



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Special Meeting

MINUTES

August 21, 2015

6:00 p.m. Open Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the special meeting of the Board of Directors of Rancho Murieta Community Services District to order at 6:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Mark Pecotich, and Michael Martel. Also present were Darlene J. Gillum, General Manager; Greg Remson, Security Chief; Eric Thompson, Controller; and Suzanne Lindenfeld, District Secretary. Director Gumbinger was absent.

2. ADOPT AGENDA

Motion/Ferraro to adopt the agenda. **Second/Martel. Ayes: Pasek, Ferraro, Martel, Pecotich . Noes: None. Absent: Gumbinger.**

President Pasek reminded everyone that the meeting is a District Board meeting, not a town hall meeting. Comments from the public will be received after the presentation has been completed. Index cards were provided for the public to write their questions down and turn in to staff. All questions will be compiled and answers will be posted on the District's website.

3. RECEIVE PRESENTATION REGARDING RANCHO MURIETA NORTH DEVELOPMENT PROPOSAL

Carol Anderson gave an overview of the ownership group and their connection to Rancho Murieta.

Tom deRegt gave an overview of the projects. The guiding principal is to insure that the development is based on quality design, sensitivity to the existing character of the land, and is consistent with the applicable regional, county and local plans and agreements. The Rancho North Project Proposal consists of 775 acres, 8 villages, 1 commercial site (39 acres), and 827 single family detached residential lots on 350 acres.

Project Details

Village A - 94.5 acres, 167 residential lots, density of 1.8 dwelling units to the acre, and 35.2 acres of common area, parks, trails, and open space.

Village B - 81.7 acres, 167 residential lots, density of 2.0 dwelling units per acre, and 18.2 acres of common area, parks, trails, and open space.

Village C - 63.3 acres, 130 residential lots, density of 2.1 dwelling units per acre, and 23.1 acres of common area, parks, trails, and open space.

Village D - 28.5 acres, 42 residential lots, density of 1.5 dwelling units per acre, and 4.2 acres of common area parks, trails, and open space.

Village E - 79.0 acres, 43 residential lots constructed in phases due to Eagle's nest, density of 0.5 dwelling units per acre, and 33.3 acres of common area, parks, trails, and open space.

Village F - 77.1 acres, 95 residential lots, density of 1.2 dwelling units per acre, and 40.8 acres of common area, parks, trails, and open space.

Village G - 114.6 acres, 53 residential lots, density of 0.5 dwelling units per acre, and 86.1 acres of common area, parks, trails, and open space.

Village H - 67.6 acres, 130 residential lots, density of 2.0 dwelling units per acre, and 18.1 acres of common area, parks, trails, and open space.

The current smallest single family detached lot in the existing Rancho Murieta North is 3,360 square feet. The smallest single family detached lot in the proposal Rancho North is 7,150 square feet.

The goal is to annex all of Rancho North to Rancho Murieta Association and help facilitate the development of a community center.

Currently, the Development Group is working with Sacramento County and Environmental staff. Community outreach meetings will be held before and after the release of the draft EIR to keep the community informed of the status and get input. These meetings will be held at various times and days in hopes of accommodating everyone's schedules.

4. COMMENTS FROM THE PUBLIC

Linda Kline, SOLOS read a statement commenting on the group's concerns regarding the Eagles, traffic, water supply, and the decrease in trails and open space. SOLOS feel that the District has a legal and moral right to limit the development in the community and asked that an ad hoc committee be formed to discuss the options.

Jim Chambers commented on his feeling that there are flaws in the design and that the development is not what the community wants. Mr. Chambers feels that no development should begin until the community is assured of a water supply.

John Merchant, CPAC, commented on CPAC wanting to hold some meetings in Rancho Murieta for better community participation. Mr. Merchant commented on the development not being in compliance with the MBA, annexation and encouraged town hall meetings be held more frequently.

Brad Sample commented on a 2006 report stating there is a possibility of naturally occurring asbestos in the soil.

Ray Siber commented on his concern with the additional traffic and the need for an additional gate. Mr. Siber also commented on the parks and open space and wanted to know who is going to pay for the maintenance of these areas.

Ted Hart commented on his appreciation for the current group of developers.

John Van Doren asked about the conflict of interest statement being signed by Maddaus Water Management. Darlene Gillum stated that it is in the contract.

5. ADJOURNMENT

Motion/Martel to adjourn at 7:18 p.m. **Second/Ferraro. Ayes: Pasek, Ferraro, Martel, Pecotich. Noes: None. Absent: Gumbinger.**

Respectfully submitted,



Suzanne Lindenfeld
District Secretary