

ECOS Land Use Committee Meeting Agenda
Monday October 13th, 2014
Mogavero / Notestine 2012 K Street
6:00 – 7:30 pm
MEETING NOTES

In attendance: Ron Maertz, John Deeter, Andy Sawyer, Alex Kelter, Rob Burness, Barry Wasserman, Molly Wright, Ken Wilcox, Lynn Wheat, Spencer Marshall, Alan Roush, Moselle Dipane, Michael Seaman, Matt Baker

I. El Dorado County Presentation

Dave Defanti, Assistant Director of the El Dorado Community Development Agency in charge of Long Range Planning, addressed the Committee on land use issues in the County. He has assembled a team of six to deal with long range planning issues:

- Targeted General Plan/Zoning Code Update. The update will focus on jobs/housing balance policies, increasing sales tax generation and other issues. It will not substantively change land use. The zoning code will be brought into compliance with the General Plan. The Final EIR is under preparation.
- Large Development Projects. These are separate from the GP Update. Together they represent 7000 units. They include both infill and fringe area developments. All involve General Plan amendments. One would redevelop El Dorado Hills Golf Course at higher densities. Another, Marble Valley, would develop a new residential golf course development with large-lot high-end housing.
- General Plan Biology Policy Update. This effort focuses on tree preservation. The Board is seeking a more proactive approach than straight mitigation.
- Several competing growth control measures are on the ballot. Dave explained the original Measure Y, the end result of which was a highway impact fee of \$40,000 per unit. One measure would continue Measure Y; others would modify it. Dave did not speculate on how the growth measures would play out.
- Housing affordability remains a significant issue in the County. The highway development impact fee is a considerable contributor. Lack of right of way dedication requirements add to road construction costs. EID hookup fees are also expensive. The County is seeking ways to lower fees.

II. Project Updates

Sports and Entertainment Complex – Judge Frawley has entered a preliminary judgment that does not support the Alliance challenges. Alex Kelter reported that there is a good potential the Frawley will send back part of the project related to assumption of peak traffic

generation (failing to consider other factors beyond seating capacity) for further analysis. This issue was discussed during oral arguments last week. If Judge Frawley does send the FEIR back for further work 1) there will be an opportunity for arguing for additional mitigation consistent with what ECOS has been seeking and 2) attorneys will qualify for fee reimbursement.

Sacramento Commons – Presentation by project proponents on December 8th. Group is trying to get historic status no existing development.

Elk Grove –A project has been submitted to the City to rezone the former Capital Nursery on Elk Grove Blvd just west of Highway 99 for commercial along Elk Grove and single family residential behind it. The rezone request would not create substantive additional jobs to address the city's declared primary need.

Sacramento County Zoning Code Update—the County did not respond positively to ECOS comments on billboards

III. New Business

Michael Seaman brought two projects near Watt and El Camino Avenues in Arden Arcade to ECOS attention. The first is a proposed WinCo grocery store in the former Gottschalks building at Country Club Plaza. The second is a new 148 unit apartment project on Butano Drive on 5.2 acres,

Mr. Seaman argued that the project will continue to squander opportunity for a visionary approach to a major infill site in Sacramento County and urged ECOS to support such a change. However, he indicated that the WinCo project does not require any entitlements from the County. Residents are lobbying the Board of Supervisors to not support or otherwise add limiting conditions on the company's liquor license permit in the hope that will cause them to abandon the project.

The second project is a typical 20-unit/acre three-story project that will address low-income housing needs. Mr. Seaman argued that the project should be more ambitiously designed, should contain ownership units and should be significantly higher in density.

The Committee asked Mr Seaman to make a written argument regarding the lack of long term infill vision relative to these projects for consideration of an ECOS comment letter.

The next meeting is November 10th.