



March 1, 2023

***SENT BY ELECTRONIC MAIL***

Chair Gary Bradford and Members of the Committee  
Land Use and Natural Resources Committee  
c/o Lanette Espinoza, Clerk ([lespinosa@sacog.org](mailto:lespinosa@sacog.org))  
SACOG  
1415 L Street, Suite 300  
Sacramento, CA 95814

**RE: Agenda Item No. 3; Green Means Go Funding under REAP 2.0**

Dear Chair Bradford:

Taylor Builders is the managing partner of JP Land Holdings and is currently processing the Stone Beetland Project with the City of Sacramento.

We were extremely disappointed to learn that our Stone Beetland Project (Project), a Transit Priority Project located within the Center and Corridor Community of Sacramento sponsored by the City of Sacramento, is not recommended by your Staff for Green Means Go funding under the statewide REAP 2.0 program. Unfortunately, it appears that the SACOG working group overlooked key details that makes our Project one of the best candidates for GMG funding.

The stated purpose of the GMG program is to fund infrastructure that will kick start significant levels of infill development within the Sacramento region, reduce vehicle miles traveled, foster inclusive communities, deliver cost-effective improvements, and leverage partnerships. The Stone Beetland Project meets not only the spirit of the GMG program, but the metrics of the program.

Below, I outline the accurate details of the Stone Beetland Project.



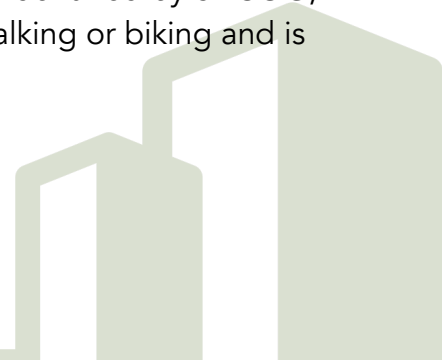
## **Project Details**

South Sacramento is one of the lowest income areas in the City with the least public investment. The Stone Beetland Project would have the following immediate benefits should the Project receive the grant for which it applied:

- ◆ Remedy decaying drainage infrastructure in the Detroit Community, reducing flooding and improving the quality of stormwater runoff;
- ◆ Construct a new, permanent detention basin benefiting the Detroit Community and the Regional Transit (RT) Morrison Creek Rail Station;
- ◆ Install public roads, bikeways, and sidewalks to provide multi-modal access to the newly constructed, but otherwise inaccessible Morrison Creek Rail Station;
- ◆ Construct 1,159 dwelling units of *varying* densities and income levels, including 230 affordable housing units (twice the amount required by the City), adjacent to the Light Rail Station within the next three years; and
- ◆ Construct infrastructure improvements that will benefit Delta Shores and catalyze infill development to the north of the site.

Since starting up in 2018, Taylor Builders has developed more land for housing than ANY other developer in the region over the past five years. By way of example, we developed ParkeBridge in Sacramento, Whitney Ranch in Rocklin, Meadowlands in Lincoln, Fiddymment Ranch in Roseville, Villages 1 through 6 at Homestead in Dixon, and we have started grading on the largest Master Plan in the Region – Placer One in Placer County, to name a few. Of all the projects listed, ours would have the best chance at ensuring infill development would actually occur in the near future, as we have a proven track record for building the Projects we purchase.

Finally, the Project absolutely constitutes “infill” under the REAP 2.0 guidelines because the Project site (1) is vacant adjacent to a light rail station and amidst other development and thus, underutilized; (2) is located in the Center and Corridor Community identified by SACOG; and (3) will be accessible to destinations and daily services via transit, walking or biking and is located adjacent to a light rail station (Morrison Creek Station).



### Conclusion/Request

The Staff summaries of all the other Capital projects mention “catalyzing” infill, but do not identify any specific planned or proposed infill and/or affordable development projects that would occur in the near future. To the contrary, funding of our infrastructure project would facilitate construction of 230 units of affordable housing, and the opening up of an existing RT Station to the benefit of multiple communities in the near term (i.e., next three years). Without the infrastructure funding, Project construction will have to start on the western edge (off 24<sup>th</sup> Street) and the construction of the affordable units and access to the RT Station will be delayed.

We respectfully request that our Project be reconsidered for funding and added to the list of those recommended for GMG funding given it will provide immediate relief to the infrastructure and affordable housing crisis in South Sacramento.

Sincerely,



Clifton Taylor  
President

Enclosure: Site Plan

cc: Patrick Kennedy, Chair of SACOG and Regional Transit  
Garrett Ballard-Rosa, SACOG – Green Means Go  
Darrell Steinberg, Mayor of Sacramento  
Tom Pace, Sacramento Director of Community Development  
Greg Sandlund, Sacramento Planning Director



**From:** Sotiris K. Kolokotronis <[Sotiris@skkdevelopments.com](mailto:Sotiris@skkdevelopments.com)>  
**Sent:** Wednesday, March 8, 2023 12:28 PM  
**To:** Garrett Ballard-Rosa <[GBallard-Rosa@sacog.org](mailto:GBallard-Rosa@sacog.org)>  
**Cc:** Alberto 'Al' Esquivel <[alberto@skkdevelopments.com](mailto:alberto@skkdevelopments.com)>; Marisa Kolokotronis <[Marisa@skkdevelopments.com](mailto:Marisa@skkdevelopments.com)>; [LFritzsche@cityofsacramento.org](mailto:LFritzsche@cityofsacramento.org) <[LFritzsche@cityofsacramento.org](mailto:LFritzsche@cityofsacramento.org)>; Ryan Dodge <[rdodge@cityofsacramento.org](mailto:rdodge@cityofsacramento.org)>  
**Subject:** Del Paso Blvd Area Sewer Improvements application (Green Means Go)

**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

March 8, 2023

Sacramento Council of Governments  
c/o Garrett Ballard-Rosa  
1415 L Street, Suite 300  
Sacramento, CA 95814

Re: **Green Means Go Program**  
**Support for City of Sacramento Application**  
**Del Paso Boulevard Area Infrastructure Improvements**

Ladies and Gentlemen:

Please accept this letter as an indication of our strongest support for the above referenced application for Green Means Go Funding.

SKK Developments is a Sacramento-based real estate development company who has developed many residential mixed use infill projects in Sacramento's urban core. We believe the Del Paso Boulevard area of Sacramento has great potential to be redeveloped into a thriving transit-oriented corridor driven by new housing development. We are currently looking at several opportunities to develop new mixed income housing with supporting retail in the neighborhood, but we are finding significant infrastructure challenges to feasible development. As is common with infill projects, "offsite" infrastructure costs are often too great to be absorbed by individual projects; and thus, we see the Green Means Go funding as an opportunity to make housing feasible in the area without burdening individual projects. We commend SACOG for making funding available for these types of projects.

I welcome the opportunity to discuss my support of this application. I can be reached at (916)730-4222 or [Sotiris@skkdevelopments.com](mailto:Sotiris@skkdevelopments.com).

Sincerely yours,  
Sotiris Kolokotronis

**Sotiris K. Kolokotronis**  
**SKK Developments**



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