



**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, August 27, 2013

**6:30 PM – Special Meeting
Community Board Room**

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** County Mather Field Planning: Discussion and Initial Direction Regarding County Proposed Land Use Updates.

4. ADJOURNMENT

Mayor Budge will adjourn the meeting to closed session in the Community Board Room.

5. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

6. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

PUBLIC EMPLOYEE APPOINTMENT

Title: City Manager

Pursuant to Government Code section 54957.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Government Code section 54956.9: (1 potential case).

7. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

8. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, August 27, 2013 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, August 23, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Friday, August 23, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: August 27, 2013

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: COUNTY MATHER FIELD PLANNING: DISCUSSION AND INITIAL DIRECTION REGARDING COUNTY PROPOSED LAND USE CHANGES

RECOMMENDATION

Consider staff's report and provide direction as appropriate.

RESULT OF RECOMMENDED ACTION

Council direction will guide staff in its interaction with Sacramento County as amendments to Mather Field land use regulations move forward.

REQUESTED DIRECTION FROM COUNCIL

Recognizing that the County's proposal is still in its early stages of public disclosure and review, staff is seeking Council direction on the following issues:

- General issues that the Council would like the county to review within its EIR (issues must relate to potential environmental impacts as defined under the California Environmental Quality Act).
- General issues of interest and the approach that the Council wishes staff to pursue with the County.

BACKGROUND

Sacramento County has initiated an update of various regulatory documents that govern land uses located generally around Mather Airport. As an initial step in the process of amending regulations, the County has prepared a Notice of Preparation (NOP) for anticipated actions. The NOP is the first step in the process of preparing the Environmental Impact Report (EIR) that will analyze potential impacts that could occur as a result of their amendments to the Mather Field land use regulations.

ISSUES OF INTEREST

At this time limited details regarding the County's plans have been made available. One issue that staff has noted and will comment upon is the retention of lands now located in the City within the County planning documents. Specifically, portions of the Mather Commerce Center are included within the Mather Specific Plan. While the County has included notes that the

Specific Plan does not regulate land within the City, City staff believes the County should limit the boundaries of its specific plan to lands that are under County jurisdiction.

Staff has noted past comments that lands in and around Mather Lake and the Mather Golf Course could be converted to urban uses. Based on initial review of County documents it appears that these lands are retained for recreational use and that adequate additional land has been designated that could be improved as soccer or rugby fields in the future.

A substantial portion of lands is proposed to be transferred from the Recreation designation to the Nature Preserve designation. These lands would be set aside to preserve vernal pool resources within a zone identified as the Mather – a zone identified as having resources critical to the long term preservation of vernal pools within our region.

NOP/EIR PROCESS

A Notice of Preparation (NOP) is a required step in the environmental review process under California law. The NOP signals to interested parties that an agency is contemplating a project and that an Environmental Impact Report (EIR) will be prepared. Generally, the purpose of the NOP is to allow interested parties to identify environmental issues that they wish to be addressed within the EIR.

The NOP is a preliminary step in the environmental review process and, while comments are accepted, the more significant opportunity to comment is when a Draft EIR is circulated for public comment.

ATTACHMENTS

1. County Notice of EIR Scoping Meeting, Mather Field Project
2. Sacramento County, Mather Notice of Preparation (NOP), July 31, 2013

Paul Junker

Subject:

FW: Mather Field General Plan Amendment- EIR Scoping Meeting

NOTICE OF EIR SCOPING MEETING

MATHER FIELD PROJECT

Sacramento County is processing an application for the Mather Field project just west of the City of Rancho Cordova in the Cordova community of unincorporated Sacramento County. The project site is generally bounded by Mather Boulevard to the north, the Folsom South Canal to the east, Kiefer Boulevard to the south and Old Placerville Road and Happy Lane to the west. The County Project Control Number is **PLNP2013-00044** and the State Clearinghouse Number is 2013072073. A description of the project can be found below.

Sacramento County is the Lead Agency for the Project and has determined that an Environmental Impact Report (EIR) is the appropriate California Environmental Quality Act (CEQA) document to evaluate the environmental consequences of the project. To that end, a Notice of Preparation (NOP) for the project was released on July 31, 2013. The 30-day written comment period ends August 29, 2013. The NOP can be viewed at http://www.derasearch.saccounty.net/portals/0/docs/EnvDocs_Notices/201300044020130730164841.pdf

EIR Scoping Meeting

To provide an additional opportunity for the public to comment on the scope and content of the environmental information to be included in the EIR, in accordance with Sections 15082 and 15083 of the CEQA Guidelines, a public scoping meeting will be held on **August 20, 2013** from **5:30 to 7:30PM** at the following location:

Location: Sacramento County UC Cooperative Extension Auditorium
4145 Branch Center Road
Sacramento, CA 95827-3898

Directions: From Hwy 50 exit Bradshaw Rd, proceed south approx. 1.5 miles.

Turn right on to Kiefer Blvd, proceed approximately 0.2 miles.

Turn right on to Branch Center Road.

Staff will be available to explain the environmental review process and receive comments on the scope of the EIR. The applicant will also be available to answer questions specific to their proposed project design. The meeting will be an "open house" forum so attendees may arrive at their convenience anytime during the meeting, but should allow at least 30 minutes to view

informational materials, interact with staff and the applicant, and provide comments, if desired.

It is not necessary to attend the EIR Scoping Meeting in order to provide comments on what is addressed in the EIR. Written comments can be submitted to the Sacramento County Planning and Environmental Review Division (Attn: Catherine Hack, Environmental Coordinator) via email at DERA@saccounty.net, or via mail at 827 7th Street, Room 220, Sacramento, CA 95814. Please contact staff environmental analyst Kevin Messerschmitt at 916-874-7941 or messerschmittk@saccounty.net with requests or questions.

Project Description

The project includes land use designation amendments to the Sacramento County General Plan, the Mather Field Specific Plan and the Zoning Ordinance of the Mather Field Special Planning Area and will require the following land use entitlements:

1. A **General Plan Amendment** to amend the Land Use Diagram from Intensive Industrial (249.5± acres), Low Density Residential (389.7± acres), Public Quasi-Public (2,256.7± acres), and Recreation (2,502.8± acres) to Extensive Industrial-Aggregate Resources (51.7± acres), Intensive Industrial (607.2± acres), Low Density Residential (375.7± acres), Natural Preserve- Resource Conservation-Protected (1,270.9± acres), Public Quasi-Public (1,877± acres), Recreation (689.7± acres), and Urban Development Area (526.6± acres) for approximately 5,398.8 acres. ***Note: the Land Use Diagram changes in the Mather Airport area of the project site and the Independence at Mather housing development area result in only minor modifications to the existing designations, and no change to the allowed uses, in those areas.***
2. An **Amendment to the General Plan Transportation Diagram** to reflect a proposed realignment of Zinfandel Drive.
3. A **General Plan Amendment** to amend language contained in the Land Use Element defining the Urban Development Area (UDA) Land Use Designation.
4. A **Specific Plan Amendment** to amend the Mather Field Specific Plan, including addition of Natural Resources-Protected, and Urban Development Area Land Use Designations.
5. A **Zoning Ordinance Amendment** of the Mather Field Special Planning Area (SPA) (SZC 97-0021, Section 603) encompassing a number of changes to the SPA text and exhibits to accommodate new Natural Preserve and Urban Development Area Land Use Districts and to clarify allowed uses in the Commercial Recreation District. ***Note: the SPA changes in the existing Main Base District, Campus District, Mather Airport District, and Single Family Residential District (Independence at Mather) result in only minor modifications to, and no change to the allowed uses in, those areas.***

In addition, the project includes the extension of Zinfandel Drive from approximately 900 feet south of Douglas Road to 550 feet north of Kiefer Boulevard and the extension of a sanitary trunk sewer line within the right of way of Zinfandel Drive from Mather Boulevard in the City of Rancho Cordova to 550 feet north of Kiefer Boulevard. The EIR will include a project-level assessment of environmental impacts resulting from the construction of this infrastructure.

The requested amendments to the General Plan will increase land designated for Intensive Industrial uses by approximately 357 acres, and will decrease lands designated for Low Density Residential by approximately 15 acres, Public Quasi-Public by approximately 379 acres and Recreation by approximately 1,813 acres. Additionally, the requests will add approximately 52 acres of the Extensive Industrial-Aggregate Resources land use designation, 1,271 acres of the

Natural Preserve-Resource Conservation-Protected land use designation and 527 acres of the Urban Development Area (UDA) land use designation within the project area. The requested General Plan Amendment will also amend the language contained in the General Plan Land Use Element defining the UDA Land Use Designation.

The requested amendment to the Mather Field Specific Plan will add the Extensive Industrial, Natural Resource-Protected and Urban Development Area Land Use Designations to the Specific Plan. Additionally, the proposal will alter the acreages of each the existing land use designations of the Specific Plan. The following table details the land use acreage changes proposed for the Mather Field Specific Plan.

Table 1: Mather Field Specific Plan Land Use Acreage Changes

Land Use	Existing Acreage	Proposed Acreage
Public/ Quasi-Public	2,589	1,877
Extensive Industrial	0	52
Intensive Industrial	94	607
Low Density Residential	391	376
Recreation	2,324	689
Urban Development Area	0	526
Natural Resources-Protected	0	1,271
Public/ Quasi-Public*	67	67
Recreation*	34	34
Commercial and Office*	209	209
Totals	5,708	5,708
* Land use acreages are in the City of Rancho Cordova and will not be affected by the proposed project.		

The Zoning Ordinance Amendment will result in a number of changes to the text of the Mather Field Special Planning Area Zoning Ordinance. The proposed changes include:

- Requirements to prepare a specific plan pursuant to the Sacramento County General Plan 2030 with respect to diversity of housing choice, infrastructure, finance and services planning, jobs/housing goals and similar analyses,
- The addition of a Natural Preserve Land Use District,
- The addition of an Urban Development Land Use District, and
- The clarification of the allowed uses within the Commercial Recreation District by inclusion of language expressly stating that a university is a conditionally permitted use.

Additionally, the proposal will alter the acreages for a number of the allowed uses and will alter the allowed activities in the Industrial District. The Industrial District area at the southwest corner of the Special Planning Area will include a Surface Mining overlay in the area once utilized by the Air Force as a wastewater treatment plant. The Surface Mining overlay will allow for future mining operations subject to approval of a conditional use permit by the Board of Supervisors after receipt of a recommendation by the Planning Commission and upon approval of a reclamation

plan and financial assurances pursuant to Chapter 20.04 of the County Code.

The project proposal also includes a request to amend the General Plan Transportation Diagram to reflect a proposed realignment of Zinfandel Drive.

Although land use designation changes are requested, this project does not include any specific development proposals. Accordingly, the environmental analysis for the land use designation amendments will be programmatic. Although the project proposal does not include any development proposals it does include the extension of Zinfandel Drive and a sewer line extension that will result in physical alterations in the project area.

The proposed Zinfandel Drive extension improvements include a two-lane roadway from approximately 900 feet south of Douglas Road (the existing southern terminus of the recently extended Zinfandel Drive) to approximately 550 feet north of Kiefer Boulevard, including T-intersection improvements at Woodring Road. Zinfandel Drive will have travel lanes measuring 12 feet in width with paved shoulders and/or curb and gutter. Several cross-drainage structures (box culverts or large diameter pipe with headwall structures) will be constructed to convey flows beneath the roadway and other improvements including storm drain, water, curb, gutter, water quality/detention basins and roadside ditches may also be included along the east side of the roadway.

The proposed sewer line improvements will be located in the existing or proposed right of way of Zinfandel Drive from Mather Boulevard in the City of Rancho Cordova to approximately 550 feet north of Kiefer Boulevard.

Sacramento County's e-Subscribe notifications are courtesy reminders only, and are not a substitute for official means of notification where such exist. You can view or update your subscriptions, password or e-mail address at any time on your [User Profile Page](#). All you will need are your e-mail address and your password (if you have selected one). This service is provided free of charge by: Sacramento County, CA. If you have any questions or problems please contact support@govdelivery.com for assistance.

Department of
Community Development
Lori A. Moss, Director



Divisions
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

Department of Community Development Planning and Environmental Review Division Notice of Preparation

JULY 31, 2013

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR MATHER FIELD GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND ZONING ORDINANCE AMENDMENT (PLNP2013-00044)

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as MATHER FIELD. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online by going to the PER homepage (www.per.saccounty.net) and searching for environmental documents. The direct link to the document search page is: <http://www.per.saccounty.net/EnvironmentalDocuments/Pages/SearchDocuments.aspx>.

Please send your Agency's response to this Notice to:

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 220, Sacramento, CA 95814
or via e-mail at: DERA@saccounty.net.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Kevin Messerschmitt, Environmental Review Project Manager, at (916) 874-7914 for further information.

Notice of Preparation

NOP-1

PLNP2013-00044

827 7th Street, Room 230 • Sacramento, California 95814 • phone (916) 874-6141 • fax (916) 874-7499

www.development.saccounty.net

PLNP2013-00044 Mather Field

PROJECT TITLE:

MATHER FIELD GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND ZONING ORDINANCE AMENDMENT

CONTROL NUMBER:

PLNP2013-00044

PROJECT PROPONENT(S):

Applicant/ Owner:

Department of Economic Development
Sacramento County
Attention Clark Whitten

Owners:

Mather South, LLC
Attn: Phil Rodriguez

Kayne Capital
Attn: Brian Masterman

REQUESTED ENTITLEMENTS:

1. A **General Plan Amendment** to amend the Land Use Diagram from Intensive Industrial (249.5± acres), Low Density Residential (389.7± acres), Public Quasi-Public (2,256.7± acres), and Recreation (2,502.8± acres) to Extensive Industrial-Aggregate Resources (51.7± acres), Intensive Industrial (607.2± acres), Low Density Residential (375.7± acres), Natural Preserve- Resource Conservation- Protected (1,270.9± acres), Public Quasi-Public (1,877± acres), Recreation (689.7± acres), and Urban Development Area (526.6± acres) for approximately 5,398.8 acres. ***Note: the Land Use Diagram changes in the Mather Airport area of the project site and the Independence at Mather housing development area result in only minor modifications to the existing designations, and no change to the allowed uses, in those areas.***
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In addition, the project includes the extension of Zinfandel Drive from approximately 900 feet south of Douglas Road to 550 feet north of Kiefer Boulevard and the extension of a sanitary trunk sewer line within the right of way of Zinfandel Drive from Mather Boulevard in the City of Rancho Cordova to 550 feet north of Kiefer Boulevard. The EIR will include a project-level assessment of environmental impacts resulting from the construction of this infrastructure.

PLNP2013-00044 Mather Field

PROJECT DESCRIPTION AND LOCATION:

The Mather Field project area (project site) is located in the Cordova community of unincorporated Sacramento County. The project site is generally bounded by Mather Boulevard to the north, the Folsom South Canal to the east, Kiefer Boulevard to the south and Old Placerville Road and Happy Lane to the west (refer to Plate NOP-1). The project is within both the Urban Policy Area and Urban Services Boundary (refer to Plate NOP-2). The project site is approximately 10 miles from downtown Sacramento via Highway 50.

The applicant is requesting to amend the Sacramento County General Plan, the Mather Field Specific Plan and the Zoning Ordinance of the Mather Field Special Planning Area. The requested amendments to the General Plan will increase land designated for Intensive Industrial uses by approximately 357 acres, and will decrease lands designated for Low Density Residential by approximately 15 acres, Public Quasi-Public by approximately 379 acres and Recreation by approximately 1,813 acres. Additionally, the requests will add approximately 52 acres of the Extensive Industrial-Aggregate Resources land use designation, 1,271 acres of the Natural Preserve-Resource Conservation-Protected land use designation and 527 acres of the Urban Development Area (UDA) land use designation within the project area (refer to Plate NOP-3 and Plate NOP-4). The requested General Plan Amendment will also amend the language contained in the General Plan Land Use Element defining the UDA Land Use Designation.

The requested amendment to the Mather Field Specific Plan will add the Extensive Industrial, Intensive Industrial, Natural Resource-Protected and Urban Development Area Land Use Designations to the Specific Plan (refer to Plate NOP-5 and Plate NOP-6). Additionally, the proposal will alter the acreages of each the existing land use designations of the Specific Plan. The following table details the land use acreage changes proposed for the Mather Field Specific Plan.

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PLNP2013-00044 Mather Field

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- The addition of a Natural Preserve Land Use District,
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- The clarification of the allowed uses within the Commercial Recreation District by inclusion of language expressly stating that a university is a conditionally permitted use.

Additionally, the proposal will alter the acreages for a number of the allowed uses and will alter the allowed activities in the Industrial District. The Industrial District area at the southwest corner of the Special Planning Area will include a Surface Mining overlay in the area once utilized by the Air Force as a wastewater treatment plant site (refer to Plate NOP-7 and Plate NOP-8). The Surface Mining overlay will allow for future mining operations subject to approval of a conditional use permit by the Board of Supervisors after receipt of a recommendation by the Planning Commission and upon approval of a reclamation plan and financial assurances pursuant to Chapter 20.04 of the County Code.

The project proposal also includes a request to amend the General Plan Transportation Diagram to reflect a proposed realignment of Zinfandel Drive (refer to Plate NOP-9).

Although land use designation changes are requested, this project does not include any specific development proposals. Accordingly, the environmental analysis for the land use designation amendments will be programmatic. Although the project proposal does not include any development proposals it does include the extension of Zinfandel Drive and a sewer line extension that will result in physical alterations in the project area.

The proposed Zinfandel Drive extension improvements include a two-lane roadway from approximately 900 feet south of Douglas Road (the existing southern terminus of the recently extended Zinfandel Drive) to approximately 550 feet north of Kiefer Boulevard, including T-intersection improvements at Woodring Road (refer to Plate NOP-10). Zinfandel Drive will have travel lanes measuring 12 feet in width with paved shoulders and/or curb and gutter. Several cross-drainage structures (box culverts or large diameter pipe with headwall structures) will be constructed to convey flows beneath the roadway and other improvements including storm drain, water, curb, gutter, water quality/detention basins and roadside ditches may also be included along the east side of the roadway.

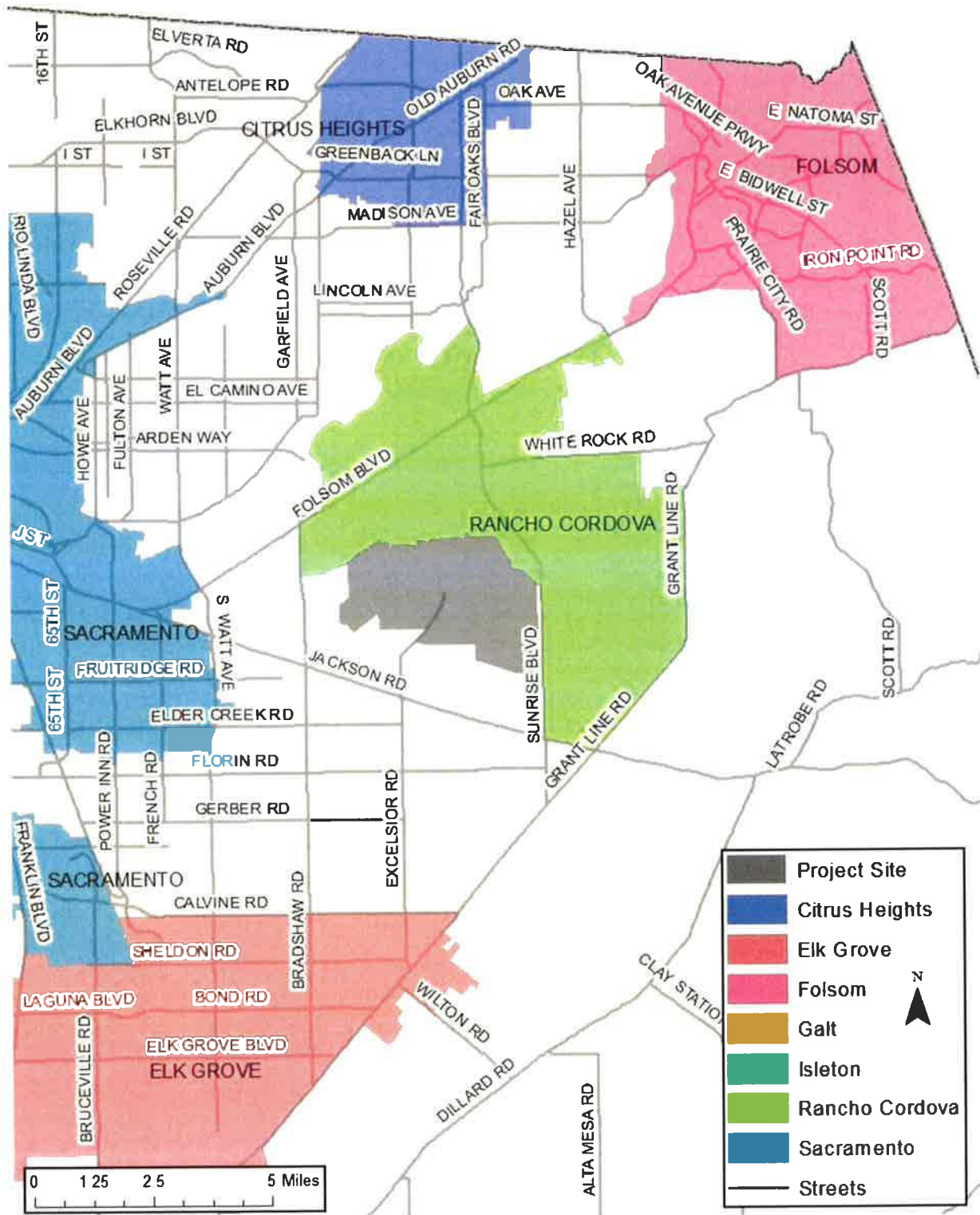
The proposed sewer line improvements is located in the existing or proposed right of way of Zinfandel Drive from Mather Boulevard in the City of Rancho Cordova to approximately 550 feet north of Kiefer Boulevard (refer to Plate NOP-11).

PROJECT OBJECTIVE:

As stated above, the project is intended to provide for new development and economic opportunities within the County and to provide services for County residents and visitors. The overall objective is to provide viable commercial services and a diversity of employment opportunities located in proximity to residents. This objective parallels an objective of the General Plan Land Use Element related to commercial and industrial land uses.

PLNP2013-00044 Mather Field

Plate NOP-1: Location Map

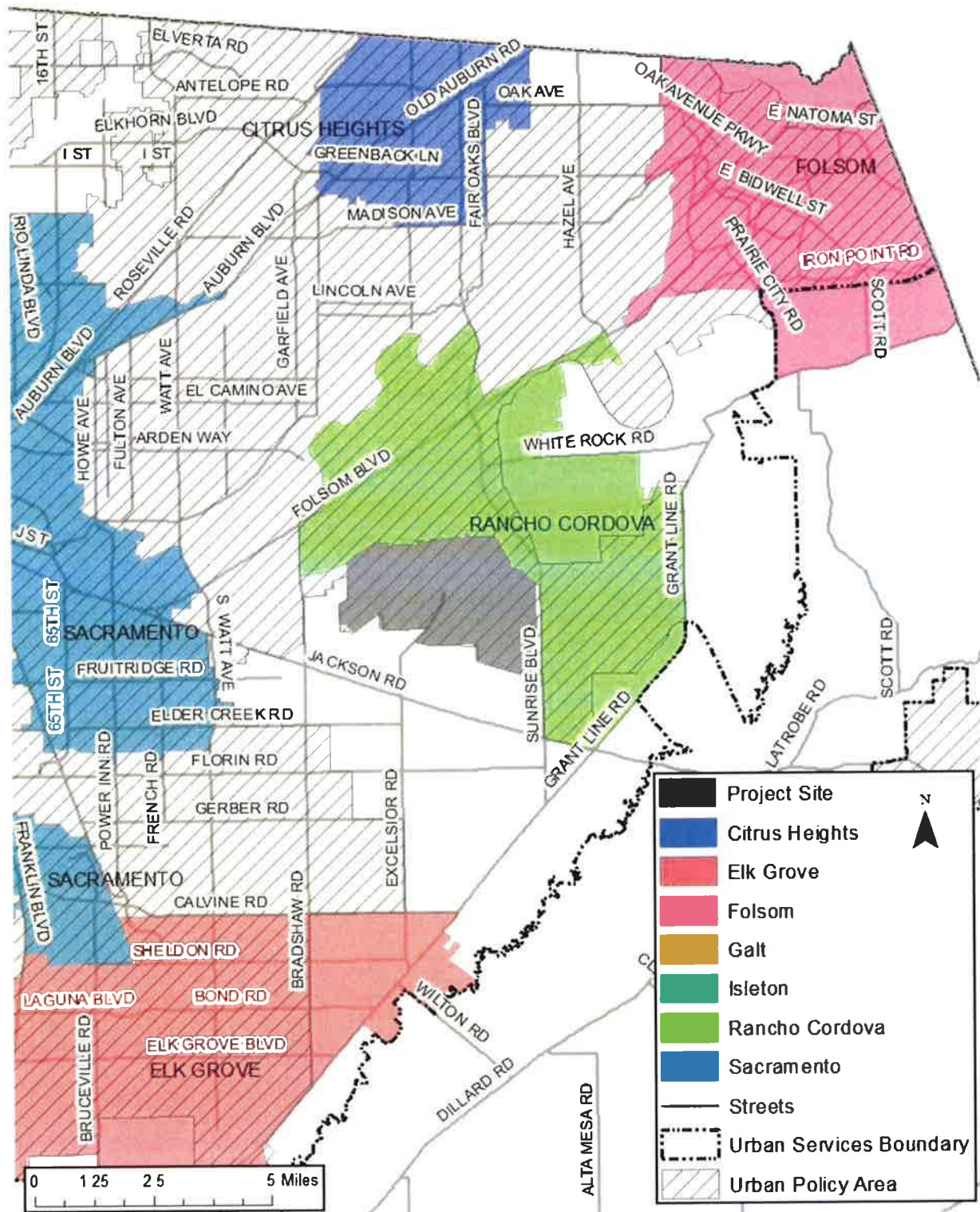


Notice of Preparation

NOP-5

PLNP2013-00044

PLNP2013-00044 Mather Field

Plate NOP-2: Urban Services Boundary and Urban Policy Area Boundary

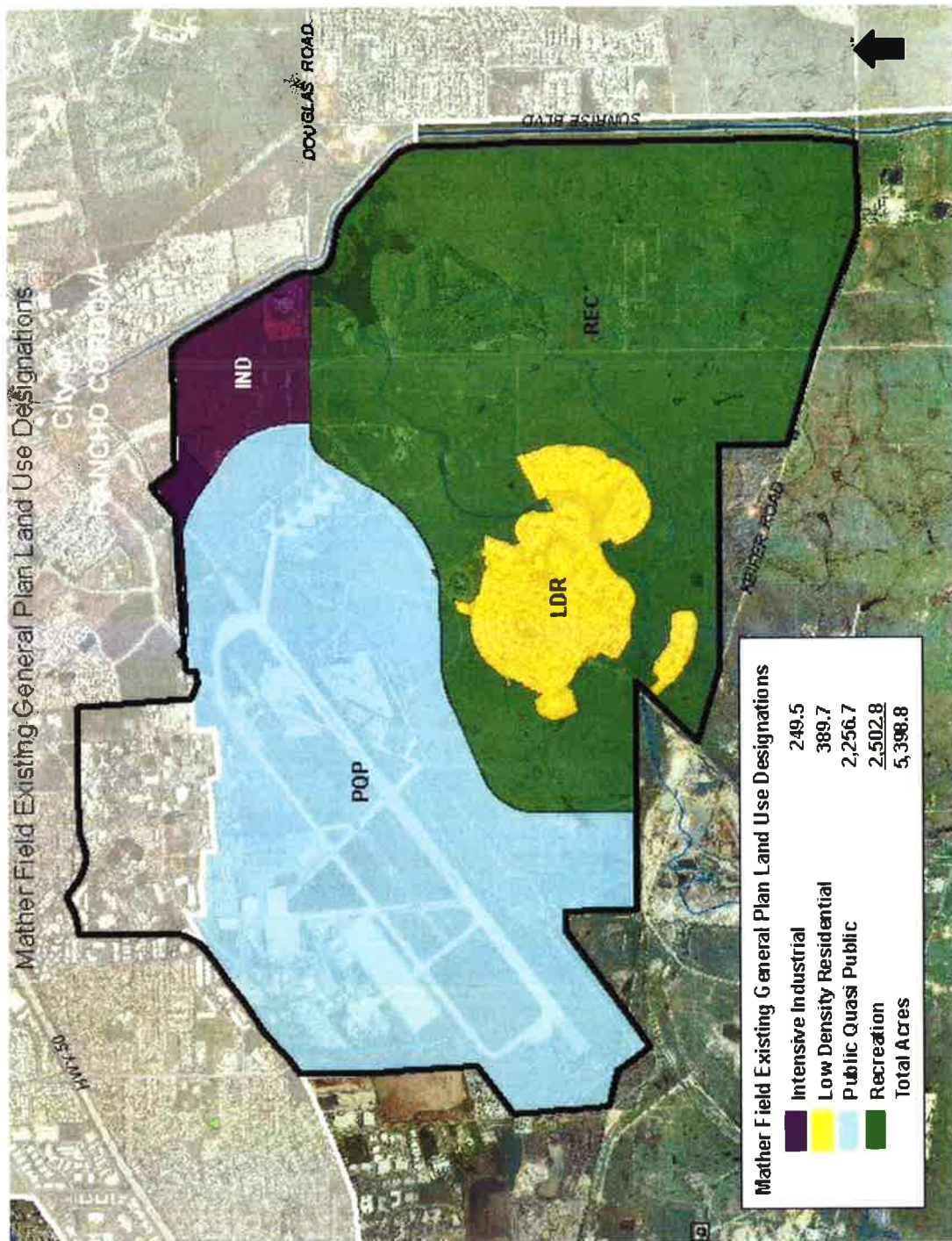
Notice of Preparation

NOP-6

PLNP2013-00044

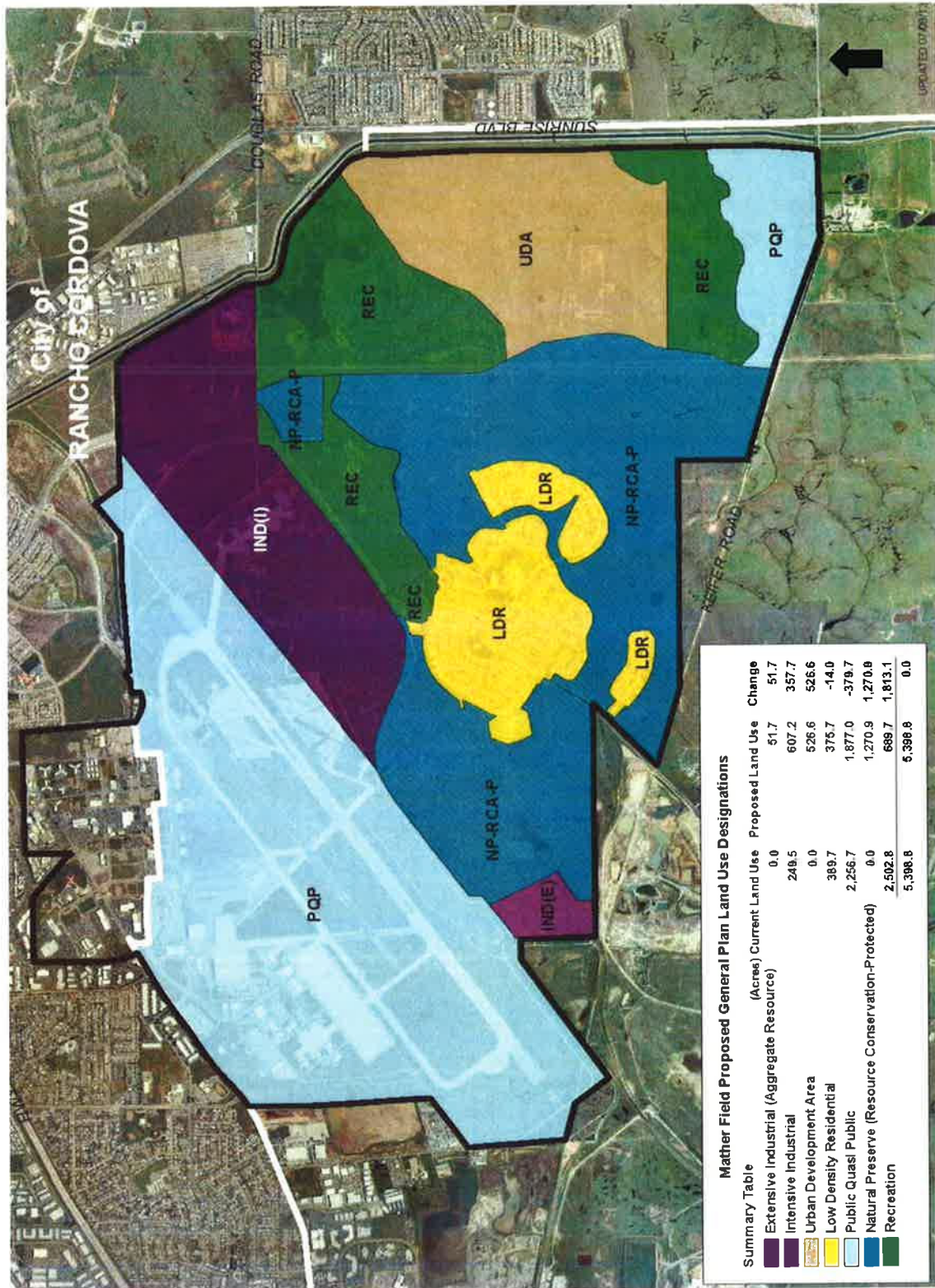
PLNP2013-00044 Mather Field

Plate NOP-3: Existing General Plan Land Use Designations



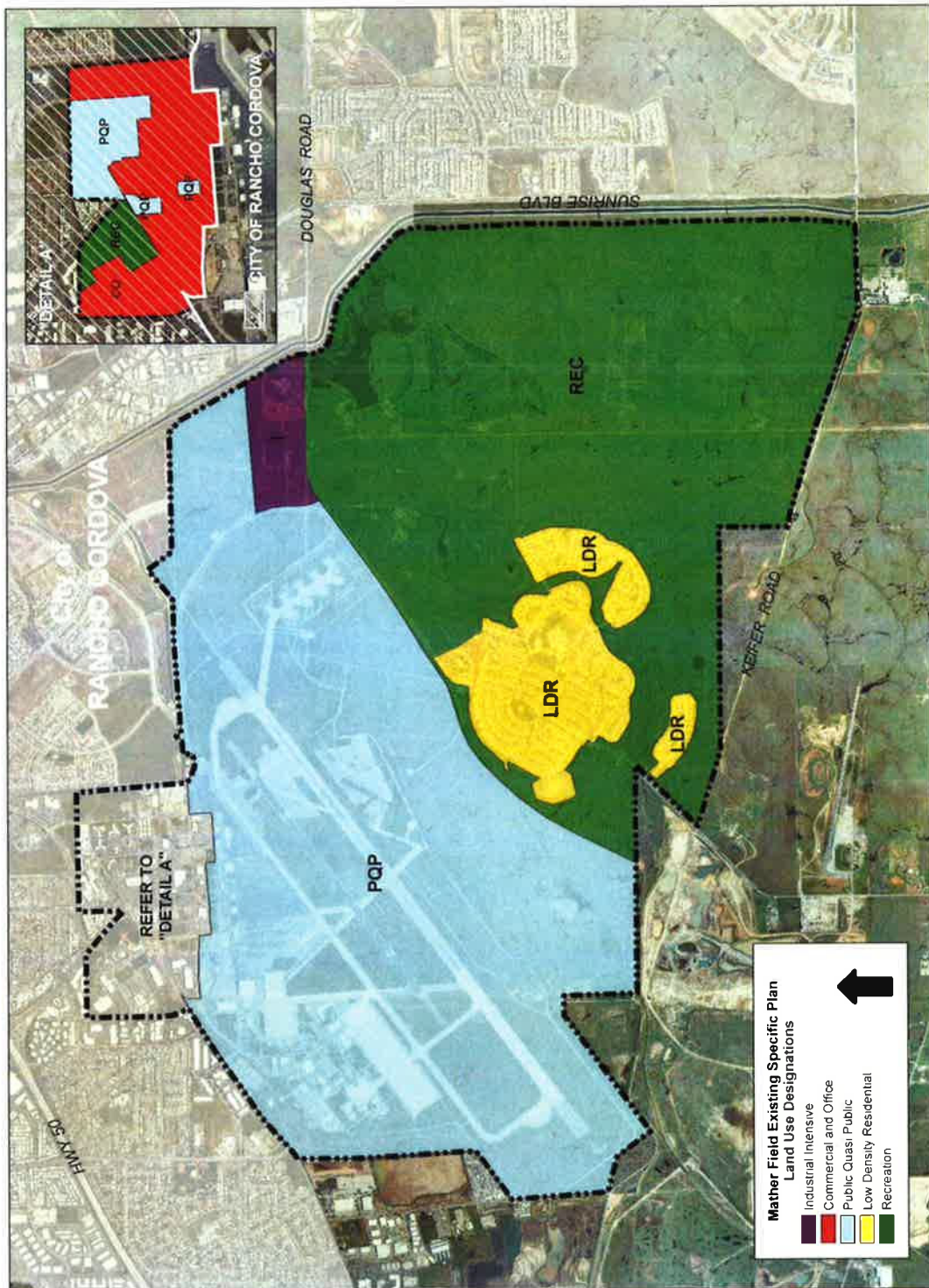
PLNP2013-00044 Mather Field

Plate NOP-4: Proposed General Plan Land Use Designations



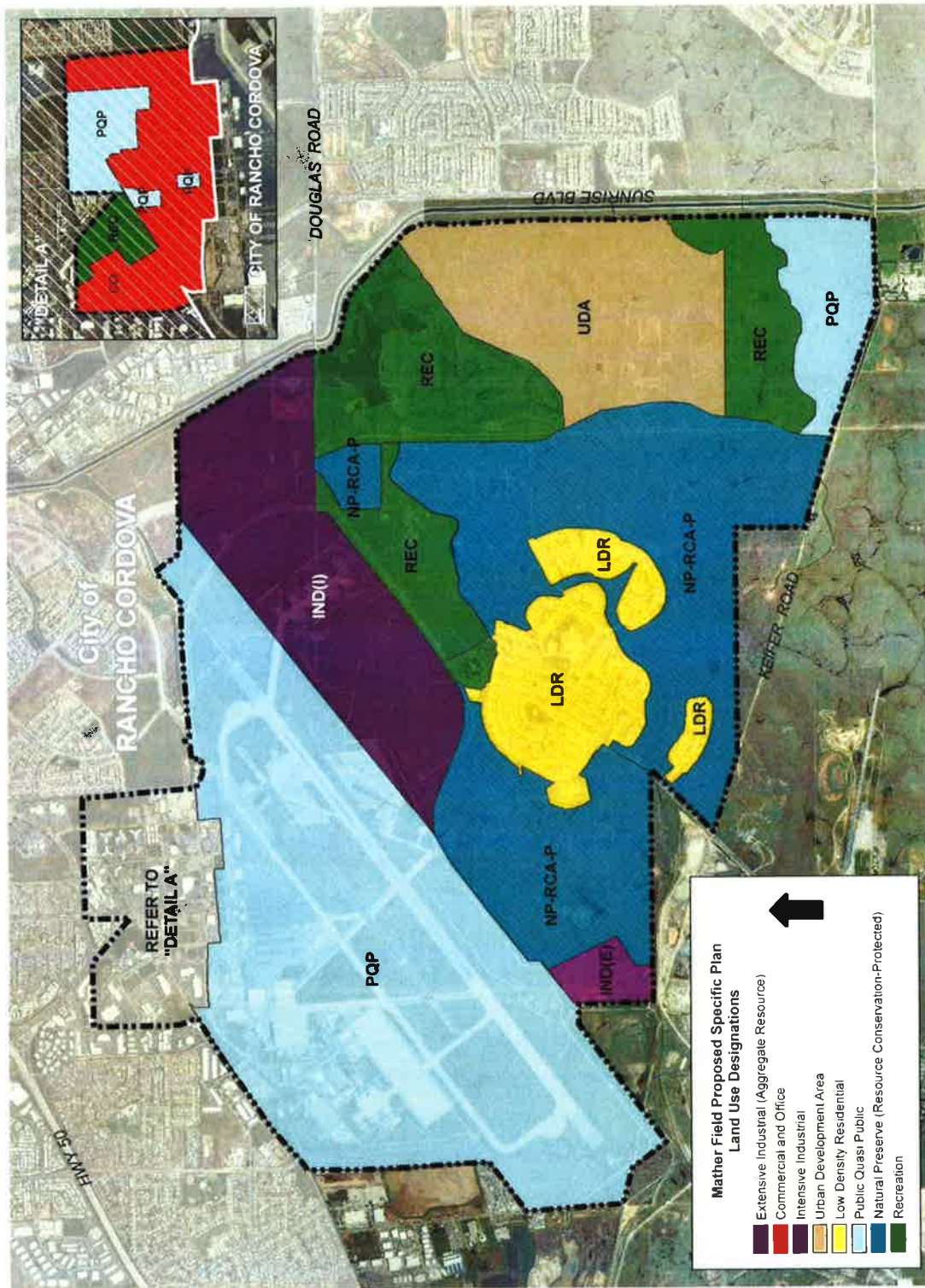
PLNP2013-00044 Mather Field

Plate NOP-5: Existing Mather Field Specific Plan Land Use Designations



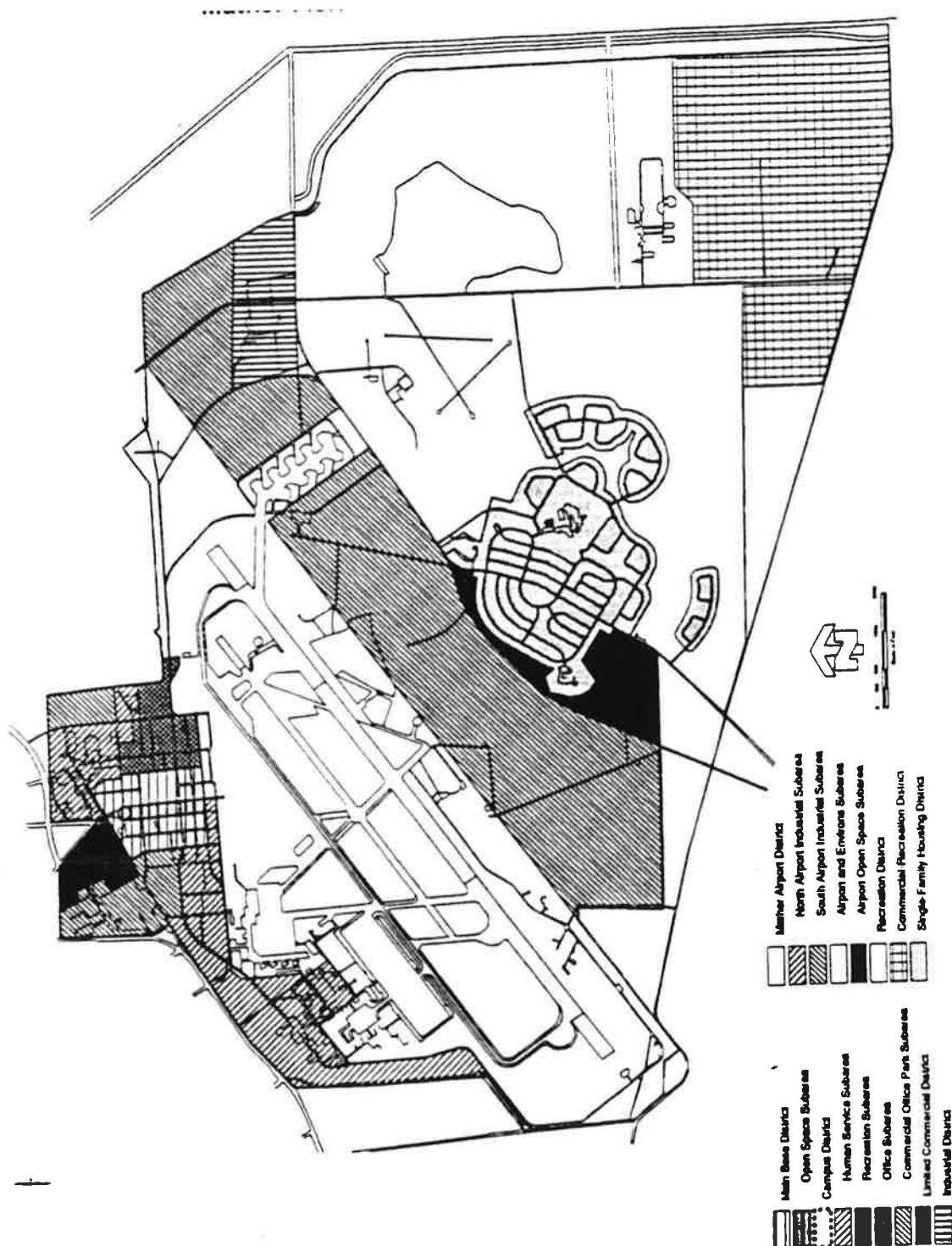
PLNP2013-00044 Mather Field

Plate NOP-6: Proposed Mather Field Specific Plan Land Use Designations



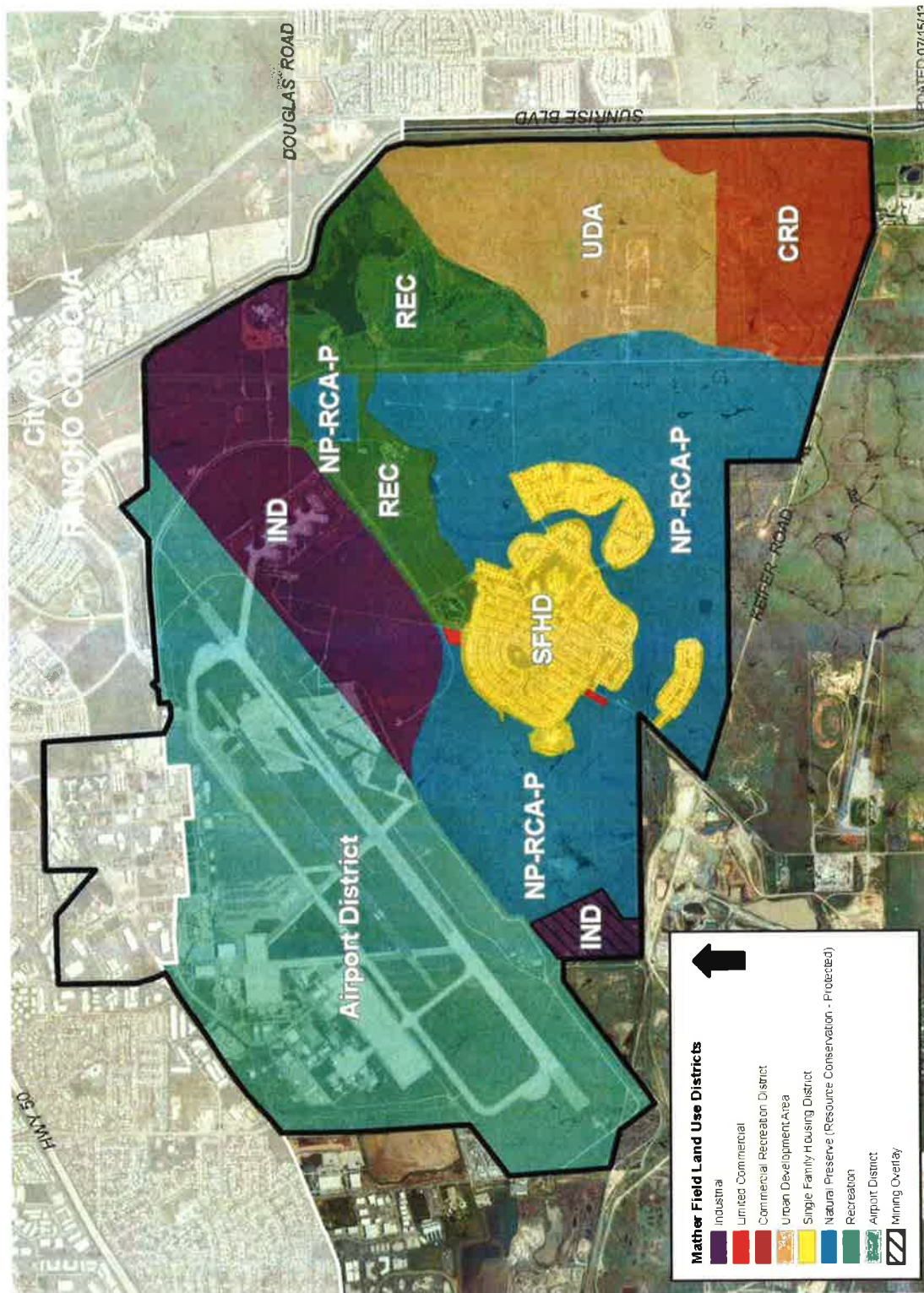
PLNP2013-00044 Mather Field

Plate NOP-7: Existing Mather Field SPA



PLNP2013-00044 Mather Field

Plate NOP-8: Proposed Mather Field SPA Amendment



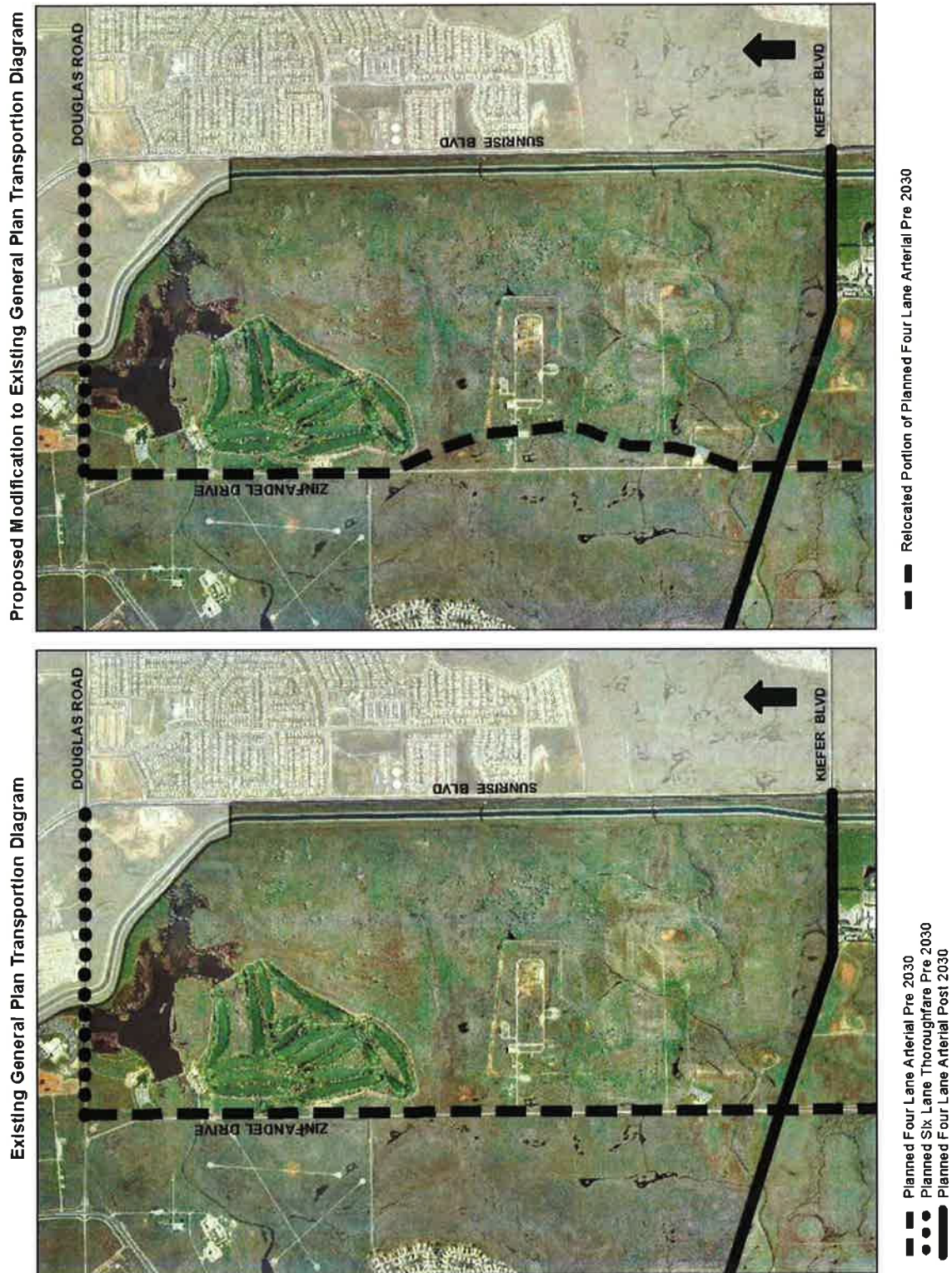
Notice of Preparation

NOP-12

PLNP2013-00044

PLNP2013-00044 Mather Field

Plate NOP-9: General Plan Transportation Diagram Amendment



PLNP2013-00044 Mather Field

Plate NOP-10: Proposed Zinfandel Drive Extension



PLNP2013-00044 Mather Field

Plate NOP-11: Proposed Sewer Line Extension

PLNP2013-00044 Mather Field

ENVIRONMENTAL/LAND USE SETTING:

The project site totals approximately 5,400 acres and approximately 2,000 acres has been developed for many years. The primary development in the area is Mather Airport which was once utilized as an Air Force base that was established in 1918. The area is also developed with buildings, roads and other infrastructure to support the airport. Additional development in the project area includes a commerce center, a regional park, 1,271 single family residential housing units, schools, a golf course and the Federal Aviation Administration's Northern California Terminal Radar Control facility. The Folsom South Canal runs along the eastern boundary of the site. Approximately 2,500 acres of the project site are currently developed or utilized while approximately 3,000 acres are undeveloped. The majority of the undeveloped portion of the site contains annual grasslands with some wetlands, vernal pools and wooded areas distributed throughout.

Although undeveloped, much of the landscape has been modified by past military activities. Some additional areas were modified by grading activities conducted for roadway improvements, recreation facilities and the construction of the Folsom South Canal. Additionally, the vegetation is dominated by non-native annual grasses and weedy annual and perennial forbs, primarily of Mediterranean origin, that have replaced native perennial grasslands and scrub as a result of human disturbance.

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analysis within the EIR will focus primarily upon issues associated with land use, air quality, hydrology and water quality, biological resources, hazardous materials and cultural resources.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR to evaluate the proposed project and render a decision to approve or deny the requested entitlements. Responsible agencies, such as the California Department of Fish and Wildlife, the United States Fish and Wildlife Service, the United States Army Corps of Engineers, and the California Regional Water Quality Control Board, may also use the EIR for the following planning/permitting purposes:

1. Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
2. Federal Endangered Species Act Section 7 Consultation (U.S. Fish and Wildlife Service)
3. Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region)
4. Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)