

RANCHO MURIETA NORTH STAKEHOLDER PROCESS – GUIDING DOCUMENT

Project Background

Rancho Murieta is a gated Planned Development community in the unincorporated area of Sacramento County. The Rancho Murieta Planned Development was initially approved by the County in 1969 with an estimated full build-out of approximately 7,000 residential units. In 1977 the total maximum build-out allowed was reduced to 5,000 dwelling units plus an additional 189 mobile home/sites in the Murieta Village (south of Highway 16), for a total maximum of 5,189 units. The Master Plan was updated in 1984. To date, 2,319 single family residences have been constructed in the Rancho Murieta Planned Development, along with the 189 mobile home units and 38 units in the Villas.

In addition, the County has issued subdivision approvals for an additional 623 residential units, as follows:

- Riverview (south) - 140 lots*
- Lakeview (south) - 99 lots*
- Residence at Murieta Hills East – 99 1ots*
- Residence at Murieta Hills West – 99 1ots*
- Retreats, East, West, North – 84 1ots
- Murieta Gardens Extended Stay – 24 units
- Murieta Gardens II Subdivision – 78 lots

* The approved tentative subdivision map is scheduled to expire in July 2017. A hearing body may extend the time at which the map expires for a period not exceeding a total of five years from the initial expiration date via an Extension of Time approval.

The resulting total combined number of single family residential units in Rancho Murieta (existing and approved tentative subdivision maps) is 3,169 leaving a total of 2,020 units within the single-family residential cap imposed under the Planned Development ordinance.

Rancho Murieta North Project Entitlements

Rancho Murieta Properties, LLC (the Applicant) is proposing a plan of development and related approvals for 773± acres in the unincorporated Rancho Murieta Community. The Rancho Murieta North project is requesting approvals allowing for the development of the remaining residential area in Rancho Murieta in two development phases. Phase One includes 464 single family lots in three separate tentative maps. Phase Two includes 363 single family lots in five separate tentative maps. The total number of lots proposed in both Phase One and Phase Two combined is 827 lots.

Key entitlements associated with the Rancho Murieta North development proposal project are summarized below:

1. A **Zoning Ordinance Amendment** to the Rancho Murieta Planned Development (PD) Ordinance (77-PD-10) to allow the proposed large and small lot tentative subdivision map and associated projects and entitlements, including 827 single-family residential lots, 39.8 acres of general commercial, as well as recreation and open space areas including an approximately 3-acre community nature & resource area. Additionally, the proposed Amendment would reconfigure the open space areas as shown on the approved master plan and alter the densities shown on the approved master plan, including an increase in density from three dwelling units per acre to four and five dwelling units per acre in some areas [RD-4 (PD) (Residential) and RD-5 (PD) (Residential)].
2. A **Rezone** of approximately 772.4 ± gross acres from A-2 (PD) to 230.0 acres of RD-4 (PD) (Residential); 67.1 acres of RD-5 (PD) (Residential); 435.3 acres of Recreation/Open Space (PD); and 39.8 acres of GC (PD) (General Commercial).
3. A **Large Lot Tentative Subdivision Map** to divide the 772.2 ± gross acre site into 11 large lots consisting of eight (8) "Village" lots, and three (3) parcels for recreation, trails, and open space.
4. A **Small Lot Tentative Subdivision Map** to divide the eight (8) "Village" large lot maps into 827 single-family residential lots.
5. A **Use Permit** to allow casitas and accessory dwellings per the proposed Rancho Murieta North Design Guidelines, in accordance with the provisions of the Sacramento County Zoning Code (Title III, Chapter 5, Article 6).
6. A **Special Development Permit** to allow for alternative design, including deviations from required setbacks and height limitations, per the proposed Rancho Murieta North Design Guidelines.
7. **Design Review** to comply with the Sacramento County Design Guidelines.

Purpose and Role of Rancho Murieta North Stakeholder Group

The role of the Rancho Murieta North Stakeholder Group (Group) is to review a development proposal recently submitted for the Rancho Murieta North area and to provide constructive feedback on land use, infrastructure and environmental matters associated with the development proposal. A total of five Stakeholder meetings are planned during which participants will be provided with the opportunity to review project related information, ask questions, engage in a productive dialogue and provide feedback on various components of the project. The project applicant will review information received during this Stakeholder process and consider project refinements.

Each individual Stakeholder organization is represented by one, two or three participating members who have the following responsibilities:

- Become familiar with the applicable portions of guiding land use documents, including but not limited to the Sacramento County General Plan, Rancho Murieta Planned Development ordinance, Master Plan and the Rancho Murieta Mutual Benefit Agreement.
- Attend all regularly scheduled Group meetings, coming prepared by having reviewed previous meeting summaries and background materials distributed in advance of each meeting.
- Provide effective representation by consulting his or her organization on topics of discussion.
- Make good faith effort to understand differing points of view and provide constructive feedback on proposal.

Rancho Murieta North Stakeholder Group Composition

The Group is comprised of the following organizations and representatives:

Organization	Representatives	E-mail Address
Rancho Murieta CSD	Darlene Gillum Morrison Graf	dgillum@rmcsd.com mgraf@rmcsd.com
Rancho Murieta Country Club	Clint Souza Chris Pasek (backup)	clints50sbcglobal.com cypasek@aol.com
Rancho Murieta Association	Greg Vorster Jim Moore Martha Lofgren	gregv@rma-hoa.org jim@jimandruth.com mlofgren@brewerlofgren.com
SOLOS	Cheryl McElhanev John Merchant	camcelhany@aol.com merchant30@gmail.com
Project Applicant	Tom deRegt George Phillips	tom@deregtinvest.com gphillips@phillipslandlaw.com
Murieta Trails Stewardship	Jason Zenker	jason.zenker@gmail.com
Adjacent Owner	Stan Van Vleck	stan@stanvanvleck.com
Facilitator	Surinder Singh	singhsu@saccounty.net
County – Planning & Environmental Review	Leighann Moffitt Shelby Maples	moffittl@saccounty.net mapless@saccounty.net
Technical Team		
<u>Observer:</u> Board of Supervisors'	Celia Coronado	coronadoc@saccounty.net

In making its recommendations, the Group will consider:

- Local community values, needs and interests,
- Scientific and technical information about Rancho Murieta's resources,
- Concerns and interests of the County and the Rancho Murieta Community Services District,
- Relevant laws and policies governing Rancho Murieta North, including the Sacramento County General Plan, Rancho Murieta Planned Development ordinance and the Rancho Murieta Mutual Benefit Agreement.

Technical Team Members

The Technical Team will be comprised of qualified consultants or individuals who possess technical and scientific expertise on subject matters that are relevant to the discussion topics. The role of the Technical Team will be to provide the Group technical and scientific expertise and guidance as the Group reviews components of the development proposal. Technical Team members will be invited to attend Group meetings when needed for an agenda item to inform the planning effort and decision-making process. Mike Robertson of the Baker Williams Engineering Group will be the lead technical representative. Technical experts from the County, Rancho Murieta Community Service District and other consultants of the applicant will be invited to attend when needed.

County Staff Roles

Staff from various County departments will participate in the Group meetings and their roles are specified below.

Surinder Singh will act as the lead facilitator for the Stakeholder Group process and will be responsible for the followings tasks:

- Initiate an efficient process that encourages interaction between all participants
- Ensure timely progress towards meeting the Group's goals.
- Coordinate meeting dates and times for Group meetings.
- Consult with Group members as appropriate to create meeting agendas, meeting summaries, and other work products to ensure an accurate record of progress.
- Coordinate the preparation of informational briefings and materials.
- Accurately convey information about legal and policy issues, as well as resource and time constraints that may affect the Group's work.
- Establishing ground rules and setting up logistics and room arrangements.

Leighann Moffitt, the County Planning Director, will participate as a technical resource and also be available as a back-up facilitator in the event of an unforeseen circumstance where Surinder Singh is unable to attend a meeting.

Shelby Maples is the County's lead project manager for the Rancho Murieta North project and will participate as a technical resource. Participation will also allow her to be fully informed on the planning and technical discussion which will be of benefit in preparing future staff analyses to the hearing bodies on the project. Shelby will also prepare draft meeting notes for use by members. Meeting notes will then be reviewed and finalized at the beginning of each new meeting.

Staff from the Department of Transportation, Department of Water Resources, or other applicable agencies may be invited to attend and participate on as needed basis.

Applicant's Role

The applicant shall take in all comments provided during the Stakeholder Group meeting process and will consider project refinements. The project may be revised to identify areas best suited for future development, areas best suited to remain as open space, overall project intensity and densities, and design controls. A revised land use plan responding to Group input will be presented to the Stakeholder Group at the end of the Stakeholder process.

The Public and Communication back to Stakeholder Member Organizations

These Stakeholder meetings will not be advertised to the public. There will be many opportunities for public participation throughout the normal County of Sacramento planning entitlement process and including before the Cosumnes Community Planning Advisory Council, formal hearings before the Planning Commission and Board of Supervisors. In the event that members of the public not on the committee attend a meeting, they may listen to the discussion from seats around the room.

However, all parties understand that each Stakeholder at the table represents a much larger group of individuals and will need to communicate back to their individual groups. To facilitate this communication, draft meeting notes will be prepared by County staff for concurrence by the entire group and that can be used to convey the process to their larger Stakeholder group.

Draft Meeting Ground Rules - Agreements for Working Together

The Rancho Murieta North Stakeholder Group is comprised of individuals representing organizations who may have diverse perspectives on various topics. The "ground rules" below are suggested to ensure that the Group continues to work together to better accomplish the desired outcomes. These draft ground rules will be on the agenda for the first meeting to be edited, added to and agreed upon by the entire Stakeholder Group.

- Be courteous and respectful of others.
- We will respect our time together by being on time, prepared, and fully present.
- We will share information, concerns, and ideas as openly as possible.

- We will listen in order to understand.
- We will ask for more information when we do not understand or feel that we are not well enough informed
- We will seek out, rather than suppress, the concerns of those with the most diverse viewpoints.
- We will share responsibility for keeping discussions on track.
- We will support each other to brainstorm, think creatively, and explore hypothetical ideas.
- We will build on the ideas of our fellow Group members and work to find solutions that integrate the important needs of everyone.
- Outside of full Stakeholder Group meetings it's okay to talk to one another, but not okay to make deals with other participants.
- If something pops into your mind while someone else is speaking, write it down, so you can focus on what the person is saying.
- While group meeting discussions are not confidential, participants should refrain from treating the discussions and/or meetings as opportunities for advocacy by Group non-participants.

Meeting Schedule:

Five meetings are scheduled with potential agenda topics as described below. If needed, a six meeting date has also been identified for August 19, 2016. All meetings will be conducted at the Rancho Murieta CSD meeting facility. Additional meetings may be scheduled at the discretion of the project applicant. Agenda items may be modified prior to each meeting.

Meeting #	Date	Potential Agenda Topics
Meeting #1	June 3, 2016	<ul style="list-style-type: none"> • Introductions <ul style="list-style-type: none"> • Individuals • Organizations • Rules of engagement/protocols • Goals, Objectives & Expectations of process • Structure of future meetings • History of entitlements/ Rancho Murieta North Project Description
Meeting #2	June 24, 2016	<ul style="list-style-type: none"> • Overview of property constraints • Site resources <ul style="list-style-type: none"> • Oak trees • Topography • Cultural resources • Lakes • Overview of Public Services <ul style="list-style-type: none"> • Water/Sewer • Drainage • Road circulation/access

Meeting #3	July 8, 2016	<ul style="list-style-type: none"> • Parks, Open Space & Trails <ul style="list-style-type: none"> • Existing facilities • Planned facilities • Mutual Benefit Agreement (MBA) • Role of MBA in County process
Meeting #4	July 22, 2016	<ul style="list-style-type: none"> • Modifications to land plan informed from Stakeholder input <ul style="list-style-type: none"> • Areas best suited for development • Areas best suited to remain open space • Appropriate densities for development areas • Appropriate design controls • Commitments & management for open space areas and roads
Meeting #5	August 5, 2016	<ul style="list-style-type: none"> • Finalize revisions to land plan • Consolidate feedback received into recommendation of Stakeholder group
Meeting #6	August 19, 2016	<ul style="list-style-type: none"> • If needed