



ECOS
ENVIRONMENTAL
COUNCIL
OF SACRAMENTO

ECOS Land Use Committee Meeting Notes
Monday March 10, 2014
Mogavero / Notestine 2012 K Street
6:00 – 7:30 pm

Attendees: Ron Maertz, Rob Burness, Alex Reagan, John Deeter, Ken Wilcox, Rick Guerrero, Molly Wright, Andy Sawyer, Phil Rodriguez (Lewis Operating Corp.) and John Lundgren (Sac County)

6:00 p.m. – Welcome, Introductions, Check-Ins, and Changes to Agenda

**6:05 p.m. – Mather South Specific Plan
Project Proponents and County Staff**

Notes from presentation on Mather South by Phil Rodriguez, VP – Planned Community Development, Lewis Operating Corp., a member of the Lewis Group of Companies. (This company was formerly known as KB Homes and then Lewis Homes)

There is no ‘Mather North’—that would be all of Rancho Cordova north of Mather South. “Zoning areas have taken into account wetland areas.”

Mather Sports village – baseball fields and basketball. Soccer is planned for a different area by a different development in progress (not Mather South).

University site: The University would be on Kiefer Boulevard, between Sunrise Boulevard and Zinfandel Drive. 150 acres are reserved. This may seem small, but this site would be just a satellite campus to an existing university. “We are required to put together a marketing packet (called a “Request for Expression of Interests”) and find a site for the university.” The desire is to market the area to the whole region, not just city or county of Sacramento. Lewis Operating Corp.’s Request for Expression of Interests publication went out to nearly 600 private universities in the fall. The task today is for the county to find the university.

Lots of other development projects are trying to get a university built too, e.g. Placer County; is the desire of the county. [A university]...will come because the county wants it.”

They are trying to develop recreation in area. There will be some kind of trails but they don’t know what to what scale yet. The idea would be to connect the housing units with other housing units and hopefully to retail, other trails, etc. Sports center would be just above that.

Mixed use – retail & multi-family units. 18 units per acre.

Question was asked as to whether retail and eateries would be within reasonable distance of the housing. Response: There is potential to put retail in the area zoned for university or for sports center.

Question asked re: Noise pollution. Response: it is in the city's Master Plan.

Question asked re: future of the existing bike route. Response: New trails may attach to old trails. The biggest challenge at the ped crosswalks over major roads. There will be one but that will be it.

Question was raised as to the trail being up against a fence. Response: to accommodate the houses being able to face each other.

Question asked: Is there any temporal connection between how the university develops and the rest of the community develops? Response: The university is on the plan but there are no time constraints as to when it will be built. Developers are anticipating a decision on a commitment to a university in the next year. If, post-entitlement of the whole plan, there is no interest in a university then an amendment to the plan would be made to make something happen with the land zoned for the university. The land could possibly become residential.

There are four phases to Mather South, which will be laid out in a plan for environmental review.

The county desires 'executive housing' – there is a lack of this kind of housing in Rancho Cordova so the development will include executive housing around the golf course. (executive housing is not going to be less dense than three homes per a little over acre)

Question was asked about SACOG's home-building goals versus the planned numbers of houses being built. Response: Mather South is not infill development, but the proximity to jobs offered by the Development is 'key. Rodriguez' response: he can't agree or disagree with SACOG's numbers, but there is a shortage of housing in Sac County right now.

Question asked re: what will the Water basin look like (blue area on phase map, top right corner of development) Response: Water basin is going to have a tank that the water district wants there because of its higher-ground location.

Question asked re: Trails around the water basin, aka 'lake'. Response: There will not be any trails around the lake, nor probably the golf course. There is no master plan for the lake. Side note re water usage of Mather South: "Landscape water counts for highest usage in a single-family home. Now the front grass is being questioned and builders are more likely to install drought resistant landscaping and water usage will decline."

Question asked re: applicability of Urban policies to Mather South. Response: Mather South is not subject to Urban polices, but the rest of the developments along the Jackson corridor are.

Ron Maertz read: "...The phases shall be defined by a geographic area with the closest areas closed to existing developed area and further away. Developments shall not exceed SACOG's recommendations...A water supply plan shall show that the water will not be exceeded by the proposed growth." Martz added "We are to assume these things will be addressed in the EIR."

6:50 p.m. - Project Updates – Elk Grove SOI, Aspen 1 – New Brighton, Connector, Housing Elements, Sutter Park, Sports and Entertainment Complex, McKinley Village, Sacramento Commons, City Tree Ordinance.

Ron Maertz, Rob Burness, Alex Kelter and Others

--Sutter Park (to replace Sutter Memorial hospital) was heard and unianoumusly approved by Planning commission last week – ECOS did not have a presence there but Terry will be giving them at a later date. Main concern is keep densities but this means bus route through south Sac will cease to run.

--Elk Grove SOI – ‘camerra’ (?) road improvements – they are moving outside the connector strategy. We need to remind them of their promises in the settlement agreement.

--Arena: CBA is about to go public.

7:00 p.m. – Update on CEQA Revisions

Andy Sawyer

Nominal

7:05 p.m. – Project Monitoring – Review Robert Meagher’s changes to Project Monitoring spreadsheet. Discuss criteria for project importance.

7:20 p.m. – Other Business and Announcements –

Upcoming Agenda Items-

April 14th – Northborough

Items on project list were prioritized and the lead committee member for each project was confirmed.

7:30p.m. – Adjourn