

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
September 13, 2016
Timed: 2:00 p.m.

To: Board of Supervisors

From: Department of Community Development

Subject: PLNP2013-00044. Mather Field. Request For General Plan Amendments, Amendment To The General Plan Transportation Diagram, Specific Plan Amendment, Zoning Ordinance Amendment, And Extension Of Zinfandel Drive And Trunk Sewer, Located Within The Mather Field Specific Plan Area In The Cordova Community. Applicant: Sacramento County Office Of Economic Development And Marketing; APNs: Various

Supervisory
District: Nottoli

Contact: Todd Smith, Principal Planner, 874-6918

Overview

The Mather Field project located in the Cordova community (Attachment 1) has been revised consistent with stakeholder input since the Board reviewed the project on February 24, 2016. The Board met on July 26, 2016 and closed the public hearing on the project, certified the Final Environmental Impact Report as adequate and complete, adopted the Findings of Fact and Statement of Overriding Considerations, approved the General Plan Amendments, and tentatively approved the Specific Plan Amendment to amend the Mather Field Specific Plan (Attachment 2) and the attached Zoning Ordinance Amendment of the Mather Field Special Planning Area (SZC 97-0021, Section 603). This report provides a summary of the status of several items raised during the July 26, 2016 Board hearing.

Recommendations

1. Adopt the attached Resolution (Resolution 1) for the Specific Plan Amendment to amend the Mather Field Specific Plan.
2. Adopt the Zoning Ordinance Amendment of the Mather Field Special Planning Area (SZC 97-0021, Section 603).

Measures/Evaluation

The current planning efforts resulted in a project that is supported by the community and environmental stakeholders, which may facilitate future federal permitting activities. The project is a regional example of how development and conservation efforts can coexist and improve quality of life and economic viability. The adoption of the project's Specific Plan Amendment and Zoning Ordinance Amendment will complete the requested entitlement package and allow several next steps in the reuse of Mather Field to proceed.

Fiscal Impact

Application processing costs after September 16, 2015 are covered by the Office of Economic Development and Marketing. These expenses are accounted for in the Community Development Adopted Final Budget for Fiscal Years 2015-16 and 2016-17.

BACKGROUND

The Board conducted a public hearing on the Mather Field project on July 26, 2016. Public testimony was given in support of the revised project and the collaborative stakeholder process. The Board closed the public hearing on the project, certified the Final Environmental Impact Report as adequate and complete, adopted the Findings of Fact and Statement of Overriding Considerations, adopted Resolution No. 2016-0589 approving the requested General Plan Amendments, and tentatively approved the Specific Plan Amendment to amend the Mather Field Specific Plan and the Zoning Ordinance Amendment of the Mather Field Special Planning Area (SZC 97-0021, Section 603). Several questions were raised by the Board during the hearing, and the Board directed staff to report back on these items at the September 13, 2016 hearing.

DISCUSSION

The report-back items are briefly discussed below. Additional detail is forthcoming and will be provided at the hearing.

1. Hardpan Restoration Plan: The Revised Final EIR included a mitigation measure requiring the preparation of a hardpan restoration plan prior to the start of construction activity for the sewer trunk line in Zinfandel Drive right-of-way adjacent to the proposed preserve. The County has retained expert hydrogeologists and geotechnical consultants to develop the hardpan restoration plan, and has met with stakeholders onsite to identify appropriate areas for test excavations. The test excavations will provide further detail about the soil profiles along the sewer trunk line alignment and verify the relatively impervious nature of the hardpan/duripan. A detailed plan for implementation will be developed using the soil characteristics data collected from the test excavations and will be included in the construction specifications for the sewer trunk line. Generally, the hardpan layer will be identified by a qualified individual, based on its physical characteristics as excavation occurs, and clearly marked in the trench. As the trench is backfilled, the excavated material is placed into the trench up to the depth of the hardpan layer that is identified. A cementitious low-strength material will be prepared to have the same approximate permeability as the existing hardpan and placed in the trench at the upper hardpan layer. Previously excavated material will then be placed above the restored hardpan.

County staff and the County's expert consultants also met with local stakeholders to discuss the applicability of hardpan or claypan restoration to other areas at Mather. This discussion focused on the practicality of restoring claypans between the hardpan layer and the ground surface when constructing infrastructure. Stakeholders acknowledged the impracticality of such restoration when multiple wet and dry utilities would be placed at varying depths within the public right-of-way. The stakeholders' primary concern is future flows from development

in the vicinity of the critter pool and south of Woodring Drive adjacent to the proposed preserve. Future analysis associated with the critter pool will be included in the Environmental Impact Report for the Mather South Community Master Plan project once the land use plan has been revised and more details about that project's infrastructure locations are known. Future extension of the sewer trunk line to the south along Zinfandel Drive would be required to implement the hardpan restoration plan as well.

2. Douglas Road extension: Department of Transportation, Department of Airports, and Economic Development staff are developing a more detailed plan including funding sources, prioritization, potential constraints, and timing of delivery for the Douglas Road extension project.
3. Vehicular crossing of Folsom South Canal: County staff has contacted the Bureau of Reclamation to request a meeting in which Reclamation staff would identify the process needed for all necessary permits. As the Mather South land use plan is being revised, a preferred location for the canal crossing will be identified through coordination with City of Rancho Cordova staff, taking into account existing signalized intersections to the east of Sunrise Boulevard as well as environmental constraints within the Mather South area and commitments made during the stakeholder process. A report back as a separate item will be scheduled before the end of 2016.
4. Mining on 67.9-acre IND(E) area: The Board directed staff to identify an appropriate mechanism that would prohibit mining on the 67.9-acre Extensive Industrial area in the southwest portion of the Mather Field Specific Plan. Staff discussed several options, including adding a condition of approval or policy language in the Specific Plan. Given that the existing Specific Plan contains policy language that would conflict with a new condition of approval, staff has revised applicable portions of the Specific Plan (Attachment 2) and the Mather Field SPA Ordinance to clearly communicate the Board's intent to restrict mining adjacent to the proposed preserve. If this is not the Board's intent, the prior version of the Specific Plan Amendment (Attachment 3, Exhibit B of the July 26, 2016 Board report) may be adopted instead.
5. Preserve Management: Concerns were expressed regarding the five to ten-year interim management period for the proposed preserve, as well as the up-front work and funding needed to make progress on the priority preserve management tasks. Discussions have occurred and are ongoing among the Department of Regional Parks, Economic Development, the preserve manager, Planning and Environmental Review, and stakeholders.
6. Helmets to Hardhats: Staff met with representatives of the Helmets to Hardhats program to better understand how the program could be used to employ veterans in public and/or private construction projects within the Mather Field Specific Plan area. Generally, the Helmets to Hardhats program provide opportunities to area veterans for training and apprenticeship in 22 different construction trades, encouraging economic self-sufficiency. It was suggested that additional policy language be included in the Mather Field Specific Plan defining the types of public and private construction projects at Mather Field that would be required to utilize the Helmets to Hardhats program and have veteran apprentices employed on the projects. Examples were provided from other Specific Plans in the Bay Area. Although the Helmets

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to Hardhats program is clearly an important and valuable tool for veterans, staff believe that it is not appropriate to include such detailed language in the Mather Field Specific Plan.

As an alternative, staff consulted with the Sacramento Employment and Training Agency (SETA) to determine what existing programs may be utilized to accomplish the objective of providing job opportunities for veterans. SETA in partnership with the Employment Development Department and in coordination with the State of California Workforce Investment Board has promoted the use of industry sector strategies as the framework for addressing the need of veterans to transition to high-wage, high-growth occupations using their skill sets obtained in the military. The key to continued success of this program has been a strong partnership with American River College, Pacific Gas & Electric (PG&E) Company, Sacramento Municipal Utility District (SMUD), the City of Sacramento Utility Department and City of Roseville Electric. This partnership has been instrumental in a regional effort to recruit, assess, interview, select and train veterans for employment in the energy/utility sector. SETA, over the years, has worked with these employers to focus on the energy/utility sector, specifically to meet the growing need for Utility/Line Workers. SETA has provided the staff and facilities required to provide orientation, assessment, pre-screening, and interviewing to select well over a 100 veterans to enroll in the Program providing case management, supportive services, and follow-up and retention services for veterans.

Since 2011, SETA has been involved in the Veteran Employment Assistance Program, funded by the State of California and with our employer and education partners have continued to train and place a number of veterans into jobs in the energy and utility industry.

MEASURES/EVALUATION

The current planning efforts resulted in a project that is supported by the community and environmental stakeholders, which may facilitate future federal permitting activities. The project is a regional example of how development and conservation efforts can coexist and improve quality of life and economic viability. The adoption of the project's Specific Plan Amendment and Zoning Ordinance Amendment will complete the requested entitlement package and allow several next steps in the reuse of Mather Field to proceed.

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FINANCIAL ANALYSIS

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Respectfully submitted,

APPROVED:
NAVDEEP S. GILL
County Executive

MICHAEL J. PENROSE, Acting Director
Department of Community Development

BY: _____
ROBERT B. LEONARD
Chief Deputy County Executive

Attachments:

Ordinance – Revised Mather Field SPA

Resolution– Specific Plan Amendment

EXH A to RES - Mather Field Specific Plan Land Use Map

ATT 1 - Vicinity Map

ATT 2 - Specific Plan Amendment to amend the Mather Field Specific Plan