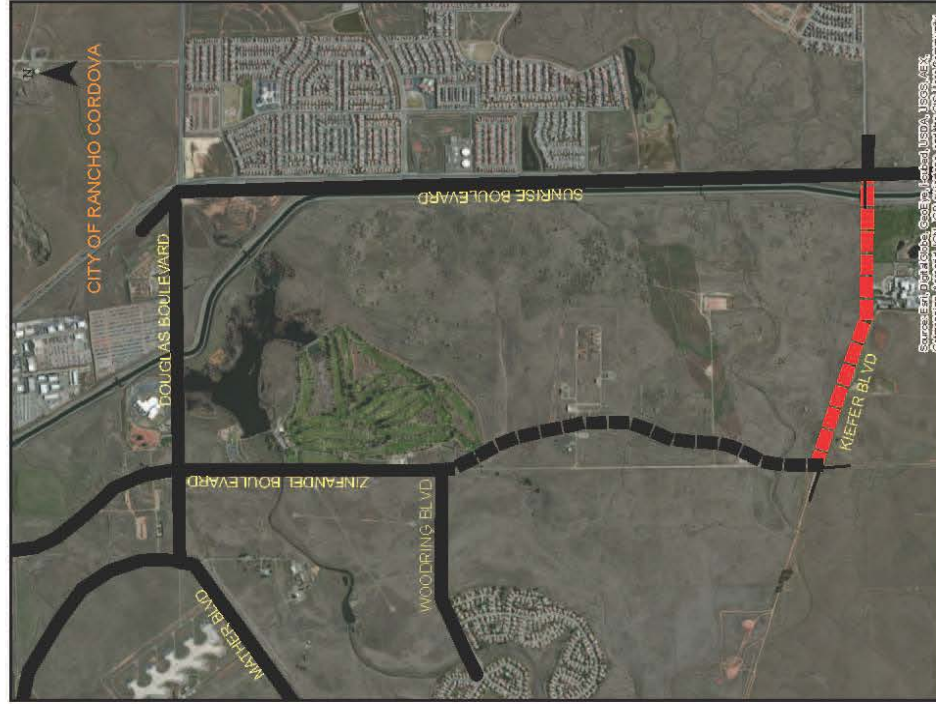
GENERAL PLAN TRANSPORTATION PLAN AMENDMENT
 MATHER SOUTH COMMUNITY MASTER PLAN
 Sacramento County
 June 2013

Existing Transportation Plan



- Planned Four Lane Arterials Pre 2030
- Planned Six Lane Thoroughfare Pre 2030
- Planned Four Lane Arterial Post 2030

Proposed Modification to Existing Transportation Plan



- Relocated Portion of Four Lane Arterial Pre 2030
- Planned Four Lane Arterial Pre 2030

#7

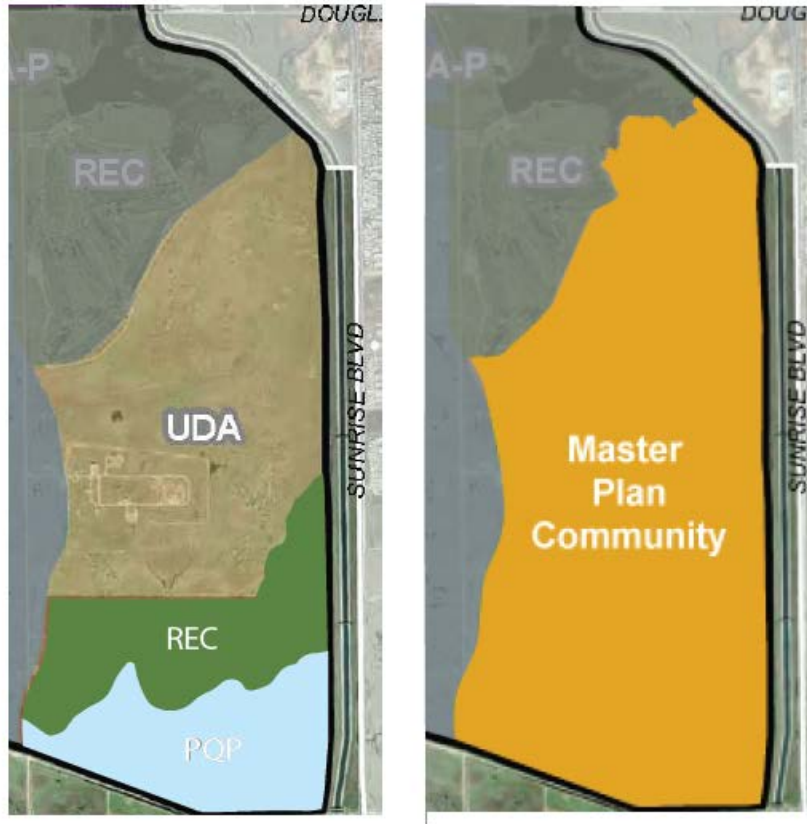
BICYCLE MASTER PLAN AMENDMENT EXHIBIT
MATHER SOUTH COMMUNITY MASTER PLAN
Sacramento County
June 2013



PROPOSED BICYCLE MASTER PLAN

EXISTING BICYCLE MASTER PLAN

SPECIFIC PLAN LAND USE DIAGRAM
 MATHER SOUTH COMMUNITY MASTER PLAN
 Sacramento County
 June 2013



Existing Specific Plan
 Land Use Diagram

Proposed Specific Plan
 Land Use Diagram

TABULAR REPRESENTATION OF SPECIFIC PLAN AMENDMENT REQUEST			
Base Mather Field Specific Plan Designations (2013 Amendment)	Acres	Requested Mather Field Specific Plan Designations	Acres
Urban Development Area	547	Master Plan Community	885
Recreation	179		
Public Quasi Public	160		
TOTALS	885	TOTALS	885

Project Components

A Specific Plan amendment prepared as the Mather South Community Master Plan, consistent with Sections 65450 through 65457 of the California Government Code, The Specific Plan

amendment will be consistent with the County's Specific Plan Ordinance (Title 21, Chapter 21.14 of the County Municipal Code) and the County's Master Plan Procedures and Preparation Guide (January 14, 2012).

The specific plan document will guide development of the project site and describe the regulatory framework, land use plan, land uses, development standards, and design guidelines, housing plan, circulation plan, resource management, public facilities, public services, utilities and implementation strategy. The Mather South Community Master Plan planning document will include the 885 acres immediately adjacent to Kiefer Blvd. (south); Zinfandel Drive (west); Folsom South Canal (east) and the Mather Golf Course / Mather Lake on the north.

Residential

The Mather South Community Master Plan proposes 3,545 residential dwelling units on approximately 379 double net acres (478 gross). The density of the project is 9.3 dwelling units per acre based on a double net density calculation.

Commercial, Mixed Use and Office

The Mather South Community Master Plan includes 69 acres of Commercial and Office Mixed Use which will include approximately 91,500 square feet of commercial uses, 1,086 residential units, and detention basin which may be integrated as an open space/water feature. The commercial site would accommodate neighborhood-serving commercial uses including small scale grocery, drug store, personal services, cafes, and restaurants. The site is integral with development of high density residential planned adjacent to Zinfandel Drive and the Sports Complex.

Open Space and Parks

The plan has four types of Open Space including the natural areas along the creek corridors, water management basins, neighborhood parks, and a sports complex. Open space uses account for 256 acres and are planned by five use types:

- Creek Corridor
- Neighborhood Parks
- Landscape Pedestrian Corridors
- Sports Complex
- Water Management Basins

Circulation

Primary access to the site will be provided by Zinfandel Drive. Internal circulation is built upon the backbone roadway running north to south with three connecting roadways between Zinfandel and the north to south backbone roadway. In addition, the internal circulation may provide for the usage of neighborhood electric vehicles (NEVs) on roadways with a posted speed limit of 35 miles per hour or less.

Pedestrian circulation will be accomplished by way of the street frontage sidewalk system, with connections to the off street trails (constructed with the project) running along the south branch of Morrison Creek and to the trail along the Folsom South Canal. The Bicycle system will include Class II trails along the north to south central road, along the roads which intersect with Zinfandel Drive and along Zinfandel Drive. A Class I trail will run parallel with the eastern border of the site and will provide circulation between Kiefer Blvd and Douglas Road.

Transit

The General Plan Circulation Map and Sacramento Regional Transit (RT) Transit Action Plan do not indicate high volume routes along Zinfandel, Douglas Road or Kiefer Blvd. Bus/shuttle service in the Project area could connect to RT bus stops and/or the Light Rail system at the Mather/Mills, Zinfandel, Cordova Town Center or Sunrise light rail stations.

Public Uses

The plan also includes 27 acres of public uses to accommodate two elementary schools, a SMUD sub-station and a pair of large water storage tanks.

Mather Airport

The Plan has been designed to be consistent with the continued operations of the airport. The project proposes to record an avigation easement over residential development within the project and provide future homeowners with disclosures regarding airport operations, over-flights and noise exposure.

Public Utilities

Water: The project is within the Zone 40 service area of the Sacramento County Water Agency (SCWA).

Sewer: The project is within the Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD) service area.

The Plan and the California Environmental Quality Act and County Ordinances.

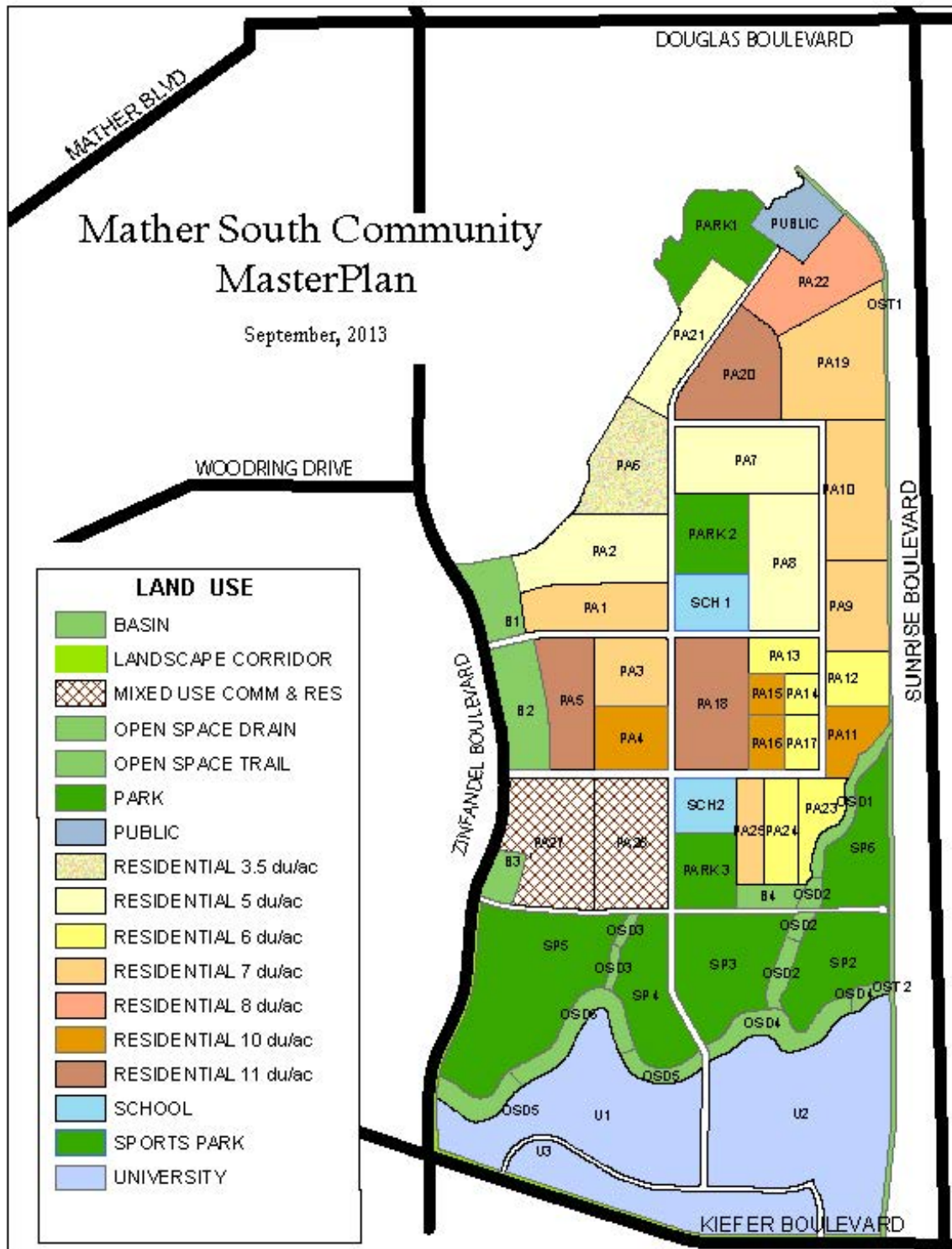
The project proposed will require a project level environmental review in conformity with the California Environmental Quality Act.

The Mather South Community Master Plan, as an amendment to the Mather Field Specific Plan, has been prepared in conformance with the Specific Plan Ordinance, Title 21, Chapter 21.14 of the County Code

The Mather South Community Master Plan, as an amendment to the Mather Field Specific Plan has been prepared pursuant to the Master Plan Procedures and Preparation Guide (January 2012).

LAND USE TOTALS FOR MATHER SOUTH COMMUNITY MASTER PLAN

	Acres	Units	Sq. Feet
Open Space / Detention Basins	29.59	---	---
East Side Trail	9.91	---	---
Creek Corridor	38.95	---	---
Parks	43.25	---	---
Schools	17.88	---	---
Sports Complex	126.19	---	---
University	152.87	---	---
Public	9.81	---	---
Streets	58.09	---	---
Landscape Corridors	8.12	---	---
Neighborhood Commercial			
Mixed Use	10.00	47	91,476
Residential			
RD-3.5	18.63	65	---
RD-5	83.12	419	---
RD-6	38.02	219	---
RD - 7	96.38	660	---
RD-8	19.95	159	---
RD-10	26.87	264	---
RD-11	58.54	644	---
RD-30	37.94	1,068	---
Totals	884.11	3,545	91,476



PRIMARY OBJECTIVES FOR THE PROPOSED MATHER SOUTH COMMUNITY MASTER PLAN.

1. BY WAY OF A MUTUALLY BENEFICIAL PUBLIC/PRIVATE PARTNERSHIP, ACCOMPLISH THE REUSE OF A PORTION OF THE FORMER MATHER AIR FORCE AS A MIXED USE RESIDENTIAL COMMUNITY.
2. IMPROVE THE BALANCE BETWEEN THE PROJECTED NUMBER OF JOBS AND HOUSING UNITS WITHIN THE AIR FORCE BASE REUSE PLAN,
3. IMPROVE THE FINANCIAL MEANS TO SUPPORT THE INFRASTRUCTURE, BOTH PHYSICAL AND BIOLOGICAL, OF THE AIR FORCE BASE REUSE PLAN AREA.
4. PROVIDE THE OPPORTUNITY TO DEVELOP A MAJOR SPORTS COMPLEX AS A SIGNIFICANT COMPONENT OF THE RE-USE OF THE FORMER AIR FORCE BASE.
5. PROVIDE THE OPPORTUNITY TO SECURE AND DEVELOP A UNIVERSITY AS A SIGNIFICANT COMPONENT OF THE RE-USE OF THE FORMER AIR FORCE BASE.
6. DEVELOP A MIXED USE COMMUNITY GUIDED BY STATE, REGIONAL AND COUNTY PRINCIPLES OF FEASIBILITY AND SUSTAINABILITY.

OBJECTIVE ONE: BY WAY OF A MUTUALLY BENEFICIAL PUBLIC/PRIVATE PARTNERSHIP, ACCOMPLISH THE REUSE OF A PORTION OF THE FORMER MATHER AIR FORCE AS A MIXED USE RESIDENTIAL COMMUNITY.

Accomplishment of this objective will:

- 1) Provide a direct financial benefit to the county as the result of sale of former air force base properties.
- 2) Accomplish the board of supervisors commitment to the development of a mixed use, 3,500 unit residential community in participation with a private partner.
- 3) Provide for executive housing as a discrete portion of the project.

OBJECTIVE TWO: IMPROVE THE BALANCE BETWEEN THE PROJECTED NUMBER OF JOBS AND HOUSING UNITS WITHIN THE AIR FORCE BASE REUSE PLAN AREA.

Accomplishment of this objective will:

- 1) Assist in meeting the housing demand projections for unincorporated Sacramento County within the Urban Policy Area.
- 2) Assist in providing housing within the Urban Policy Area adjacent to existing and comprehensively planned employment within the Highway 50 corridor and immediately adjacent to the Mather Airport.

OBJECTIVE THREE: IMPROVE THE FINANCIAL MEANS TO SUPPORT THE INFRASTRUCTURE, BOTH PHYSICAL AND BIOLOGICAL, OF THE AIR FORCE BASE REUSE PLAN AREA.

Accomplishment of this objective will:

- 1) Prepare a municipal services plan identify both cost of services and revenues to provide for those services.
- 2) Prepare an analysis of both the infrastructure and service needs and revenue sources to the Mather South Community Plan area with and without a University.
- 3) Prepare a financial plan which defines the service needs and revenues sources needed to provide for those services.
- 4) Provide partial funding for the perpetual maintenance and management of the Mather Preserve.
- 5) Develop an economically-stable community in which property values are retained over time.
- 6) Develop a project which contains a comprehensively planned infrastructure system.

OBJECTIVE FOUR: PROVIDE THE OPPORTUNITY TO DEVELOP A MAJOR SPORTS COMPLEX AS A SIGNIFICANT COMPONENT OF THE RE-USE OF THE FORMER AIR FORCE BASE.

Accomplishment of this objective will:

- 1) Result in setting aside approximately 139 acres for a privately operated sports complex
- 2) Complete basic environmental review at a programmatic level to accomplish a Sports Complex within the Mather Plan Area.

OBJECTIVE FIVE: PROVIDE THE OPPORTUNITY TO SECURE AND DEVELOP A UNIVERSITY AS A SIGNIFICANT COMPONENT OF THE RE-USE OF THE FORMER AIR FORCE BASE.

Accomplishment of this objective will:

- 1) Result in setting aside approximately 170 acres for a University site
- 2) Complete basic environmental review at a programmatic level to accomplish a University within the Mather Plan Area.

OBJECTIVE SIX: DEVELOP A MIXED USE COMMUNITY GUIDED BY STATE, REGIONAL AND COUNTY PRINCIPLES OF FEASIBILITY AND SUSTAINABILITY.

Accomplishment of this objective will:

- 1) Assist in meeting the housing demand and co objectives of the Sustainable Communities Strategy (SCS) by development of a mixed use community within the Established Communities Area as defined by the SCS.
- 2) Assist in providing housing within the Urban Policy area by making available land in the alternative to the current County dependence upon development from parcels which are small, difficult to serve, and/or not zoned for residential development.
- 3) Address net density and related Mixed Use and higher density residential development service requirements guided by the County General Plan policy LU-120.
- 4) Provide for housing opportunity within the Mather South Community Master Plan by including a broad range of housing types and densities.
- 5) Interconnect with the existing regional pedestrian and bikeway systems and extend those systems into and through the site as planned.
- 6) Provide a safe and efficient circulation system that interconnects uses and promotes a circulation network which encourages alternative modes of transportation.
- 7) Develop a project which allows residents to engage in short, non-vehicle commutes.
- 8) Develop a community with adequate school facilities for community residents and assists in meeting the school facility needs of surrounding projects.
- 9) Develop a project which includes a community park and a variety of neighborhood parks sufficient to meet park district requirements.
- 10) Design a community that incorporates feasible methods to reduce emissions of green house gases.

DISCUSSION OF LU 120 GUIDELINES (PC)
MATHER SOUTH COMMUNITY MASTER PLAN

PC - 1 VISION FOR CONNECTION TO OTHER ADJACENT EXISTING AND POTENTIAL
FUTURE DEVELOPMENT AREAS

Planning as an Extension of Existing Development

1. Connection / Historical Context.

The portion of the Mather Field Specific Plan east of the extension of Zinfandel Drive has been the subject of planning efforts since 1992. The planning efforts include:

The establishment of 1,894,896 square feet of office and commercial uses including offices for the County Parks Department, and a conference center. In addition, the plan identified the potential for a destination theme park, university campus and/or correctional facility. **(1997)**

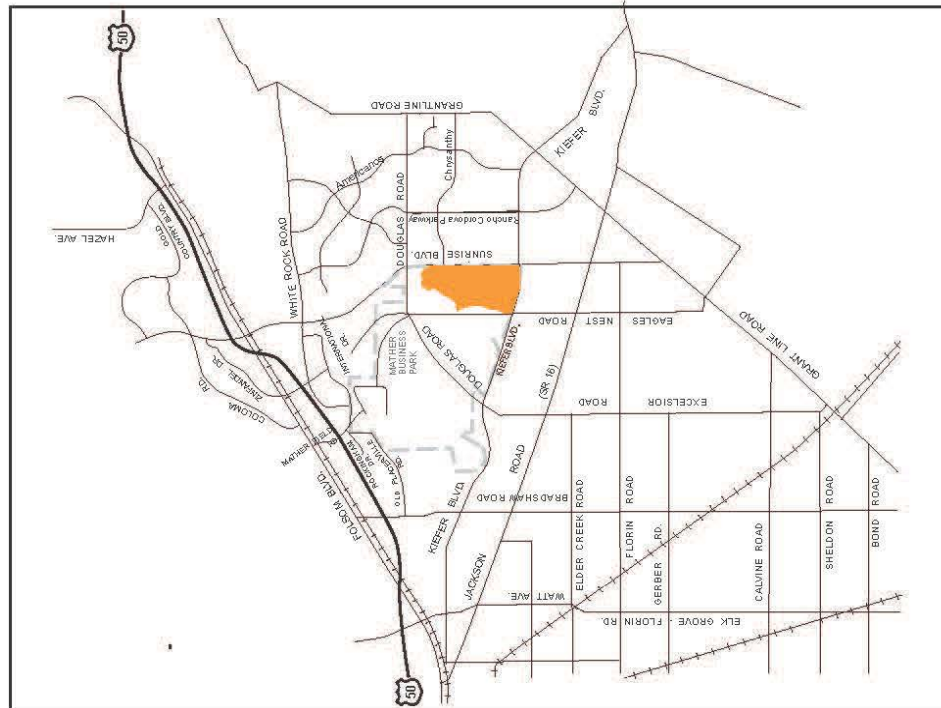
As the culmination of several years of effort to define the extent of a wetland preserve, The Board of Supervisors initiated a general plan amendment and preparation of a federal Environmental Impact Statement (EIS) to establish the preserve. The Board initiation included designation of the area east of Zinfandel beginning approximately 1,200 feet south of the Woodring Drive intersection for Commercial and Office land use. The area north of this line remained Recreation. Within the Commercial and Office designation the initiation speaks to the potential for a University subject to design review. **(2006)**

An Environmental Impact Statement (EIS) prepared in response to the 2006 initiation further detailed the Board action and included 2,530 homes, a 273 acre sports complex including a 320,000 square foot event center and 175,000 square feet of sports fields, 8 acres of retail commercial and other support uses and a 175 acre University campus. The area affected by the proposal extended from Mather Lake South to Kiefer Blvd. **(2012)**

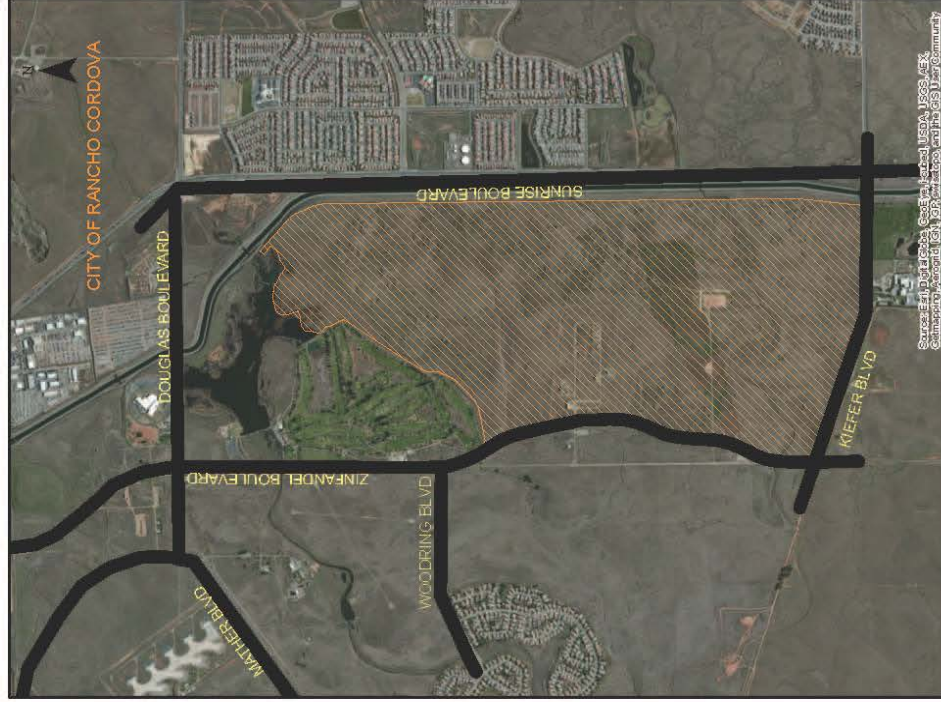
The County of Sacramento and the Mather South LLC (applicant herein) entered into an amendment to a prior purchase agreement in January 2013. That amendment will prepare a plan for development of the application area to include a University site, a Sports Complex and a mixed use development. **(2013)**

General Plan Land Use amendments and General Plan Circulation Plan amendments related to the relocation of the Zinfandel extension right of way are anticipated in late 2013. This application builds upon the 2013 amendments. **(2014)**

SITE LOCATION AND CONTEXT MAPS
 MATHER SOUTH COMMUNITY MASTER PLAN
 Sacramento County
 June 2013



SITE LOCATION CONTEXT



SITE LOCATION

Planning as an Extension of Existing Development (continued)

2. Infrastructure

Sanitary Sewer – Extensive and detailed sanitary sewer improvement plans were prepared in 2002 and served as the basis for the Mather Field Financing Plan (2002). In intervening years, re-evaluations of the manner by which the Mather Field Planning Area will be provided sanitary sewer service have taken place. Initially, and reflected in the plan, it was anticipated that service to the site would be accomplished by extending a 12 inch line westerly to connect to the Bradshaw interceptor near Happy Lane. In part, as a result of the establishment of the Mather Natural Preserve to the west of the site, the plan has been changed to providing service by extending a line north to connect with the trunk line in Zinfandel Lane to the north.

Preliminary engineering for that extension of a trunk line to serve the south of Mather Area has been completed and the environmental review for the facility is in process and scheduled for completion in late 2013.

Water – A detailed Water Facility Improvement plan was prepared in 2002 and served as the basis for the Mather Field Financing Plan (2002). The plan included a looping system of water transmission mains (12” to 16” diameter pipes). While much of the system remains to be constructed, the 16” main in Woodring Drive has been built.

The project site is the subject of a pending Water Supply Assessment. The site is currently in the service area of several water sources. Those sources include the Mather Well Field (by way of the Woodring Drive main) as well as the 30 inch raw water line in Kiefer Blvd. This line extends from the Excelsior well field to the southwest.

While the Water Supply Assessment for the plan area is pending, it is anticipated that the water transmission system will be comprised, initially, by connections to the existing 16” line in Woodring Drive and the 30” pipe in Kiefer Blvd on the south of the site. The Water Agency will also construct a water storage facility at the northeast corner of the site as part of the overall water delivery system.

Ultimately, service will be provided from a large transmission main, likely 54 inches in diameter, running north to south along the easterly portion of the project site.

Circulation - Zinfandel Drive will be extended to Kiefer Blvd. The extension will occur in phases defined by a project specific traffic study. Phasing will be dependent upon the location of development and the rate of development. The 2002 Mather Field Financing Plan contemplated and identified the means for funding all major arterial roads within the Mather Field Planning Area. The plan includes the Zinfandel extension. The design of streets, landscaping, medians, and widths, including those for Zinfandel Road, were established by the Mather Field Specific plan (pp 63 to 65). This plan will utilize those design standards.

Transit – Service is not currently available in the vicinity of the site. However, The General Plan Circulation Map and Sacramento Regional Transit (RT) Transit Action Plan each identify Jackson Road and Sunrise Boulevard as Bus Rapid Transit (BRT)/Hi-Bus routes. With the extension of Zinfandel Drive, it is anticipated that transit service would be extended to serve the Zinfandel corridor in the future. Bus/shuttle service in the Project area could connect to RT bus stops or Sacramento Light Rail system at the Mather/Mills, Zinfandel, Cordova Town Center or Sunrise light rail stations.

Bus/shuttle service could be extended into the Project in looping pattern that would provide service within one quarter mile of 90% of residents. Bus/shuttle services could utilize proposed transit stops within the Project. The secure funding sources for transit will be funded by the Project through fees and assessments. The project will pay the Sacramento County Transportation Development Fee (SCTDF) and the Sacramento Countywide Transportation Mitigation (SCTMF) both of which fund roadway and transit improvements, including transit improvements on Sunrise Boulevard.

Drainage – Nearly 30 acres are set aside for detention/flow duration control basins. The basins will serve triple duty. In addition to limiting damaging flows in the stream bed, the basins will attenuate the runoff peaks to no more than the runoff peaks from design storms. The basins will also serve as runoff kidneys to reduce the levels of urban pollutants entering stormwater.

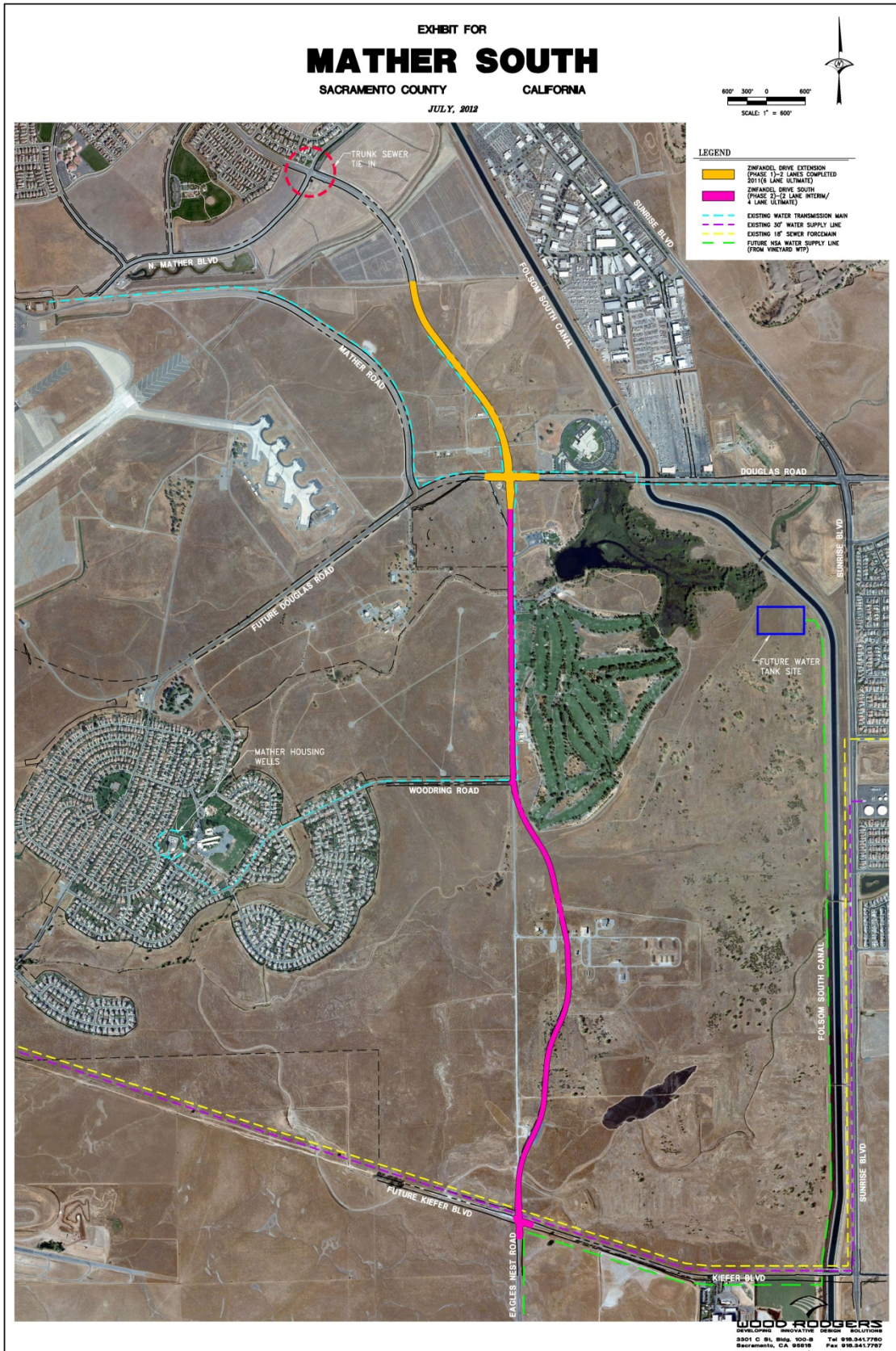
Regional Bike Trail – The Folsom South Canal regional trail runs parallel with the Mather South Community Master Plan. Access to the trail is anticipated at two points. One location will occur, at the southeast corner of the University site and a second location will occur, at the northeast corner of the site between the canal and Mather Lake. Access at both points will require coordination with the Bureau of Reclamation.

3. Natural Preservation

Preserve Establishment – the nearly decade long natural resource planning process has concluded with agreement between federal and local partners with respect to the establishment of a 1,272 acre natural resource preserve. The project reflects the consensus reached in the process. The easterly relocation of Zinfandel Drive has been accomplished to maximize preservation of the existing resources.

Wetland Restoration – An element of the preserve management plan going forward will be rehabilitation / restoration of the vernal pool, vernal swale and stream habitats within the preserve.

Funding - The Mather Field Wetland Preserve is an ambitious undertaking to maintain and preserve in perpetuity the vernal pool and related wetlands over a 1,272 acre site. The funding for this effort is anticipated to come from developed lands within the Mather Specific Plan area. The proposed land uses are considered very important as the financial contributors to the effort and they thus increase the stability of that funding source.



PC - 2 Housing Choice – demonstrate the variety of housing types anticipated as well as alternative contexts.

The development provides for a range of housing types from executive housing to mixed use form based code environments. The northerly edge of the site occurs adjacent to the Mather Golf Course and provides an opportunity for an enclave of executive housing. In that the site is without native oaks or significant topography the landscape uniqueness of neighborhoods will be the accomplished by neighborhood design, building architecture and the introduced landscape. The range of housing contemplated for the site includes:

1. Executive housing in two gated neighborhoods adjacent to the Mather Golf Course. The two neighborhoods one comprised of homes built at 3.5 units per acre and a second at 5 per acre. The approach contemplated for each is similar to that used in the Gold River Community (a County success story) in the Promontory Point and Crocker Grove Villages.
 2. Single Family Residential on small lots in configurations approximating.
 3. Cluster housing in various configurations and densities ranging from 8 to 12 units per acre
 4. Multiple Family housing at 28 units per acre.
-

PC – 3 Quality -- provide a quality of design by way of development standards. The Specific Plan contains over 115 significant detail statements, a detailed development standards table and supportive illustrations with respect to neighborhood design, and architectural detailing of buildings.

To illustrate:

Residential lots should be organized in short block layouts with a modified grid/curvilinear pattern that encourage walking, biking, and the use of alternative modes of transportation

- Each block elevation contains at least four different models and if necessary, up to three elevations for each floor plan. Different models are defined as those with significant variation in floor plans, configurations, heights, and massing, and minor variations in size or number of bedrooms;
- Variations in first-level building massing will be achieved by introducing entry porches and courtyards. Integrating higher vaulted or cathedral ceilings into the building facade at the entry can provide a transitional element that adds distinction to the front elevation;
- Homes should be oriented toward the street, with entry areas and major indoor activity spaces facing onto the street;

- Large expanses of blank walls, garage doors, and utilities along the front areas of buildings and lots will be avoided;
- Lots, blocks, trails, and walkways should be organized to encourage residents to walk and enjoy the neighborhood setting and nearby amenities such as parks, open spaces, schools, and shopping;
- Building facades should be designed to provide visual surveillance of the public streets, public spaces, sidewalks, and open space areas from inside the buildings to promote safety and security of the public realm with “eyes on the street”;
- The table on the following page illustrates how the mixed use zone can be formulated.

Mixed Use Standards Illustration

	Maximum Separation	Minimum Connections (No Dead Ends)	Maximum Pavement Width for Pedestrian to Cross (curb to curb)	Maximum Length Without Crossing or Connection
Vehicular Access Points	500 ft	2	36 ft	N/A
Pedestrian Access Points	350 ft	2	N/A	N/A
Stream Corridor Access	Must provide connection from stream trail to streets			
Vehicular Routes	600 ft	2	35 ft	600 ft
Pedestrian Routes	350 ft	May terminate at tenant door	N/A	No Limitation
Transit Access	Provide on at least two block faces			

	Minimum	Maximum
Residential Density	8.0 du/ac	24 du/ac
Floor Area Ratio (Non-Res./Mixed Use)	0.20	1.00

Non-Residential/ Mixed Use	Minimum (ft)	Maximum (ft)	Within 100 ft of Stream Corridor
Front Setback	10	15	Buildings shall setback at least 50 ft from the Stream Corridor
Side Yard	5	15	
Side Street (public or private)	0	10	
Rear Yard/ Alley	5	5	
Minimum Building Frontage	50%	65%	
<i>Residential</i>	See Residential Development Standards by Type		

Minimum Building Height	single story		
Maximum Building Height	45 ft		

Setbacks from Public or Private Streets (not drive aisles)	This standard is driven by the depth of buildings constructed at the build to line except that a portion of a parking area may front a street so long as the maximum building frontage standard is met and screening standards are met.
Stalls	Minimum Requirement is one per 400 square feet of building space. Maximum is one per 250 feet of building space.
Screening Requirements	A. Along Streets parking must be setback a minimum of six feet behind the sidewalk and screened with a continuous row of hedges (2).
	B. One large tree must be planted every thirty (30) feet of planted frontage.
	A and B above applicable to all streets except Rancho Cordova Parkway. Landscape screen there must be 20 feet.
Drive Way Width	Commercial Standard Driveway is required.

*Notes: 1. Applies to street frontage for Commercial/ Retail/ Office building only

PC – 4 ACCOMMODATE THE PERCENTAGE OF LOW AND VERY LOW INCOME RESIDENTIAL UNITS REQUIRED BY THE COUNTY HOUSING ELEMENT

The General Plan guideline for this Master Plan is to set aside 33% (1,170) of all residential units as high density attached units. The 33% guideline is met by provision of a sufficient amount of land to accommodate those units. To qualify, such lands must be zoned for at least 20 units per acre. This plan provides 1,068 units on land zoned for 28 units to the acre. In addition, forty-seven (47) additional residential units are zoned within the commercial mixed use area. The total of residential units countable toward meeting the General Plan guideline is 1,115 of which a portion can be designated as low and very low income residential units.

Further, the project will be required to submit and obtain approval of an affordable housing plan to further identify means by which affordable units may be constructed.

PC – 5 PEDESTRIAN AND TRANSIT ACCESS

Sidewalks and Bicycle Routes

Sidewalks and bike routes along interconnected streets with short block lengths and high intersection density.

Sidewalks on all public streets (County Improvement Standards)

Bike Routes will be provided along the North to South central street and on the outlet streets to Zinfandel Drive. The central street route will extend from the park adjacent to Mather Lake south to the intersection with Kiefer Blvd.

Class I Pedestrian / Bicycle Paths along the stream corridor

Connection to the existing regional Class I trail at two locations; one at the southeast corner of the site by way of Kiefer Blvd and the other at the point of the Folsom Canal Crossing which accommodates the creek entry into Mather Lake.

Block Lengths

Residential Streets will not exceed 600 feet in block face length

Cul De Sacs

None planned; may be permitted only within executive housing area.

Basic street system is gridded

Transit Access

Complete sidewalk access from all homes in the project site to the street connection points with Zinfandel Drive.

No pedestrian will be required to cross a street with more than two through lanes to access Zinfandel Drive

PC – 6 INFRASTRUCTURE MASTER PLAN AND FINANCE PLAN

The project is a portion of and is an amendment to the Mather Field Specific Plan (1997). The plan also includes a financing plan (EPS, 2002). As a result of the plan fees are collected within the planning area for a variety of improvements including road, sewer, water, drainage, fire services, and schools. The plan will require a significant update in that a portion of the funding on an ongoing basis was to come from redevelopment revenues which are no longer available. Prior to adoption of the Mather South Community Master Plan this plan will be updated.

Figure 13
 Mather Field Financing Plan
 Summary of Capital Improvement Program Estimated Facilities, Costs, and Funding Sources

FACILITIES:	Total Cost Estimate [1]	POTENTIAL FUNDING SOURCES											
		Tax Increment [2]		County DED	Grants [3]	MFPFF	Private SF Project	County Development Impact Fee Programs			Other [4]	Utilities	
		Tax Increment for Public Infrastructure and Facilities	Tax Increment for Single Family Home Project (in lieu of fees)	EDCA Real Property Sale and Lease Revenues	EDA, CDAM, and CDBG	Mather Field Public Facilities Fee (MFPFF)	Single Family Home Project	Sacramento Regional County Sanitation District (SRCSD) Fees	County Sanitation District No. 1 (CSD -1) Sewer Impact Fees	Sacramento County Water Agency Zone 40 Fees	Sacramento County Water Agency Zone 11A Fees	Other Funding Sources	SMUD, West Coast Gas, and Electric Lightwave, Inc.
Roadway Projects													
Collectors	\$6,000,000	\$6,000,000		\$2,000,000									
Other Roadway Projects	\$61,864,668	\$12,039,513	\$2,820,000	\$0	\$8,685,865	\$31,500,000	\$5,981,323					\$527,965	
Subtotal Roadways	\$69,554,668	\$18,039,513	\$2,820,000	\$2,000,000	\$8,685,865	\$31,500,000	\$5,981,323					\$527,965	
Water Supply	\$32,560,439	\$3,942,398		\$944,501	\$1,596,767		\$4,785,500		\$17,706,500			\$3,684,773	
Sanitary Sewer	\$24,223,369	\$350,000		\$500,000	\$45,527		\$4,696,299	\$12,460,000	\$6,171,534				
Storm Drainage	\$7,207,699	\$320,000		\$320,000			\$1,657,699			\$4,410,000		\$500,000	
Fire Protection	\$3,335,600	\$2,685,600	\$450,000	\$200,000									
Parks and Other Open Space	\$5,345,264	\$660,000	\$160,000				\$2,545,564						
Utility Projects	\$8,041,000	\$1,500,000		\$500,000								\$6,041,000	
TOTAL BY SOURCE	\$149,168,328	\$27,487,511	\$3,420,000	\$4,464,501	\$10,328,159	\$31,500,000	\$19,666,385	\$12,460,000	\$6,171,634	\$17,706,500	\$4,410,000	\$4,612,738	\$6,941,000
TOTAL BY MAJOR SOURCES	\$149,168,328	\$30,967,511	\$4,464,501	\$10,328,159	\$31,500,000	\$19,666,385			\$40,748,634			\$4,612,738	\$6,941,000

Source: Sacramento County (roadways through Department of Transportation; sanitary sewer through the Department of Water Quality; water supply and storm drainage through the Department of Water Resources; parks and other open space through Department of Economic Development); Sacramento Metropolitan Fire Protection District (fire protection), SMUD (electric), Electric Lightwave (telecommunications), and natural gas estimates from the Reuse Plan for Mather Field.

The table above is illustrative of the detail contained in the current finance plan.

PC – 7 SERVICES PLAN

Services Plan – once the plan is completed and the environmental review has begun it will be timely to prepare a cost of services plan with respect to the public services provided to the site. The plan will utilize as its baseline of service requirement the current levels of service within the unincorporated area.

PC – 8 PLAN CONSISTENCY WITH ADOPTED COUNTY PLANS

The project has been planned to conform to adopted County plans. While the application includes a General Plan amendment for conversion of the area designated Urban Development Area (UDA) to low density residential the amendment conforms to the intent and process determined by the UDA.

General Plan Circulation Plan	
Zinfandel Drive 4 Lanes	Consistent
Kiefer Blvd. 2 Lanes	Consistent
Bikeway Master Plan	Consistent /Adds to the plan
General Plan Land Use Element	
Urban Development Area Amended to Development	Consistent
Cordova Community Plan	Consistent
Mather Field Specific Plan	Consistent (2013)
Climate Action Plan	Design consistent

Further illustration:

General Plan UDA designation and Mather Field Specific Plan. The Urban Development Area consistency assertion arises from: the 2011 definition/purpose statement for the UDA as well as language added to the plan in 2013.

The definition/purpose statement for the Urban Development area:

(2011). “Urban Development Area. The Urban Development Area (UDA) designation indicates where the County will conduct studies leading to the appropriate configuration of urban land uses for the area. These are areas that will be converted to urban uses to accommodate the growth that is projected to occur during the 25 year planning period. *(For example)* One area shown as UDA on the Diagram is the West of Watt area (between McClellan Park and Watt Avenue North). Urban development and/or rezones cannot occur in this area until a master plan has been approved and the UDA designation has been removed”. *(italics added)*

General Plan. An amendment contemplated to occur prior to Mather South Community Master Plan and Mather Field Specific plan amendment:

“Urban Development Area. The Urban Development Area (UDA) designation indicates where the County will conduct studies leading to the appropriate configuration of urban land uses for the area *or will accept applications to prepare a Master Plan (such as a Specific Plan) for the*

area. These are areas that will be converted to urban uses to accommodate the growth that is projected to occur during the 25 year planning period. For UDA areas within the Urban Policy Area (UPA) The Master Plan(s) shall conform to Land Use Policy 121. Two areas within the Urban Policy Area are currently shown as UDA on the Diagram. One area is the West of Watt area (between McClellan Park and Watt Avenue North) and the second is a portion of the Mather South Specific Plan intended to accommodate mixed use residential development (between Zinfandel Drive and the Folsom South Canal, north of Kiefer Blvd) as indicated by 2006 Board of Supervisor's initiation of a General Plan amendment for his area and reflective of the purchase and sale agreement between the County and Mather South LLC. Urban development and/or rezones cannot occur in this area until a master plan has been approved and the UDA designation has been removed.

Mather Field Specific Plan.

The plan currently provides for a wide range of uses of the site including offices, residential (by use permit), recreation, open space preservation, a theme park and a university.

The plan will be amended prior to public review of this application to include the following language:

“Mather South Community Master Plan. The designation provides for development as allowed by the Mather South Community Master Plan. “

The Bikeway Master Plan consistency assertion arises from the inclusion of the regional trail along Folsom South Canal, just east of and not within the planning area as well as Class II trails on both Kiefer and Zinfandel Drive. The additions, though not amendments to the general plan, include the Class I trail along the stream corridor at the south of the overall site and Class II trails within the site inclusive of a trail which will extend from Kiefer Blvd on the south passing through the University site, the Sports complex and the multi-use Mather South Community Master Plan. Extensions of this trail will connect directly with the Class II trail along Zinfandel Drive. Connections to the Folsom South trail will occur at Kiefer and at a point adjacent to Mather Lake.

PC – 9 RELATIONSHIP BETWEEN REGIONAL PLANNING EFFORTS AND THE PROPOSED PLAN

“Nothing in an SCS or APS shall be interpreted as superseding or interfering with the exercise of the land use authority of cities and counties within the region” “Nothing in this bill requires a city or county's land use policies and regulations, including its general plan, to be consistent with the RTP or an APS”. Several planning efforts cited in this policy are not inclusive of the Mather South Community Master Plan area (e.g. the Jackson Corridor Study or the Habitat Conservation Plan). However, as to regional planning:

MTP / SCS

- The site is designated as an established community subject to development in both the near term (through 2020) and the long term (2030).
- The extension of Zinfandel Drive to Jackson Highway is included in the MTP (2012) Transportation projects list (#SCA 24622 for construction 2014.)

BLUEPRINT The site designation is Retail Commercial, Business Professional Office and Recreation

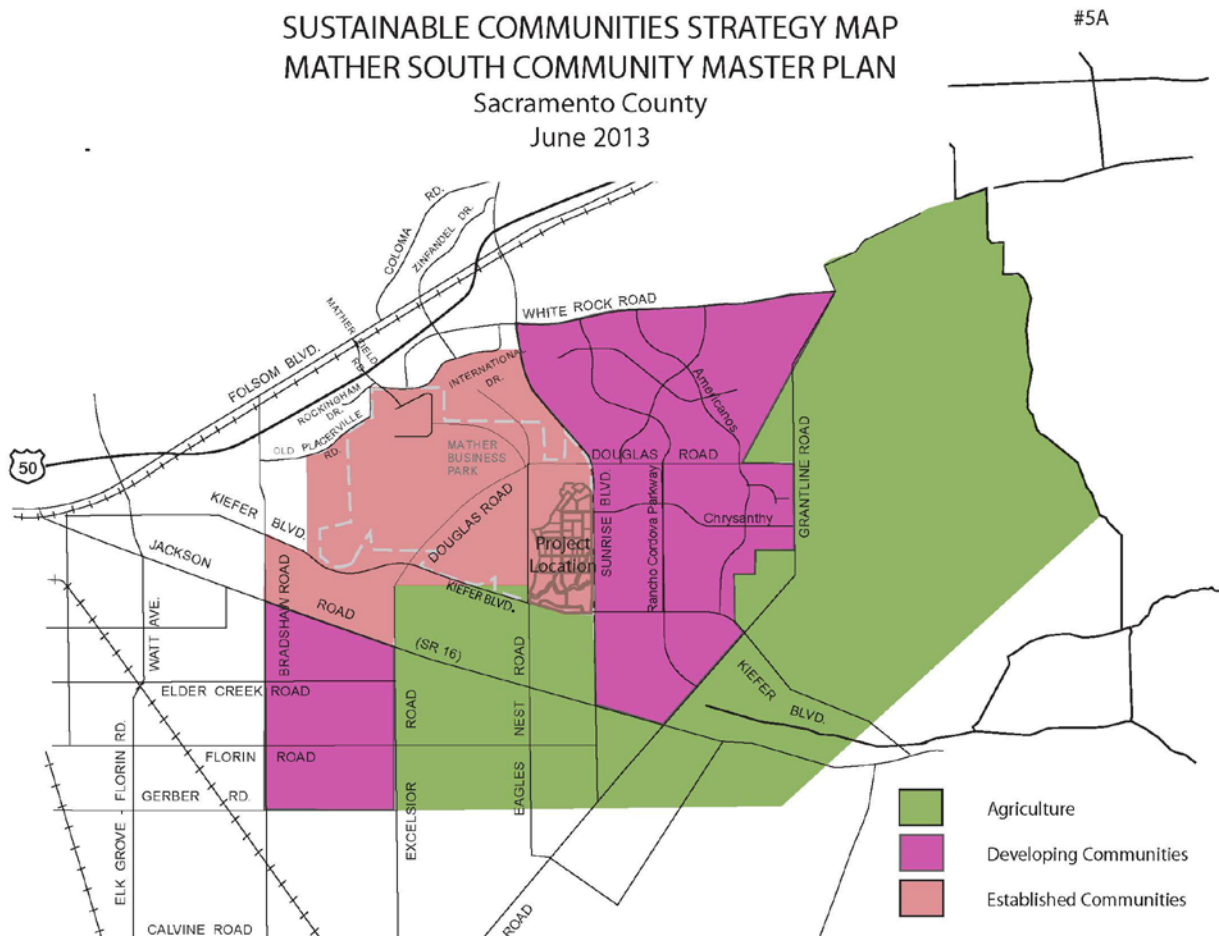
PC – 10 CONSIDERATION OF JOBS-HOUSING BALANCE

The Mather South Community Master Plan is a portion of the Mather Field Specific Plan (MFSP). The MFSP includes 11,816,835 square feet of existing and planned employment land uses. Within the portion of the MFSP, the planned employment includes the Sports Complex, an Elementary School, the planned mixed use commercial area, fifty acres of retail commercial, the existing TRACON offices, the proposed University and over 2,000,000 square feet of industrial/airport support development. Conservatively the plan has the ability to accommodate in excess of 6,000 jobs within three actual driving miles of the site. With approval of the Mather South Community Master Plan the current imbalance of Jobs to houses (5:1) will be improved to a ratio of five jobs for every four dwellings for the south of Mather portion of the MFSP.

There are 1,272 residential units currently within the Independence neighborhood of the plan area. Additionally, the Mather Field Specific Plan includes the County operated housing facility for those in transition out of homelessness.

The plan area is also located within a five mile radius of 76,522 existing jobs.

SUSTAINABLE COMMUNITIES STRATEGY MAP
MATHER SOUTH COMMUNITY MASTER PLAN
Sacramento County
June 2013



RELATIONSHIP BETWEEN LAND USE ELEMENT POLICY 120 CRITERIA AND THE MATHER SOUTH COMMUNITY MASTER PLAN PROJECT

Preface: Criteria CB 1 through CB 5 arise from the premise that applications are for expansion of the Urban Policy Area. As such, projects outside the urban policy area are required to address their relative conformity with each criterion. The manner in which the CB's are written does not easily translate, in each circumstance, to a guideline for assessment of Master Plan proposals already within the Urban Policy Area. In order for a project to qualify for addition to the Urban Policy Area the project must have a cumulative total of 18 points.

CB-1 Minimum Net Density

The project proposes 3,537 dwelling units on 379 acres residential acres. The "net" density is 9.34 units per residential acre. The points allocation under this Minimum Density criterion is 4.

CB-2 Proximity of Residential Units to Amenities

The project contains 3 parks, a neighborhood commercial and office site and two elementary school sites. The point allocation under this Proximity to Amenities criterion is 4 points. Cumulative Total is 8 points.

CB-3 Mixed Use

The project contains a mixed use component of roughly 50 acres as well as a pedestrian, bicycle and vehicular circulation system designed to minimize barriers to access through and around the site. Five percent of the area of the project is required to qualify for the minimum of two points. No metric is provided to determine conformity with the "elimination of barriers between land uses". The plan area is part of the Mather South Specific Plan which encompasses over 5,200 acres the largest portion of which is the runways and related facilities for the Mather Airport. The portion of the Specific Plan area currently evaluated includes 450 acres of residential, park, school and mixed use areas. The plan designates 48 acres of these 450 acres for mixed use. The plan further proposes a form based approach to development of the 48 acres. The estimate is that the point allocation for this criterion is 3 points. Cumulative Total is 11 points.

CB-4 Transit

This criterion alone could potentially generate a total of 7 points (4 for 80% within one half mile of transit and 3 if the service is on 15 minute headway during two peak morning and afternoon hours).

The General Plan Circulation Map and the Sacramento Regional Transit (RT) Transit Action Plan each identify Jackson Road and Sunrise Boulevard as Bus Rapid Transit (BRT)/Hi-Bus routes. With the extension of Zinfandel Drive, it is anticipated that transit service would be extended to serve the Zinfandel corridor in the future. Bus/shuttle service in the Project area

could connect to RT bus stops or Sacramento Light Rail system at the Mather/Mills, Zinfandel, Cordova Town Center or Sunrise light rail stations.

Bus/shuttle service could be extended into the Project in looping pattern that would provide service within one quarter mile of 90% of residents. Bus/shuttle services could utilize proposed transit stops within the Project.

The secure funding sources for transit will be funded by the Project through fees and assessments. The project will pay the Sacramento County Transportation Development Fee (SCTDF) and the Sacramento Countywide Transportation Mitigation (SCTMF) both of which fund roadway and transit improvements, including transit improvements on Sunrise Boulevard.

The estimate is that the point allocation for this criterion is for points for proximity and one point (hourly headways) for service headways. The estimate is that the point allocation for this criterion is 5 points. The cumulative point total is 16 points.

CB-5 Proximity to Employment

Within a five mile radius of the site there are currently 76,522 jobs. The estimate is that the point allocation for this criterion is 3 points.

The cumulative total is 19 points.

Mather South Technical Studies for EIR

TECHNICAL STUDY	STUDY DATE	NOTES
Biological Resources		
Wetland Delineation	2001, 2004, 2011, 2012	Jones and Stokes, WRA, County
Special Status Species Survey		EIR analysis will rely on CNDDDB and USFWS species lists and existing ESA documentation.
Arborist Report		To be provided by applicant.
Elderberry Stem Count		To be provided by applicant
Cultural Resources		
Cultural Resources Inventory	2010	To be provided by applicant (ESA).
Cultural Resources Assessment/ CR chapter.		To be provided by applicant (ICF).
Noise		
Mather Airport		To be provided by applicant.
Traffic Noise Analysis		County will do
Infrastructure		
Drainage Study		To be provided by applicant
Sewer Study	Jan 2010, Addendum September 2013	Provided by applicant
Water Supply Study		To be Provided by applicant
Reclaimed Water		To be provided by applicant
Water Supply Assessment	October 2013	Provided by SCWA
Traffic		
TIS		DKS will provide
Air Quality		
AQMP		To be provided by applicant
Climate Change		
Analysis		County will do
Haz Mat		
Phase 1	October-2012	Provided by applicant
Geotechnical Report		
Engineering Reports		To be provided by applicant

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

MINUTES

Tuesday, March 4, 2014

7:00 PM

BRADSHAW CHRISTIAN SCHOOL (LIBRARY)
9555 CALVINE ROAD
SACRAMENTO, CA 95829

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Vineyard.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 Vineyard CPAC Chair, Tim Murphy at (310) 483-9501 or timmurphyvcpac@gmail.com. The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or lundgrenj@saccounty.net and Tim Kohaya at (916) 874-5982 or kohayat@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (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.

OFFICERS: TIM MURPHY **P** CHAIR
 DAVID LOPEZ VICE-CHAIR
 SOPHIA TROTTER-GOETZE **P** SECRETARY

MEMBERS: TAMMY TRUJILLO **P** JAG NAGENDRA **P**
 MARY DUNCAN **P**

REPRESENTATIVES: JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
 TIM KOHAYA - 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:

1. **Control No.:** PLNP2013-00213

Assessor's Parcel No.: 066-0050-009

Owner: Taylor/Village Sacramento Investment Partners LP
 Attention: John Glikbarg
 940 Emmett Ave #200, Belmont, CA 94002
 415-227-2208; john@villageprop.com

Applicant/Phone/Email: Gillum Consulting, Inc., Attention: Jim Gillum
 1632 Weinreich Court, Folsom, CA 95630
 916-388-8900; jim@gillumco.com

Project Name: **NORTHEAST BRADSHAW FLORIN GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT AND REZONE**

County Project Manager: *Charity Gold, Assistant Environmental Analyst*
 874-7529; goldc@sacounty.net

Location: The property is located at 6901 Bradshaw Road, at the corner of Bradshaw Road and Florin Road, in the Vineyard community.

- Request:**
1. A **General Plan Amendment** to change the existing land use designation of the approximately 45.45 acre parcel from Commercial & Offices (C&O) to Low Density Residential (LDR).
 2. A **Community Plan Amendment and Rezone** to change the existing land use designation of the approximately 45.45 acre parcel from SC (Shopping Center, with Mixed Use overlay) to RD-5 (Residential).

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Tammy	Seconded by: Jag
------------------	------------------

Vote:	Yes 6	No 0	Abstain 0	Absent 0
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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:
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Comments:

Board: You want change to RD 5-7?
 Gillum : RD 5 is what we are asking for.

Board: Are you putting in affordable housing?
Gillum: No, we will pay a fee and mitigate for that off site.

Board: How many units do you anticipate?
Gillum: About 200

Board: Are you limiting the number of units you are building to avoid having to put in affordable housing?
Lundgren: The number of units is no longer used to determine if a developer has to provide affordable housing. The County adopted new affordable housing guidelines. Developers can now pay a fee in lieu of supplying affordable housing. In addition, developers building as small as a 5 unit development are required to fulfill this requirement. There is no longer a waiver for projects under 100 units.

Board: What is the county's plan for commercial capacity to support these homes being added?
Lundgren: There will still be a fair amount of commercial available.
Gillum: Identified over 6 nearby lots that are proposed to be commercial.

Public: Is this site where the current nursery is?
Gillum: No, our site is just south of the nursery.

Public: Concern that this project is a step away from the vision of the identified in the Florin-Vineyard Gap planning sessions. The vision for this area was a sustainable community that kept commercial close to homes. The vision was to keep commercial close and jobs close so people wouldn't have to be in their cars as much to go shopping and to get to work.

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.**
2. **HUMAN SERVICES COORDINATING COUNCIL (HSCC) TO PRESENT AND OBTAIN FEEDBACK ON "STRENGTHENING THE SAFETY NET" WORKSHOP.**
3. **VINEYARD ROAD BRIDGE UPDATE**
4. **WALMART UPDATE**

PUBLIC COMMENT:

Item #1

Representatives of the applicant: Phil Rodriguez and Rick Bala

Board: Do we have any colleges that have shown interest in the proposed university area?

Balaz – Yes some interest from Whittier University.

Board: You have set aside 152 acres for the proposed university. Are you targeting a small university? 152 isn't very large.

Balaz – 140 acres is about the average size for a university in this area. Sacramento State is on about 100 acres and University of the Pacific is smaller on about 70 acres.

Board: Are you competing with Placer county for this university?

Rodriguez – Not competing directly with Placer, but they too are looking to attract a university.

Board: I am concerned that there is a lot of high density in the area.

Rodriguez – That currently is the direction from the county. This may change.

Public: Is the lake in the plan the existing lake? Will you be expanding it?

Rodriguez – This is the existing lake. We will not be expanding the lake, but building a park is adjacent to it.

Public: When we are looking at the traffic impact of this area are we sure that we are looking at more than one car per home?

Lundgren: Yes. We don't look at the number of cars per home. We look at the number of trips per home.

Public: This project has been brought to us piece by piece causing us to have a fragmented view of the project. Zoning came through some time ago and now planning is coming through. Because of this we aren't being shown the whole picture at once. We are unable to make informed comments.

Along these lines, we are just now seeing that this community only has two main exit and entry points out to Sunrise.

Public: Why aren't there are more connections over the Folsom South canal to Sunrise?

Rodriguez: Cost prohibitive (5 million) and Federal approval unlikely

Public: The Federal government did approve a connection over the canal on International Drive, so it is not impossible.

Public: We would like to see more than a 250 ft. buffer between Zinfandel and the wetland preserve.

Item #2

P. Carpenter: The Vineyard bridge has permits, plans, environmental plans, right-of-ways. Everything is a go except for the money from the state.

Board: SMUD says there will be a sidewalk in front of the Trujilio-Anderson property. This is not in the plan.

P. Carpenter: There will not be a sidewalk in front of the Trujilio-Anderson property.

Board: Is the bridge a two lane bridge or a four lane bridge?

P. Carpenter: The bridge is a two lane bridge.

Board: Why is there no horse enclosure shown in any of the concept drawings?

P. Carpenter: There will be no horse enclosure.

Item #3

Board: Will there be mitigations and road improvements required before WalMart can open on the corner of Elk Grove-Florin and Gerber?

D. Shoeman: No. Traffic mitigation was implemented when the area was originally zoned and became the site of a golf shooting range. Since that time the Florin-Vineyard community plan has been implemented which has in place "triggers" based on the number of units built. Currently the Florin-Vineyard gap has not reached any triggers that would begin requiring the implementation of improved roadways to accommodate the increase traffic.

Board: Will Walmart have security and cameras?

Lundgren: This will probably be a condition on their liquor license.

APPROVAL OF MINUTES:

Motion to approve the minutes of 2/4/14 made by Tim Murphy.

Motion seconded by Tammy Trujilio.

Approved unanimously

ADJOURNMENT:

9:15pm

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 or 874-7647 (TTY), 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

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

Minutes

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.

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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 specific 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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