



ECOS Land Use Committee Meeting Minutes

Monday June 8, 2015, 6:00 – 7:30 pm

Mogavero, Notestine and Associates, 2012 K Street, Sacramento, CA 95811

In Attendance: Lynn Wheat, Genna Yarkin, Ron Maertz, Alex Kelter, Andy Sawyer, Robert Coplin, Molly Basinger, Alex Reagan, Mike Winn, Brandon Rose, John Deeter

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

6:05 p.m. - Northborough and Northborough II

Bret Hogge with River West Investments was not present.

Notes from the presentation given by Michael Winn of Michael Winn and Associates on Northborough and Northborough II:

- Northborough and Northborough II (the “Project”) is in Sacramento County on the county line (just south of Placer County)
- It is also north of Rio Linda.
- None of it has been built yet. This will be the first of the Elverta Specific Plan.
- Northborough was originally zoned for one-acre residential lots in the 90’s.
- Environmental Impact Report (EIR) documents for Northborough are in the works, but are not completed because of water supply and drainage issues.
- Northborough will be getting water from Sacramento River. A Water Supply Assessment is part of the EIR and must be provided by the Rio Linda Water Company. The Department of Water Resources is working with River West Investments on that.
- The narrow streams that exist there now will be carved out to be larger greenbelts and will be accessible to residents, with bikeways and walkways
- Northborough II will not need an EIR because they are going in at just barely less than the density that was originally planned.
- Not a particularly dense plan that was developed in the mid-90’s
- Sparsely populated, very rural area
- Large lots
- Outer neighborhoods – marginally less dense, at 3-7 units per acre.
- Northborough II is 80 acres southwest of Northborough I

- Last time Mike Winn oriented to ECOS about this Project, concerns were raised about connectivity
- It is going to be a master planned community, but there are two environmental documents because there are two separate entitlements.
- Community center would be available to residents only.
- The Project depends on other developments in Rio Linda, North Highlands and Antelope stretching further south of the Project
- Many cul-de-sacs & some roundabouts
- Retail – town center area will be a combination of retail and office uses about a mile away.
- A full-service grocery store would be good for the Elverta & Rio Linda residents, and it will probably go in the town center.
- The nearest multi-family unit is a mile away.
- It is anticipated that one-third of Northborough residents will work in Roseville area and two-thirds will work in Sacramento. To commute, they will have to rely on motor vehicles, taking Baseline or Watt Ave. There is no public transit connecting the Project to either Roseville or Sacramento. “We’ll be driving.” says Mike Winn
- Water efficient “zeroscape” principles are laid out in the design guidelines. Residents will have a “menu” of drought-resistant plants from which they can choose.
- ECOS would like to see:
 - More mixed use (Commercial of some kind) spread out through Project so that people will have places to buy what they need, to visit, work, etc. within walking or biking distance from their residence
 - Another access point to Placer County
 - Affordable, multi-family housing
 - Less “estate”-like lot sizes
 - Seeking credits from the Sacramento Metropolitan Air Quality Management District for good “ancillary amenities” – e.g. places for people to work, shop, eat and enjoy leisure time within walking or biking distance from home
 - Built-in greywater installations, e.g. laundry-to-landscape options, in homes to be built

7:00 p.m. - Discussion Regarding DEIR for Mather Field

7:10 p.m. - Project Updates – Aspen 1 – New Brighton, Connector, Housing Elements, Sports and Entertainment Complex, Sacramento Commons, Elk Grove SEPA, Russell Ranch DEIR, Mather South NOP, City General

Plan Update, County Zoning Code Update, Other Projects
Ron Maertz, Alex Kelter, Molly Basinger and Others

7:15 p.m. – Update on CEQA Revisions
Andy Sawyer

7:20 p.m. – Project Monitoring – Tabled the latest review of Robert Meagher's changes to Project Monitoring spreadsheet, due to Robert being out of town

Link to Project List:

https://www.cubbyusercontent.com/pl/ECOS+Project+List/_1b05859a14244240b38a93db8d940d94#ECOS%20Project%20List

7:25 p.m. – Other Business and Announcements
Upcoming Agenda Items
Land Use Committee Co-Chair Alex Kelter will be chairing the next Land Use committee meeting on July 13th.

7:30p.m. – Adjourn