To: Board of Supervisors

From: Department of Community Development


Supervisory District(s): Nottoli

Contact: Cindy Storelli, Principal Planner, 874-5345
       Dave Defanti, Senior Planner, 874-6155

Overview
The purpose of this workshop is to provide the Board of Supervisors (Board) with an update on the Jackson Township Specific Plan (Jackson Township) prior to initiation of the environmental review process. Jackson Township is a proposed 1,391± acre master planned community located south of the Mather Specific Plan Area, east of Excelsior Road, north of Jackson Highway and west of Eagles Nest Road in the Vineyard Community (see Attachment 1 for more details). Staff will provide a summary of comments received at the County Planning Commission workshop held May 20, 2013 and Community Planning Advisory Council (CPAC) workshops held on April 18, 2013 with the Cordova CPAC and May 7, 2013 with the Vineyard CPAC (Attachment 2).

Recommendation
Review application and provide comments; and direct staff to begin the environmental review process.

Measures/Evaluation
Processing of this Specific Plan is pursuant to the 2030 General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, and open space uses and provide for employment opportunities, as indicated in the General Plan.

Fiscal Impact
Application processing costs will be paid by the applicant pursuant to the Funding Agreement for Jackson Township Specific Plan Process.

BACKGROUND
On November 9, 2011, the Board adopted the 2030 Sacramento County General Plan (General Plan). The General Plan includes a new policy framework for acceptance and approval of private applications to expand the Urban Policy Area (UPA) and create a master plan for the area. On
January 24, 2012, the Board adopted Master Plan Guidelines (Guidelines) to assist applicants and staff in processing these master plans. The Guidelines break the process into four (4) steps; at each step, there is a check-in with the appropriate CPACs, the Planning Commission, and the Board to ensure adequate outreach to the public and hearing bodies.

Jackson Township is currently at step three of the four step process (Master Plan Preparation Phase). Check-ins with the CPACs, Planning Commission and Board are required during this phase prior to initiation of the environmental review process.

The Jackson Township application was accepted and initiated by the Board on June 19, 2012. Jackson Township encompasses 1,391+ acres, consisting of 838+ acres owned and/or controlled by the applicant, and 553+ acres owned by approximately 23 individual landowners.

DISCUSSION

The purpose of this report is to provide a synopsis of feedback received during recent CPAC and Planning Commission workshops and to summarize public outreach planned in the near future. Additional detail about the proposed project can be found in Attachment 1.

CPAC and Planning Commission Workshops
Planning and Environmental Review staff presented the proposed project to the Planning Commission as a workshop item on May 20, 2013. The attached Planning Commission staff report (Attachment 1) summarizes the proposed project and provides an initial review of consistency with General Plan Land Use Element Policy LU-120. During this workshop, the Commissioners provided the following feedback and questions:

- Does the project need to meet requirements per the Sacramento Area Council of Governments’ Metropolitan Transportation Plan?
- What are the other proposed master plan projects in the area? What is the status of these applications?
- What is the timing of the Joint Traffic Impact Study? When will it be complete?
- The Sacramento Raceway is an eyesore. What if it wants to stay? How will this Raceway be considered in the Specific Plan and through the environmental review process?
- What has the applicant done to outreach to other property owners in the area?
- How will infrastructure be phased in for this project?
- What are the options for individual property owners in the proposed project area? Can they rezone their property as part of this application? Can they retain their existing use indefinitely?

Two members of the public also provided comments, including:

- Concerned that property owners and the public are intimidated by the process and may feel their comments are falling on deaf ears.
- The Sacramento Raceway has no intention of moving.
The proposed project was also presented two times to the Vineyard CPAC and two times to the Cordova CPAC during this Master Plan Preparation Phase. Minutes from the May 7, 2013 Vineyard CPAC and April 18, 2013 Cordova CPAC workshops are included with this report as Attachment 2; minutes from prior CPAC workshops are attached to the Planning Commission staff report (Attachment 1).

CPAC members and community members asked a number of questions during these workshops about the following: the master planning process and proposed timeline; the entitlements being requested; the timing of potential development in the area; and what studies would need to be conducted to address key issues such as water, sewer and transportation. Other specific questions, comments and concerns included:

- Concern about density and potential for rentals and starter homes.
- Need to ensure high quality homes and development.
- Concern about potential impacts to wetlands, water quality and existing wells/septic systems
- Some property owners within the proposed project area expressed interest in rezoning their property as part of the application.
- Applicant should outreach to owners within the proposed project regarding potential rezone requests.
- Questions about how the project will consider the Sacramento Raceway.
- Commercial use needed in northeast portion of plan.
- Bike and pedestrian trails must connect to adjacent planned development.
- High density use at Excelsior/Kiefer intersection may not be desirable to Independence at Mather; applicant should meet with Independence Home Owners Association.
- Infrastructure should be installed up front; do not allow interim facilities.
- Questions about public outreach.

Response to Feedback Received During CPAC and Planning Commission Workshops
First, based on feedback received during recent workshops and coordination with the adjacent proposed West Jackson Highway Master Plan, minor revisions have been made to the proposed Jackson Township land use and circulation plan, including:

1. Based on a comment from a resident of Independence at Mather, received at the Cordova CPAC workshop on April 18, 2013, the High Density Residential site (HD) located at the corner of Kiefer Boulevard and Excelsior Road has been switched in location with the adjacent Medium Density Residential (MD) site. This will result in a better land use/density transition and compatibility with the Independence neighborhood.
2. Based on a request from a property owner within the proposed project, a 19.6 acre parcel located near the corner of Jackson Highway and Excelsior Road has been re-designated from Medium Density Residential (MD) to General Commercial (GC). The GC at this location is compatible with the Commercial and Mixed Use proposed in the West Jackson Highway Master Plan located directly across Excelsior Road.
3. At this same location, the alignment of a traffic signal and future local street intersection along Excelsior Road was coordinated with County DOT and the West Jackson Master Plan Area.
The applicant has provided a revised Project Description (Attachment 3) that incorporates these revisions.

Second, as follow up to questions and comments about the Sacramento Raceway, staff recently met with the Raceway’s owners to discuss the facility’s future. This meeting was the latest in a series of discussions between the County and the Raceway’s owners started in the early 1990’s regarding portions and uses of the Raceway that are illegal non-conforming and associated building and zoning code violations. Since the Raceway continues to operate today, the environmental analysis conducted for Jackson Township will likely consider two scenarios: 1) the Raceway property transitioning to urban uses as contemplated by the proposed project (including residential, parks, and a school), and; 2) continued operation of the Raceway and potential impacts to surrounding uses.

Finally, the County received a request from the owner of a property south of Jackson Township to consider expanding the proposed West Jackson Highway Master Plan or Jackson Township Specific Plan boundaries to include 18 parcels encompassing 300+ acres located generally south of Jackson Highway and east of Excelsior Road. Staff received correspondence from other property owners in this area stating that they did not support the request. Staff evaluated the request and determined that, for many reasons, it is infeasible to expand the boundaries of either application at this time. Staff sent a letter on June 3, 2013 to the property owner (Attachment 4) with a detailed explanation of this determination.

**Additional Public Outreach**

On May 13, 2013, the applicant sent a letter to all property owners within the proposed project area to provide an opportunity to meet and discuss any questions, concerns, and/or interests regarding the proposed project and process. The applicant is currently scheduling meetings with landowners that have responded to the letter.

In addition, staff plans to conduct at least four additional workshops with both the Vineyard and Cordova CPACs throughout the summer of 2013 to discuss key topics associated with all proposed master plans along the Jackson Highway. Additional CPAC workshops will be scheduled in the fall and winter of 2013 to discuss each proposed master plan. Outreach to public and quasi-public agencies and organizations, non-profit organizations, community groups, individual landowners and others will continue throughout the environmental review process. Once Draft Environmental Impact Reports (EIRs) are released for each individual master plan, hearings will be held with the CPACs, Planning Commission and Board to consider approval of the project(s).

**CONCLUSION**

Staff will begin the environmental review process following today’s workshop. This process is anticipated to take 12-18 months to complete. Extensive public outreach is planned to occur throughout the environmental review process and after the draft EIR is released. Staff and the applicant will continue to engage the public throughout the planning process to address questions, comments and concerns expressed.
MEASURES/EVALUATION

Processing of this Specific Plan is pursuant to the 2030 General Plan and Guidelines. Project approval will ultimately allow for urban development with housing, commercial, and open space uses and provide for employment opportunities, as indicated in the General Plan.

FINANCIAL ANALYSIS

Application processing costs will be paid by the applicant pursuant to the Funding Agreement for Jackson Township Specific Plan Process.

Respectfully submitted,

APPROVED:
BRADLEY J. HUDSON
County Executive

LORI A. MOSS, Director
Department of Community Development

By: _________________
ROBERT B. LEONARD
Chief Deputy County Executive

Attachments:
BOS ATT 1 - Planning Commission Staff Report and Attachments
BOS ATT 2 - Minutes from April 18, 2013 Cordova CPAC and May 7, 2013 Vineyard CPAC Workshops
BOS ATT 3 - Applicant Prepared Project Description Packet - Revised May 20, 2013
BOS ATT 4 - Letter Responding to Property Owner Request
TO: COUNTY PLANNING COMMISSION  
(Final Approval by the Board of Supervisors)  
FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT  
SUBJECT: Jackson Township Specific Plan. Workshop Prior To Initiation of Environmental Review Process  
CONTACT: Dave Defanti, Senior Planner, 874-6155; defantid@saccounty.net

**Overview**
The purpose of this update is to inform the Planning Commission (Commission) about the status of the Jackson Township Specific Plan (Jackson Township) prior to initiation of the environmental review process.

The Land Use Element of the General Plan requires that any expansion of the Urban Policy Area (UPA) be accompanied by a request for a master plan to be found consistent with smart growth policies in the General Plan (including LU-119 and LU-120). LU-120 requires consistency with one of two alternative performance metrics; Jackson Township has tentatively chosen to achieve consistency with the criteria-based alternative.

Master Plan Guidelines (Guidelines) were adopted to assist applicants and staff in processing master plans. The Guidelines break the process into four steps; at each step, there is a check-in with the appropriate Community Planning Advisory Council (CPAC), the Commission and the Board of Supervisors (Board) to ensure adequate outreach to the public and hearing bodies. Today’s workshop is a check-in prior to initiation of environmental review.

**Recommendation**
Provide comments on the Plan and forward the item to the Board of Supervisors.

**Measures/Evaluation**
Processing of this Specific Plan is pursuant to the 2030 General Plan and Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, and open space.

**Fiscal Impact**
Costs related to this application are paid for by the applicant pursuant to the Jackson Township Specific Plan Funding Agreement executed June 19, 2012.
I. LOCATION MAP

II. BACKGROUND
A. Project Initiation

On November 9, 2011, the Board adopted the 2030 Sacramento County General Plan (General Plan). The General Plan includes a new policy framework for acceptance and approval of private applications to expand the UPA and create a master plan for the area.

On January 24, 2012, the Board adopted Guidelines to assist applicants and staff in processing these master plans. The Guidelines break the process into four (4) steps; at each step, there is a check-in with the appropriate CPAC, the Commission and the Board to ensure adequate outreach to the public and hearing bodies.

On June 19, 2012, the Board accepted and initiated the Jackson Township Specific Plan application. Jackson Township encompasses 1,391± acres, consisting of 838± acres owned and/or controlled by the applicant, and 553± acres owned by approximately 23 individual landowners.
B. Project Context

Jackson Township is located in the geographic center of Sacramento County, south of the Mather Specific Plan Area, east of Excelsior Road, north of Jackson Highway and west of Eagles Nest Road in the Vineyard Community. Current land uses within the Plan Area include grazing, small ranches, agricultural residential homes and the Sacramento Raceway. County staff continues to meet with the owner of the Raceway to determine future plans for their facility. Adjacent land uses include:

- **West:** Generally industrial and agricultural in nature, including mining and decorative stone and rock sales. This area is included in the proposed West Jackson Highway Master Plan.
- **East:** Generally industrial and agricultural in nature, including agricultural residential properties and the Sacramento Rendering Plant. This area is included in the proposed NewBridge Specific Plan.
- **North:** Mather Specific Plan Area, including Independence at Mather, Mather Commerce Center, Mather Regional Park, Mather Airfield and proposed wetland preserve.
- **South:** Small ranches, agriculture and wetland preserves.

A project description packet with more information and diagrams prepared by the applicant is provided as Attachment A; a project vision is provided in Attachment B.

C. Requested Entitlements

The Jackson Township application includes requests to amend various elements of the General Plan, including moving the UPA boundary and amending the Land Use Diagram, Land Use Element, Transportation Diagram and Bikeway Master Plan; a Community Plan Amendment to amend the Vineyard Community Plan to reflect the Jackson Township Specific Plan; a Zoning Ordinance Amendment and Rezone request for the 838+ acre portion owned by the applicant; a Large Lot Tentative Subdivision Map for the 838+ acre portion owned by the applicant; adoption of a Development Agreement; approval of an Affordable Housing Plan, and; adoption of a Public Facilities Financing Plan. A full description of the proposed entitlements can be found in Attachment A.

Entitlements sought for applicant- and non-applicant owned properties differ in two ways:

- **The rezone request only applies to applicant owned properties; no rezones are being requested for non-applicant owned properties.** The reason for this is two-fold. First, rezoning a property from a non-urban use (such as AG-20, or agricultural parcels with a minimum size of 20 acres) to an urban use (such as RD-5, or five residential units to the acre) may result in significant increases to taxes and/or assessments. A property owner not currently interested in rezoning and developing their land should not be subject to such increases.
Second, applicants generally do not request zoning changes for property they do not own without the owner’s express willing consent. Avoiding unwanted rezones allows property owners to continue using their land consistent with the current zoning while also providing them with the option to apply for a rezone in the future.

- In early 2012, some properties were added to the southeast corner of the project area at the request of the property owners. The draft land use plan shows these properties designated as Agriculture, which is consistent with the existing zoning. However, technical studies to be conducted as part of the Jackson Township application will assume the potential for six units per gross acre to ensure infrastructure for the area is ‘right sized’ for eventual build out after a future master planning effort for this area is conducted. Inclusion of these properties in this manner provides a number of benefits to the land owners while protecting them from unintended consequences that could result from changes to their allowed uses and zone. Should Jackson Township be approved, these properties would be within the UPA and included in initial infrastructure and service planning for the area. In addition, they would be part of the environmental analysis conducted for Jackson Township. All of these actions serve to make future applications for changes to the General Plan land use designations more streamlined while protecting them from premature land planning that may impact their existing activities or trigger a change in assessments.

III. DISCUSSION

A. Master Plan Process

Per the County’s Guidelines, the preparation of a master plan is divided into four phases. The following is a summary of the Jackson Township Specific Plan’s progression through these phases:

1. Pre-Application Phase

   The pre-application phase began in May 2011. The applicants worked with the County, the public and other infrastructure and service providers during this process to discuss the scope of the project, the master planning process to be used, potential issues, project concepts and boundaries.

2. Master Plan Initiation Phase

   The proposed application was presented to the Vineyard and Cordova CPACs, the Commission and the Board. On June 19, 2012, the Board found the proposed application consistent with Land Use Element Policy LU-119 and formally initiated the master plan process.
3. Master Plan Preparation Phase

Jackson Township is currently in the third phase. This phase includes community outreach, CPAC workshops, Technical Advisory Committee (TAC) meeting(s), preparation of the master plan application and technical studies, and environmental review. As a result of progress made through this phase, the application is now at a point that the environmental review process can begin. Public outreach, CPAC workshop and meetings with the County and other infrastructure and service providers will continue throughout the environmental review process.

4. Master Plan Hearing and Adoption Phase

Once the environmental analysis is complete, additional workshops and hearings will be schedule with the CPACs, the Commission and the Board to consider the proposed project.

B. Proposed Project

The proposed land use plan (Attachment A – Figure 3) closely reflects the conceptual land use plan created through the County’s Jackson Highway Visioning process conducted in 2008. The plan features a town center along Jackson Highway that contains commercial, office, mixed use and higher density residential uses. Two other key activity nodes are located where Excelsior Road intersects with Jackson Highway and with Kiefer Boulevard; these areas also feature commercial uses, higher density residential uses, parks and greenbelts. These three nodes contain sufficient densities and appropriate uses to facilitate transit ridership and make walking and biking viable alternatives to automobile travel for daily needs. Roads interior to the plan area are all planned as two lane roads to facilitate safe walking and biking (Attachment A – Figure 4). Extensive greenbelts/trails and both Class 1 (off road) and Class 2 (on road) bikeways link all major uses throughout the plan area and provide connections to adjacent master plans (Attachment A – Figure 9). The plan contains three elementary school sites, a middle school/high school site, and a public/quasi-public site suitable for a fire station, community center or similar use. The plan also features over 150 acres of parks and open space and a 225+ acre wetland preserve that is consistent with the anticipated South Sacramento Habitat Conservation Plan.

The applicant is meeting with the Cordova Recreation and Park District to address some remaining issues related to the location of certain park facilities and park credit per the Quimby Act. In addition, the applicant is currently preparing a draft Specific Plan, which will contain detailed design guidelines and development standards to ensure high quality architecture, community design and amenities.

C. Preliminary Review of Project Consistency with General Plan Policy LU-120

The materials submitted by the applicants include a draft land use plan and an analysis of the project’s compliance with the requirements of General Plan Policy

LU-120 (see Attachment C). The applicants are still preparing the text for the Specific Plan that will contain the policies and performance criteria for ultimate development of the area. The project contemplated by the applicants contains a broad spectrum of uses including commercial and mixed uses, recreation uses, schools, parks, wetland preserve, and a diverse range of housing types from suburban type residential neighborhoods to higher density, multiple family developments.

Planning and Environmental Review staff has reviewed the application package and believes the proposed project has the ability to comply with the criteria of LU-120. Therefore, staff is recommending that the project continue to the next step in the project review process: issue the Notice of Preparation (NOP) and begin the environmental review process. Staff will conduct a full analysis of the project’s conformance with the LU-120 criteria and other relevant land use policies, plans and codes once the Draft Environmental Impact Report (EIR) is complete.

D. Environmental Review Process

Updated application materials have been submitted and staff has determined that they are sufficient to issue an NOP and begin preparation of the EIR. However, a number of documents and studies will either need to be prepared by the applicant or by the County, with information provided by the applicants, before the EIR can be completed. A table outlining the anticipated EIR data needs is included as Attachment D. The environmental review process is expected to take approximately one year and will include additional public review and comment as required by the California Environmental Quality Act (CEQA).

E. Public Outreach

Public outreach (with County staff participation) conducted for the Jackson Township application in the past year includes:

- Two workshops at the Cordova CPAC (May 17, 2012 and April 18, 2013)
- Two workshops at the Vineyard CPAC (May 1, 2012 and May 7, 2013)
- Two neighborhood meetings (April 16 and September 12, 2012) to discuss the proposed project with property owners and residents in the area, including proposed project boundaries and its relationship to the Draft South Sacramento Habitat Conservation Plan.
- Two Planning Commission workshops (July 23, 2012 and today)
- Two Board workshops (June 19, 2012 and one planned for June 2013)

During these meeting, community members asked a number of questions about: the master planning process and proposed timeline; the entitlements being requested via this application; the timing of potential development in the area; the timing and delivery of infrastructure and services to the area; individual property owners’ ability to participate in the Specific Plan and/or seek rezones; potential impacts to wetlands; how the application addresses the Sacramento Raceway; and, what studies would
need to be conducted to address key issues such as water, sewer and transportation. Attachment E includes meeting minutes from the May 1 and May 17, 2012 CPAC meetings. Minutes from the April 18 and May 7, 2013 CPAC meetings will be provided to the Commission during this workshop. In addition, Attachment F provides a summary of public outreach conducted by the County from 2004-2011 regarding potential development along the Jackson Highway.

Staff plans to conduct three or four additional workshops with both the Vineyard and Cordova CPACs throughout the summer of 2013 to discuss key topics associated with all master plan applications along the Jackson Highway. Additional CPAC workshops will be scheduled in the fall of 2013 to discuss each individual master plan application currently being processed, including Jackson Township. Once Draft EIRs are released for individual master plans applications, hearings will be held with the CPACs, Commission and Board to consider adoption of the application(s). Finally, outreach to public and quasi-public agencies and organizations, non-profit organizations, community groups, individual landowners and others will continue throughout this timeframe.

IV. CONCLUSION

Planning and Environmental Review staff has reviewed the applicant’s analysis and has made a preliminary determination that the project has the ability to comply with the criteria of LU-120. Additionally, the applicant has indicated that they will be able to provide all necessary technical studies needed for the EIR. Therefore, staff is recommending that Jackson Township continue to the next step in the project review process: issue the NOP and begin preparation of the EIR. This process is anticipated to take one year to complete. Extensive public outreach is planned to occur throughout the environmental review process and after the draft EIR is released. Staff and the applicant will continue to engage the public throughout the planning process to address questions, comments and concerns expressed.

V. ATTACHMENTS

A. Applicant Prepared Project Description Packet
B. Applicant Prepared Project Vision
C. Applicant Prepared Analysis - Project Conformance with LU-120
D. Technical Studies for EIR
E. CPAC Meeting Minutes
F. Summary of County-Led Public Outreach Conducted From 2004-2011

This staff report was prepared on May 3, 2013.
Project Location
The proposed Plan Area, approximately 1391 acres, is located in southeastern Sacramento County, lying south of the Mather Specific Plan Area, east of Excelsior Road, north of Jackson Highway and west of Eagles Nest Road in the Vineyard Community as shown in Figure 1. The Jackson Township Specific Plan Study Area map, Figure 2, depicts the Plan Area boundaries. The Plan Area is designated by the Sacramento General Plan with land use designations of Extensive Industrial and General Agricultural. The property has current zoning of Light Industrial (M-1), Industrial Reserve (IR) and Permanent Agriculture (AG-80).
Assessor Parcel Numbers
The Plan Area is comprised of 24 different landowners. The largest landowner is Excelsior Estates LLC, represented by Angelo G. Tsakopoulos as the applicant, owns and/or controls approximately 862 acres (approx. 62 % of the total) within the Plan Area boundaries. Table 3 on page 14 lists the Assessor Parcel Numbers that comprise the Project Area.

Existing Uses
The current land uses on the properties within the Plan Area include grazing, small ranches, agricultural residential homes and the Sacramento Raceway. Adjacent land uses to the Specific Plan Area include the following:

West
The site is bound to the west by Excelsior Road and the area is characterized by an assortment of industrial and agricultural uses, including mining, decorative stone and rock sales. This area is within the West Jackson Master Plan area, which is undergoing a planning process for urbanization. It is anticipated that this area will develop together with the Jackson Township to create a smart growth corridor along Jackson Highway.

North
The Mather Specific Plan Area is located north of the Jackson Township boundary and includes Independence at Mather, Mather nature preserve, Mather Golf Course and Park, Mather Airport facility, South Mather General Plan, Mather Commerce Center and Mather Regional Park. Additional land uses north of the Mather Specific Plan Area include the Stone Creek residential community.

East
Existing land uses along the eastern Jackson Township boundary include agricultural and industrial lands, including, grazing, a small assortment of agricultural residential uses and the Sacramento Rendering Plant. This area is also generally within the New Bridge Specific Plan area, which is undergoing a planning process for urbanization of the land east of Eagles Nest Road. It is anticipated that natural preserves associated with Jackson Township and the New Bridge Specific Plan will create a natural corridor consistent with the goals of the proposed South Sacramento Habitat Conservation Plan.

South
Existing land uses to the south of the Plan Area are primarily small ranches, agriculture and wetland preserve.

Proposed Project
The Jackson Township Specific Plan proposes a self sustaining, mixed use “complete” community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding and planned land uses. The land use plan is estimated to result in approximately 6,415 dwelling units and a potential range of 1.3 to 2.9 million square feet (msf) of employment, commercial services and public land uses. The on-site jobs will complement the existing and planned job centers located within a 5 mile radius of the Plan Area. Existing major employment centers in close proximity to the Plan Area include Bradshaw Center Area, Mather Airport, Mather Commerce Center, Capital Center / Rancho Cordova Town Center, employment centers along Sunrise Blvd., the Power Inn Road industrial area, and the former Army Depot industrial area.
The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. As described below and depicted in the Figure 2, the Jackson Township Specific Plan Study Area map, the Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east. The Jackson Township area has also been recognized in the SACOG Blueprint as an appropriate area to urbanize. Finally, the Specific Plan will result in a “smart growth” community that will meet and exceed the requirements of LU-120 and fulfill the Jackson Vision Plan by placing a town hub along Jackson Highway at this appropriate location. The strategic location of the property enhances its role as a hub within the larger eastern Sacramento County/Jackson Highway area, as a place where residents can live, work, shop, educate, recreate and gather as a community.

Project design: The mix of land uses types, densities and intensities will provide for a diverse and self-sufficient community with economic stability. The variety of housing types and densities will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes, apartments, condominiums, townhouses and live-work buildings. Appropriate amounts of higher density zoning are disbursed throughout the Plan Area to ensure availability of housing sites which are affordable to moderate, low and very low incomes. The approximate double net density is 10.6 du/acre, which is consistent with General Plan policies. The Draft Land Use Plan is depicted in Figure 3 and the Land Use Summary Table 1, is shown on page 6.

The land plan is organized into two distinct “hubs” that form the focus for the community. The Town Center hub is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded, compact block area will provide vibrant commercial, employment and mixed use residential uses to serve at a sub-regional, community and neighborhood level. Higher intensity uses within this hub of community activity will help support transit use along the Jackson Highway corridor and the densities reduce in a radial pattern away from the higher intensity nodes. A smaller village hub at the re-aligned western extension of Excelsior Road will provide moderate intensity community commercial and compact, high and medium density residential uses to serve as focal areas of activity for the northern and eastern residential neighborhoods and to serve the Independence at Mather residents.

Agricultural Parcels in southeastern area: The southeastern portion of the Plan Area includes approximately 109.8 acres, comprised of 6 large agricultural-residential properties. The applicant has integrated these properties into the request for the UPA expansion and the amendment to the Vineyard Community Area Plan to change the entire Plan Area to a Special Planning Area designation. The land use plan identifies these properties as Agriculture to reflect existing uses, however a future master planning effort will be required. Although the land use plan reflects the existing AG use, the technical studies will assume the potential for 6 units per gross acre to ensure infrastructure for the area is correctly sized for eventual build out, pursuant to the subsequent master planning effort for this portion of the Plan Area.
Figure 3 - Land Use Plan
Table 1: Jackson Township Land Use Summary

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<th>Residential Designations</th>
<th>Acres</th>
<th>Ave. Density</th>
<th>Density Range</th>
<th>D.U.</th>
<th>% of D.U.’s</th>
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<tr>
<td>LD- Low Density Residential</td>
<td>353.2</td>
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<td>MD-Medium Density Residential</td>
<td>158.4</td>
<td>13.0</td>
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<td>HD- High Density Residential</td>
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<td>20.0-30.0</td>
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**Commercial + Office Zones**

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<th>Category</th>
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<th>f.a.r.</th>
<th>Approx. s.f.</th>
<th>% of D.U.</th>
<th>Notes</th>
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<td>GC-General Commercial</td>
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<td>CC-Community Commercial</td>
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<td>MU-Mixed Use</td>
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<td>0.30-1.0</td>
<td>256,600-853,700</td>
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<tr>
<td>O- Office</td>
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<td>0.30-1.0</td>
<td>439,000-1,463,000</td>
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<td><strong>Subtotal</strong></td>
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<td>1.32 – 2.94 m.s.f.</td>
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**Public/Quasi Public Zones**

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<th>Acres</th>
<th>Notes</th>
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<tbody>
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<td>PQP-Fire Station/Community Center</td>
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<td>PQP-High School/Middle School</td>
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<td>PQP-Elementary School</td>
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**Park + Open Space Zones**

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
<th>Notes</th>
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<tbody>
<tr>
<td>CP- Community Park</td>
<td>23.6³</td>
<td></td>
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<tr>
<td>P- Neighborhood Park</td>
<td>54.7³</td>
<td></td>
</tr>
<tr>
<td>OS- Wetland Preserve</td>
<td>225.2</td>
<td></td>
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<tr>
<td>OS- Greenbelt/Drainage Corridor</td>
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<tr>
<td>OS- Landscape Corridor</td>
<td>14.5</td>
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<tr>
<td>OS- Detention Basin</td>
<td>3.2</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td>380.3</td>
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<tr>
<td>AG-Agriculture</td>
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<tr>
<td>RW- Primary Roadways</td>
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<td><strong>TOTAL</strong></td>
<td>1,391.0</td>
<td>10.6⁸ 6,415</td>
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</table>

1. Dwelling units are not permitted in these designations.
2. Population calculation is 6,415 d.u x 2.64 pph=16,807 total population
3. Park requirement calculation (not including AG zoning): LD/MD 4178 d.u. x .0146=61.0 ac. and HD/MU 2237 d.u. x .0122=27.3 Total acres=88.3
4. Park credit calculations: 78.3 acres of Comm/ Neigh. Parks + 12.1 ac.(25% credit for 48.3 acres of greenbelts along drainageways and wetland preserve)= 90.4 acres
5. 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
6. Double net density calculation: 6,415 d.u./605.3 acres (597.1 ac. + 8.2 ac. of MU)= 10.6 du/ac. Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU 120 CB-1.
7. A minimum 34.8% of a Master Plan’s units must be accommodated on multi-family zoned land, this includes HD and MU parcel allocations of 2,237 d.u. = 34.9%.
Habitat Preservation: A 225 acre habitat preserve is located along the eastern and northern Plan Area boundaries and is consistent with the South Sacramento Habitat Conservation Plan (SSHCP). This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.

Vehicular and Non-Vehicular Circulation: The project design supports the use of alternative transportation by making walking and biking more convenient, by providing tree-lined streets, convenient trails and safe street crossings. Most homes within the Plan Area will be within a five minute walk (1/4 mile) of an open space area, either a park, linear parkway or natural open space and be within one-half mile of the retail/employment land uses. A key feature of the Plan Area is a large centrally located greenway/drainage corridor with a trail on one side that will provide easy, non-vehicular linkages from one area of the community to the other. An interconnected “smart growth” street system, connecting trails and paths and potential for future transit connections are provided throughout the Plan Area. The scale and compact nature of this hub will encourage alternative modes of transportation and the land plan provides the density and intensity of uses that will support transit usage. The Circulation Plan is depicted in Figure 4 and the Bikeway Master Plan is depicted in Figure 9.

The site is surrounded and fed by significant transportation options – north/south and east/west connections- provided by the adjacency to existing transportation corridors of Jackson Highway, Excelsior Road and Kiefer Boulevard. Jackson Highway and Excelsior Road are designated as future transit corridors (post 2030) for bus rapid transit/hi bus and Kiefer Boulevard can possibly accommodate light rail. Bus/shuttle service in the Plan Area could connect to RT bus stops or Sacramento Light Rail at Mather/Mills, Zinfandel or Cordova Town Center stations. Bus/shuttle service could be extended into the Project Area from Jackson Highway on Tree View Lane and then west into the Town Center and looped back to Jackson Highway. The General Plan Transportation Diagram is depicted in Figure 8.

Public Utilities and Services:

Schools:
The Plan Area is within the Elk Grove Unified School District. The Project includes three (3) sites designated as elementary school sites of approximately ten (10) acres each and one (1) site designated as a joint middle school/high school (approximately 70 acres). The elementary schools are co-located with neighborhood parks to invite joint use and serve as focal points for the neighborhoods. Each elementary school/park site is approximately within ¼ mile walking or biking distance of most homes.

Parks:
The Plan Area is within the Cordova Recreation and Parks District. A total of eight (8) neighborhood parks and one (1) Community Park are located to serve the Plan Area. As noted above, neighborhood parks have been co-located with the 3 elementary schools and the other parks have been located to be within walking or biking distance of most homes.
Figure 4 - Circulation Plan
Fire Protection and Law Enforcement:
The Plan Area will be served by Sac Metro Fire and the Sacramento County Sheriff. A five (5) acre PQP site is located along Tree View Lane adjacent to the Community Park to provide opportunity for these departments to provide stations to serve the Plan Area.

Water Supply:
The Plan Area is within the Zone 40 service area of the Sacramento County Water Agency (SCWA). Offsite extension of water lines to serve the Plan Area may be required. On-site transmission lines will be routed throughout the Project area. Generally, the on-site transmission system will consist of transmission mains extending through the Plan Area and a grid of distribution mains to serve the development. Water infrastructure will be phased with development to meet end user demands as well as operational criteria of the system.

Wastewater/Recycled Water:
The Plan Area will require annexation into the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). Jackson Township is within the Sphere of Influence (SOI) for SASD and SRCSD. The SOI is coterminous with the Urban Services Boundary and their service boundary is coterminous with the Urban Policy Area. Existing utility infrastructure is in close proximity to site, thus conserving resources by not requiring extensive expansion of utilities in order to serve the new development. On-site transmission lines will be routed throughout the Plan Area. In addition, non-potable water trunk lines exist on-site within the Kiefer Boulevard ROW. A recycled water distribution system (purple pipe) will be installed for future use, so that recycled water may be used if an off-site treatment facility and recycled water delivery system to the Project site is made available.

Storm Drainage:
The waterways within Jackson Township are tributaries to two creek systems: Morrison Creek and Elder Creek. The north and western portions of the Plan Area drain to a tributary of Morrison Creek, which traverses the northeastern corner of the Plan Area. The central and eastern portions of the Plan Area drain to a tributary of Elder Creek, exiting the site near the southwest corner, at the intersection of Jackson Highway and Excelsior Road.

The Project includes detention basins and open stormwater swales, as well as an underground pipe system. Natural and created drainage corridors will provide passive recreation opportunities, preserve existing resources, provide floodwater conveyance and retention, storm water quality treatment, and provide interfaces between land uses. Water quality will be protected through the use of local water quality features such as grassy swales, settling basins, and natural filters to clean surface runoff water before it reaches the natural drainage channels. These features will be incorporated in the pedestrian open space corridors.

Land Plan Alternative: The applicant is requesting the equal analysis of a modification to the proposed land use plan as described above, in order to facilitate the possible location of a large technology user within the project. In the Alternative, a 40.1 acre Office (O) use is designated along Tree View Lane, in the place of the 22.3 acre MD and the 16.9 acres HD sites. The Land Plan Alternative is shown in Figure 5 and the land use summary which accompanies the Alternative, Table 2, is shown on page 11.
### Table 2-Alternative Land Use Summary

<table>
<thead>
<tr>
<th>Residential Designations</th>
<th>Acres</th>
<th>Ave. Density</th>
<th>Density Range</th>
<th>D.U.'s</th>
<th>% of D.U.'s</th>
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<tr>
<td>LD- Low Density Residential (LD-5, 6 &amp; 7)</td>
<td>353.2</td>
<td>6.0</td>
<td>1.0-10.9</td>
<td>2119</td>
<td>35.5%</td>
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<td>MD-Medium Density Residential (MD-11 &amp; 15)</td>
<td>136.1</td>
<td>13.0</td>
<td>11.0-19.9</td>
<td>1769</td>
<td>29.6%</td>
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<tr>
<td>HD- High Density Residential (HD-22, 25 &amp; 28)</td>
<td>68.6</td>
<td>29.0</td>
<td>20.0-30.0</td>
<td>1989</td>
<td>33.3%</td>
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<td><strong>Subtotal</strong></td>
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<td><strong>5,877</strong></td>
<td><strong>98.4%</strong></td>
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<th>Commercial + Office Zones</th>
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<th>Approx. s.f.</th>
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<td>GC-General Commercial</td>
<td>39.7</td>
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<td>432,300</td>
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<tr>
<td>CC-Community Commercial</td>
<td>17.6</td>
<td>0.25</td>
<td>191,600</td>
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<tr>
<td>MU-Mixed Use</td>
<td>19.6</td>
<td>0.30-1.0</td>
<td>256,600-853,700</td>
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<tr>
<td>O-Office</td>
<td>73.7</td>
<td>0.30-1.0</td>
<td>963,100-3.2 m.s.f.</td>
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<td><strong>Subtotal</strong></td>
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<td><strong>1.84-4.68 m.s.f.</strong></td>
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<tr>
<td>PQP-Fire Station/Community Center</td>
<td>5.0</td>
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<tr>
<td>PQP-High School/Middle School</td>
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<tr>
<td>PQP-Elementary School</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>105.0</strong></td>
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<th>Park + Open Space Zones</th>
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<tbody>
<tr>
<td>CP- Community Park</td>
<td>23.6</td>
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<td>P- Neighborhood Park</td>
<td>54.7</td>
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<td>14.5</td>
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<tr>
<td>OS- Detention Basin</td>
<td>3.2</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>380.3</strong></td>
</tr>
</tbody>
</table>

| AG-Agriculture | 109.3 |
| RW- Primary Roadways | 87.9 |
| **TOTAL** | **1,391.0** | | **10.55** | **5,977** | **100%** |

1. Dwelling units are not permitted in these designations.
2. Population calculation is 5,977 d.u x 2.64 pph= **15,779 total population**
3. Park requirement calculation (not including AG zoning): LD/MD 3888 d.u. x .0146=56.8 ac. and HD/MU 2089 d.u. x .0122=25.5 Total acres= **82.3**
4. Park credit calculations: 78.3 acres of Comm/ Neigh. Parks + 12.1 ac.(25% credit for 48.3 acres of greenbelts along drainageways and wetland preserve)= **90.4 acres**
5. 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
6. Double net density calculation: 5977 d.u./566.1 acres ( 557.9 ac. + 8.2 ac. of MU)= **10.55 du/ac.** Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU 120 CB-1.
7. A minimum 34.8% of a Master Plan’s units must be accommodated on multi-family zoned land, this includes HD and MU parcel allocations of 2089 d.u. = 34.9%.
Requested Entitlements and Actions
The Project requests the approval of the entitlements listed below:

1. A General Plan Amendment to move the Urban Policy Area (UPA) boundary south to include approximately 1,391 acres encompassing the Jackson Township Specific Plan as depicted in Figure 6.

2. A General Plan Amendment to amend the Land Use Diagram designations within the Jackson Township Specific Plan from General Agriculture (568 +- acres) and Extensive Industrial (823 +-acres) to Low Density Residential, Medium Density Residential, Commercial and Office, Mixed Use, Recreation, Natural Preserve, and Public/Quasi Public as depicted in Figure 7.

3. A General Plan Amendment to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Land Use Designation.

4. A General Plan Amendment to amend the Transportation Diagram to reflect proposed roadway alignments as depicted in Figure 8.

5. A General Plan Amendment to amend the Bicycle Master Plan to add on- and off-street bikeways as depicted in Figure 9.

6. A Community Plan Amendment to amend the Vineyard Community Area Plan to change the Community Plan designation of the parcels located within the Jackson Township Specific Plan area (1,391+-acres) from Permanent Agriculture (AG-80) (772.5 acres), Light Industrial (596.5 acres) and Industrial Reserve (IR) (22 acres) to Jackson Township Specific Plan Area (1,391+- acres), as depicted in Figure 10.

7. Adoption of the Jackson Township Specific Plan for the approximately 1,391 acre Jackson Township Specific Plan area, including a Specific Plan land use diagram, Design Guidelines and Development Standards.

8. A Zoning Ordinance Amendment to establish a Special Planning Area (SPA) Ordinance for a 838+- acre portion of the Jackson Township Specific Plan area and a Rezone to amend the the Zoning Designations for a 838+- acre portion (owned by the applicant) of the Jackson Township Specific Plan Area from AG-80 (489+-acres), M-1(+-327acres) and IR (22 +-acres) to Jackson Township Special Planning Area (SPA), as depicted in Figure 11.

9. A Large Lot Tentative Subdivision Map for the lands owned by Tsakopoulos Family Trust, consisting of 12 existing parcels of approximately 838 acres, to be divided into 44 parcels for the purpose of creating legal parcels corresponding to land use blocks within the Jackson Township Specific Plan.

10. Adoption of an Affordable Housing Plan for the Jackson Township Specific Plan.

11. Adoption of a Development Agreement for the Jackson Township Specific Plan by and between the County of Sacramento and the landowners.

12. Adoption of a Public Facilities Financing Plan for the Jackson Township Specific Plan that includes a Capital Improvement Program and Financing Plan.
13. **Adoption of a Water Supply Master Plan Amendment** to amend the existing Zone 40 Water Supply Master Plan to include provision of water service to the Jackson Township Specific Plan Area. This action requires Sacramento County Water Agency Board of Directors approval.

14. **Approval of a Water Supply Assessment** for the Jackson Township Specific Plan required by the California Water Code to link land use and water supply planning activities. This action requires Sacramento County Water Agency Board of Directors approval.

In addition to the above listed entitlements, separate annexation requests to LAFCo will include:
- Sphere of Influence Amendment (SOIA) and concurrent Annexation to County Service Area (CSA) 10 or creation of a new CSA. Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
- Annexation to Sacramento Regional County Sanitation District (SRCSD).
- Annexation to Sacramento Area Sewer District (SASD).

It should be noted that this application request does not include rezone of the properties not owned by the applicant and that subsequent rezones will be the subject of future applications.

**Project Objectives**
The following summarizes the project objectives that guided the planning of Jackson Township Specific Plan:

1. Establish a 1,400+ acre mixed-use community that includes residential, commercial, office/professional, mixed-use, recreational, public and educational land uses, and which incorporates feasible smart growth principles, provides protection of valuable environmental resources and improves the jobs/housing balance within the eastern Jackson Highway corridor.

2. Establish a land use and circulation system that promotes convenient mobility and a variety of non-vehicular modes as an alternative to fossil-fuel consuming car usage within a community environment that is safe, accessible and convenient for all modes of travel.

3. Promote a diversity of housing opportunities responsive to regional needs and market conditions including single-family dwellings, apartments, townhouses and live-work units to serve a broad range of family incomes.

4. Provide community-wide public facilities to serve residential areas, including elementary schools, a middle/ high school, passive open space, and neighborhood and community parks.

5. Create a land use plan for the community that reasonably minimizes its impact on biologically sensitive natural resources with feasible, onsite wetland avoidance and preservation.

6. Create a financially viable, fiscally stable and balanced community that is responsive to market demand and provides a revenue source sufficient to service the on-going maintenance needs of the Plan Area open space areas, park facilities, public services and infrastructure.

7. Create a land use plan that accomplishes the goals and policies of the County General Plan by establishing a smart growth community adjacent to the Urban Policy Area.
### Table 3- Subject Site Parcel Numbers and Owner of Record

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<th>Assessor Parcel Number</th>
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<td>067-0050-002</td>
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<td>Excelsior Four Partnership</td>
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<td>James &amp; Margaret Matthews</td>
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<td>067-0060-012</td>
<td>Ronald &amp; Kristy Giles</td>
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<td>Mira &amp; Lazar Dijamatovich</td>
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<td>Susan King</td>
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<tr>
<td>067-0080-061</td>
<td>Terry &amp; Jane Christensen</td>
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</tbody>
</table>
Figure 7 - General Plan Land Use Diagram Amendment
Figure 10 - Vineyard Area Community Plan Amendment
Figure 11 - Rezone Exhibit
DRAFT Jackson Township Specific Plan

Project Vision and Design Features:

The Jackson Township Specific Plan proposes a self-sustaining, mixed use "complete" community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding land uses. Jackson Township will serve as a hub within the larger Jackson Highway community, where residents can live, work, shop, educate, recreate and gather as a community. The overarching vision is of a vibrant and self-sustaining community that incorporates environmentally sustainable practices, distinct and walkable neighborhoods featuring complementary land uses and the integration of open space as the foundation of the community.

The project vision takes its cues from the framework provided by the Jackson Corridor Visioning Studies and the project tenets are based on the sound principles of smart growth and sustainability:

- Identifiable Community Character and Design
- Diversity and Choice of Housing Opportunities
- Healthy Living with Education, Open Space & Recreation Choices
- Protection of Sensitive Resources
- Transportation Choices and Alternative Modes
**Community Design and Vision:**

Jackson Township is designed to create a distinctive town center, expansive open space preserves and compact, attractive neighborhoods with a well defined sense of place.

The Town Center is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded 7 block area, approximately 125 acres in size, will provide vibrant commercial, office and mixed use with adjacent medium and high density residential uses to serve at a sub-regional, community and neighborhood level. These higher intensity uses will help support transit use along the Jackson Highway corridor. Anticipated uses are a commercial/retail complex, professional and medical offices, mixed use buildings with retail shops, restaurants and offices with residential integrated vertically or horizontally.

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**Example of Town Center Land Uses**

A 17.7 acre Village Center commercial site is situated along Excelsior Road at the new intersection where the re-aligned segment heads north and west into the West Jackson Plan Area. This smaller hub will provide local commercial and retail uses for the northern and western residential neighborhoods, as well as the existing residents at Independence at Mather. This site is surrounded by high and medium density uses, providing many residents with commercial services within walking distance. All building complexes, whether commercial, employment or public, will be designed to incorporate pedestrian friendly layouts and connections to all adjacent uses and neighborhoods. All of these components will be enhanced by the application of high quality architectural building and site design elements.
The proposed project includes approximately 110 acres of employment land uses, classified into the following four categories:

- General Commercial (GC) in two sites totaling 39.7 acres. The primary GC site of approximately 31 acres is proposed in the core of the Town Center to serve as a community commercial site and the second site at the west end of the Town Center.
- Community Commercial (CC), approximately 17.7 acres, is proposed along Excelsior Road to serve the Plan Area neighborhoods and the surrounding neighborhoods.
- Office (O) uses in two sites, totaling 33.6 acres, are located in the Town Center.
- Mixed Use (MU), approximately 19.6 acres, is proposed in the Town Center along Jackson Highway.

**Diversity and Choice of Housing Opportunities**

A successful and sustainable community is one where residents have a multitude of housing options for a wide range of people; families, singles, seniors and people with special needs. The land use plan provides the potential for variety of housing types to be built to meet the needs of the future and current residents of eastern Sacramento County—single family homes, apartments, condominiums, townhouses and live-work buildings. The average residential density is 10.6, which is consistent with the General Plan LU-120 criteria and will be feasible and marketable to a range of buyers and incomes. These strategies allow the opportunity for multiple generations of residents to live, work, go to school and serve the community.

The proposed project devotes approximately 597 acres for residential development, providing more than 6,400 new housing units. The proposed residential density is classified into the following three types:

- **Low-Density Residential (LD)** ranging from 1.0-10.9 du/acre, which will provide detached single family lot sizes that range from large, executive size lots (15,000-20,000 s.f.) to compact size lots (3000 s.f.).
- **Medium-Density Residential (MD)** ranging from 11.0-19.9 du/acre, including compact detached single family and attached housing.
- **High Density Residential (HD)** ranging from 20-30 du/acre, including condominiums, townhouses, live-work units and multi-family apartments.

Examples of Low Density Residential product types
The low density single-family neighborhoods are distributed throughout the Plan Area primarily located around schools, community and neighborhood parks, open space and greenbelts. Potential LD areas to accommodate executive size lots are the eastern LD sites adjacent to the Wetland Preserve, as these locations have the added amenities of views and adjacency to parks and open space.

Medium density (MD) uses are distributed throughout the Plan Area. High density (HD) are primarily located along Excelsior Road and Keifer Boulevard and adjacent to commercial and office land uses, in order to provide optimal access to services and transit.

Examples of Medium and High Density housing types

**Healthy Living with Education, Open Space and Recreation Choices**
The open space system within Excelsior Estates provides the framework for the community form, thus providing an organizing element that translates into amenities for the entire community. An east-west linear parkway will be accessible from most neighborhoods and schools/parks, will provide opportunities for expansive views of the natural open spaces, as well as providing for active recreation. Most homes within the Plan Area will be within a five minute walk of an open space, either a neighborhood park, linear parkway or natural open space.

Education:
The project site is within the Elk Grove Unified School District. The proposed project provides approximately 100 acres for school uses, with 30 acres dedicated for three elementary schools and 70 acres dedicated for one high school/middle school. Elementary schools are co-located with a neighborhood park and the joint HS/MS site is located adjacent to the Community Park.

Open Space and Public:
The proposed project includes development of a 23.6-acre community park and eight (8) neighborhood parks totaling 78.3 acres. The land plan incorporates approximately 59 acres of Drainageways and Greenbelts, 14.5 acres of Landscape Corridor, 5 acres of Public/Quasi Public and 89 acres of public streets. Approximately 225 acres in the eastern portion of the community is devoted to preserve and restore the existing Morrison Creek and wetlands.
Protection of Sensitive Resources
Portions of the site contain known biological resources including vernal pools and seasonal wetlands. These sensitive resources were key in the development of the land plan in order to avoid, protect and maintain the significant resources, to the extent feasible, for future generations. A 225+ acre biological/habitat preserve is located on the eastern portion of the site. This extensive preservation of land was the result of well reasoned process of identifying habitat areas resulting in an environmentally favorable design. This preserve will serve as a north-south linkage between preservation areas located north and south of the project, providing habitat connectivity.

Transportation Choices and Alternative Modes
The site is surrounded and fed by significant transportation options – north/south and east/west connections- provided by the adjacency to existing transportation corridors of Jackson Highway, Excelsior Road and Kiefer Boulevard. Jackson Highway and Excelsior Road are designated as future transit corridors. The density and intensity of uses within the Plan Area will support transit usage. A transit station is anticipated to be located within the town center and the scale and compact nature of this hub will encourage alternative modes of transportation.

The circulation system for Excelsior Estates contains an interconnected street system, connecting trails and paths and potential for future transit connections. The multi-tiered circulation system provides many transportation modes and routes through the Plan Area and to the existing community. The plan also encourages the use of alternative transportation by making walking and biking more convenient, by providing tree-lined streets, convenient trails and safe street crossings.
Jackson Township Specific Plan
Applicant Prepared LU-120 Consistency Matrix

The Sacramento County General Plan requires that specific plans outside the Urban Policy Area demonstrate compliance with Land Use Policy LU-120 at the time of adoption. Jackson Township Specific Plan has been designed to comply with LU-120 requirements as is depicted below in the following analysis:

Summary Tables

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Project Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td>PC-1 Vision for connection to other adjacent existing and potential future development areas.</td>
<td>The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. The Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east. The Project provides linkages via roads, transit, preserve connectivity, and infrastructure.</td>
</tr>
<tr>
<td>PC-2 Housing choice.</td>
<td>The Jackson Township Project provides an opportunity for a significant number of housing choices. The project’s variety of housing types and densities will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes, apartments, condominiums, townhouses and live-work buildings.</td>
</tr>
<tr>
<td>PC-3 Quality.</td>
<td>The Jackson Township Specific Plan will ensure a high quality of development through design guidelines and development standards.</td>
</tr>
<tr>
<td>PC-4 Accommodate the percentage of low and very low income residential units required by state law per the County’s current Housing Element based on the Regional Housing Needs allocation (RHNA).</td>
<td>The Project design accommodates 2,237 residential units in the Project (34.9%) which are designated with densities of 20 units per acre or denser.</td>
</tr>
</tbody>
</table>
### Pedestrian- and transit-oriented design.

The design of the project includes significant trails and bicycle connections. All residential units are within 1,320 feet (one quarter mile) of a neighborhood park, open space, school, and/or bicycle/pedestrian trail.

### Infrastructure Master Plan and Financing Plan.

A comprehensive Infrastructure Financing Plan will be prepared for the project that will identify funding mechanisms and meet the policy requirements.

### Services Plan.

A comprehensive Services Plan will be prepared for the Project and meet the policy requirements.

### Consistency with County-adopted plans.

The Project is consistent with County adopted plans that affect the Project area as well as pending plans such as the South Sacramento Habitat Conservation Plan.

### Consideration of Regional Planning efforts.

The Project is consistent with the intent of the SACOG Preferred Blueprint Scenario and will implement the Blueprint Planning Principles.

### Consideration of jobs housing balance.

The Jackson Township Project will accommodate approximately 4,770 employees with an estimated internal jobs/housing ratio of 0.74 jobs per 1 housing unit.

### Summary of Consistency with the Criteria-Based Points (CB-1 through CB-5)

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Points Scored By Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB-1 Minimum density</td>
<td>5 points</td>
</tr>
<tr>
<td>&gt;10 dwelling units per net acre if using “double net” methodology, or &gt;13.3 dwelling units per acre in using “triple net” methodology</td>
<td></td>
</tr>
<tr>
<td>CB-2 Proximity to Amenities</td>
<td>4 points</td>
</tr>
<tr>
<td>&gt;90 percent of all units located within one mile of at least four of the amenity categories</td>
<td></td>
</tr>
<tr>
<td>CB-3 Mixed Use</td>
<td>0 points</td>
</tr>
<tr>
<td>At least 5 percent of the developable land will be located and built within vertically integrated mixed-use buildings.</td>
<td></td>
</tr>
</tbody>
</table>
CB-4a  
Transit Proximity  >80 percent of residential units located within ½ mile of existing or planned transit service.  4 points

CB-4b  
Transit Headway  Transit service with headways of 30 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm).  2 points

CB-5  
Employment Proximity  Between 50,000-100,000 existing employees/jobs within a five mile radius of the proposed project  3 points

<p>| | | |</p>
<table>
<thead>
<tr>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LU-120 Consistency Analysis**

Consistency with the Planning Criteria (PC-1 through PC-10)

**PC-1. Vision for connection to other adjacent existing and potential future development areas.**

Required:

Include a vision of how the development will connect to other adjacent existing and potential future development areas within the USB, including how roadways, transit, sewer, and water could occur within all adjacent areas.

Analysis:

**Land Use Connectivity.** The Jackson Township Specific Plan proposes a self sustaining, mixed use “complete” community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding and planned land uses. The land use plan is estimated to result in approximately 6,415 dwelling units and a potential range of 1.3 to 2.9 million square feet (msf) of employment and commercial services land uses. The on-site jobs will complement the existing and planned job centers located within a 5 mile radius of the Plan Area. Existing major employment centers in close proximity to the Plan Area include
Bradshaw Center Area, Mather Airport, Mather Commerce Center, Capital Center / Rancho Cordova Town Center, employment centers along Sunrise Blvd., the Power Inn Road industrial area, and the former Army Depot industrial area.

The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. The Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east.

**Roadway, Transit and Bicycle Connectivity.** The project boundaries are defined on three sides by major county roadways - Excelsior Road on the west, Kiefer Boulevard on the north and Jackson Highway on the south. The design of these major roads is being coordinated through the Department of Transportation with the other master plan projects in the area in order to accommodate traffic from both the new plan areas as well as existing and future regional traffic. In particular, the design of Excelsior Road has been coordinated with the West Jackson Master Plan in order to direct significant north south traffic away from the existing Mather Independence residential community. Transit connectivity is also being coordinated with the Department of Transportation and Regional Transist. Finally, the project includes extensive trail and bicycle lanes as depicted in the General Plan amendment for the Bicycle Master Plan in order to provide bicycle connectivity within the project and connections outside the project.

**Infrastructure Connectivity.** The project is near significant infrastructure, including the Vineyard Water Treatment Plant and the Bradshaw Sewer Interceptor. The waterways within Jackson Township are tributaries to two creek systems: Morrison Creek and Elder Creek. The north and western portions of the Plan Area drain to a tributary of Morrison Creek, which traverses the northeastern corner of the Plan Area. The central and eastern portions of the Plan Area drain to a tributary of Elder Creek, exiting the site near the southwest corner, at the intersection of Jackson Highway and Excelsior Road. The Project includes detention basins and open stormwater swales, as well as an underground pipe system.

**Wetland Preserve Connectivity.** The land plan for the Jackson Township Specific Plan has been designed to be consistent with the South Sacramento Habitat Conservation Plan. As such, it includes a 225 acre habitat preserve located along the eastern and northern Plan Area boundaries. This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.
PC-2. Housing Choice.

Required:

A variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multifamily units, in a variety of settings including both residential neighborhoods and mixed use nodes.

Analysis:

The Specific Plan provides for a wide variety of housing types and densities that will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes (including estate homes), apartments, condominiums, townhouses and live-work buildings. Appropriate amounts of higher density zoning are disbursed throughout the Plan Area to ensure availability of housing sites which are affordable to moderate, low and very low incomes. The approximate double net density is 10.6 du/acre, which is consistent with General Plan policies.

PC-3 Quality.

Required:

Design guidelines, development standards and/or similar assurances that will require high-quality development consistent with the vision set forth in the Master Plan.

Analysis:

The Jackson Township Specific Plan will ensure a high quality of development through design guidelines and development standards that will be adopted as part of the Specific Plan approval.

PC-4 Accommodate the percentage of low and very low income residential units required by state law per the County’s current Housing Element based on the Regional Housing Needs Allocation (RHNA).

Required:
Accommodate > 90 percent of the obligation per RHNA (currently 33% of units accommodated in RD-20 or higher).

Analysis:

The Specific Plan includes 85 acres of High Density Residential land (average density of 25) and 100 units within land designated for Mixed Use. These properties will accommodate 2,237 residential units in the Project at densities of 20 units per acre or denser. As a result the project will have 34.9% of its units accommodated on multi-family zoned property.

**PC-5 Pedestrian- and transit-oriented design.**

Required:

Pedestrian- and transit-oriented design, including:

- Sidewalks and bike routes along interconnected street with short block lengths and a high intersection density.
- Prominent pedestrian and bicycle network.
- Few if any cul-de-sacs.
- Pedestrian and bike connections at the ends of all cul-de-sacs unless infeasible due to topography or similar impediments inherent in the project site.

Analysis:

The land plan is organized into two distinct “hubs” that form the focus for the community. The Town Center hub is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded, compact block area will provide vibrant commercial, employment and mixed use residential uses to serve at a sub-regional, community and neighborhood level. Higher intensity uses within this hub of community activity will help support transit use along the Jackson Highway corridor and the densities reduce in a radial pattern away from the higher intensity nodes. A smaller village hub at the re-aligned western extension of Excelsior Road will provide moderate intensity community commercial and compact, high and medium density residential uses to serve as focal areas
of activity for the northern and eastern residential neighborhoods and to serve the Independence at Mather residents.

An extensive set of trails and bikeways are depicted in the proposed Master Bikeway Plan amendment consistent with criteria PC-5. Development standards and design guidelines adopted with the Specific Plan will address connectivity requirements in the event that any cul-de-sacs are proposed in future tentative maps.

**PC-6. Infrastructure Master Plan And Financing Plan.**

**Required:**

Inclusion of an Infrastructure Master Plan and Financing Plan that include the following:

- The Infrastructure Master Plan shall indentify required public facilities and infrastructure (including roads, transit, water, sewer, storm drainage, schools, fire, park, library, and other needed community facilities) and associated costs for the development of the proposed UPA expansion/Master Plan;

- The Financing Plan shall:
  - Include an infrastructure phasing analysis that examines development through buildout taking into consideration potential development activities, facilities requirements and constraints;
  - Identify the phase or timing for when the facilities are needed;
  - Identify the funding mechanisms proposed to pay for the identified infrastructure and facilities;
  - Demonstrate that Infrastructure requirements and the associated costs are reasonably balanced throughout each development phase and outline solutions for any potential constraints and/or shortfalls for any given phase.

**Analysis:**

The Jackson Township Specific Plan will include as part of its adoption a comprehensive Infrastructure Master Plan and Financing Plan consistent with the requirements of PC-6.
PC-7. Services Plan.

Required:

Inclusion of Services Plan to demonstrate:

- That provision of services to the proposed UPA expansion/Master Plan are cost-neutral to the County’s General Fund and existing ratepayers;
- That the operations and maintenance costs stemmed from the required public facilities and infrastructure for the development of the proposed UPA expansion/Master Plan are cost-neutral to the County’s General Fund and existing ratepayers, and;
- That existing levels of municipal services will not be negatively impacted by approval and buildout of the proposed UPA expansion/Master Plan.

Analysis:

The Jackson Township Specific Plan will include as part of its adoption a comprehensive Services Plan consistent with the requirements of PC-7.

PC-8. Consistency with County-adopted plans.

Required:

Consistency with all applicable County adopted plans not sought to be amended by the proposed project.

Analysis:

The Jackson Township Specific Plan has been designed to implement the policies of the County General Plan through the development of a smart growth community along Jackson Highway. The Project does propose a number of general plan amendments, community plan amendments and infrastructure plan amendments described in the application packet. These amendments are necessary to implement the project and consistent with the requirements for a new growth area in the County General Plan.

PC-9. Consideration of regional planning efforts.

Required:

Inclusion of a discussion/analysis of how the proposed UPA expansion/Master Plan relates to broad-based and regional planning efforts, such as SACOG’s adopted Blueprint Vision and Metropolitan Transportation Plan, Sacramento County’s Visioning documents created
for the Jackson Highway and Grant Line East Areas, any applicable Habitat Conservation Plan(s), the Sacramento Metropolitan Air Quality Management District’s State Implementation Plan, and Regional Transit’s Master Plan.

Analysis:

**SACOG Blue Print and Metropolitan Transportation Plan:** The Jackson Township area is recognized in the SACOG Blueprint as an appropriate area to urbanize. The project has been designed with smart growth principles including an average double net density of 10.6 units per acre consistent with Blueprint principles. Although the project is not currently included in the developing land use scenario of the 2035 Metropolitan Transportation/Sustainable Communities Strategy (MTP/SCS), it is directly adjacent to it on the north and west.

**Jackson Highway Visioning Plan:** The design of the Jackson Township Specific Plan will fulfill the Jackson Vision Plan by placing a town hub along Jackson Highway at this appropriate location. The strategic location of the property enhances its role as a hub within the larger eastern Sacramento County/Jackson Highway area, as a place where residents can live, work, shop, educate, recreate and gather as a community.

**South Sacramento Habitat Conservation Plan (HCP):** The land plan for the Jackson Township Specific Plan has been designed to be consistent with the South Sacramento HCP. As such, it includes a 225 acre habitat preserve located along the eastern and northern Plan Area boundaries. This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.

**Sacramento Metropolitan Air Quality Management District’s State Implementation Plan (SIP):** The project will include at the time of adoption an Air Quality Mitigation Plan and Green House Gas plan that will assure that the project is consistent with the SIP.

**Sacramento Regional Transit Master Plan:** As part of the analysis for this project, a comprehensive joint traffic study is being prepared for the Jackson Highway Corridor. This study will include participation of Regional Transit to determine appropriate improvements and service requirements to integrate the project into the Regional Transit system.

Required:

Inclusion of a discussion/analysis of the proposed UPA expansion/Master Plan’s jobs-housing balance. Master Plans should provide an internal jobs-housing balance and/or improve the jobs housing balance within the project’s vicinity.

Analysis:

The Project is located in close proximity (5 miles) to approximately 82,563 jobs (per 2008 SACOG data), which are located in numerous nearby job centers, including but not limited to Mather, Capital Center, Bradshaw Center and Sunrise Blvd south. Based upon the commercial, office, mixed use, schools and public facilities (fire station) acreage, the project will generate an estimated 4,770 jobs for 6,415 housing units, resulting in a 0.74 to 1 jobs to housing ratio internal to the project.

Consistency with Criteria-Based Points (CB-1 through CB-5)

Based upon the information available at this time, the Jackson Township Specific Plan scores a total of 18 Criteria Based points as depicted in the analysis below:

**CB-1: Density** - The double net density of the project is 10.6 du/acre. (Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion.)

Points = 5 (max available)

**CB-2: Proximity to amenities** - Every unit within the Specific Plan area is within 1 mile of 4 of the listed amenities; school, park, commercial center and employment center

Points = 4 (max available)

**CB-3: Mixed use** - The criteria requires a mixed use zoning or an overlay zoning that allows mixed use by right. The current land use plan designates 19.6 acres and 100 du for mixed use, which is 2.2% based on the overall master plan gross developable acres of 890, which excludes the wetland preserve, detention basin, the open space/greenbelt corridors and major roadways. 5% is the lowest points available. Although, the project has a small percentage of mixed use zoning proposed, it does have two significant hubs that include mixes of land uses within easy walking distance of ½ mile.
Points = 0

CB-4: Transit- Proximity- 5400 of the dwelling units are within ½ mile of Jackson Highway and Excelsior Road, achieving 82% proximity.

Points=4 (max available)

We anticipate that the ultimate headways will be 30 minutes during peak hours along Excelsior Road and Jackson Highway.

Points=2

CB-5 Proximity to employment- The County analysis for the general plan update found that there are 82,563 existing jobs within a five mile radius of the Specific Plan per SACOG’s 2008 analysis

Points-3
## Jackson Township Specific Plan
### Technical Studies for EIR

<table>
<thead>
<tr>
<th>Technical Study</th>
<th>Date of Study</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Biological Resources</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Wetland Delineation                 | TBD           | • Standard delineation for applicant-owned property.  
• Use existing aerial photography and GIS to approximate wetland boundaries and acreage on properties not owned by applicant or where permission to enter has not been granted. |
| Special Status Species Survey       | TBD           | Can include plants and vernal pool branchiopods. If not already done, EIR analysis can rely on CNDDB and USFWS species lists.          |
| Arborist Report                     | TBD           | • Should include all trees due to General Plan policies for tree canopy.  
• Use existing aerial photography and GIS to calculate approximate tree canopy acreage on properties not owned by applicant or where permission to enter has not been granted. |
| **Cultural Resources**              |               |                                                                                                                                          |
| Cultural Resources Assessment       | TBD           | Should be performed to Section 106 standard for use in federal permitting process                                                      |
| **Noise**                           |               |                                                                                                                                          |
| Sacramento Raceway Noise Assessment | TBD           | Need noise levels for Sacramento Raceway – residential uses proposed adjacent to raceway property.                                    |
| Mather Airport Noise Assessment     | TBD           | May be able to get adequate info from Airports re: flight paths and associated noise levels                                            |
| Traffic noise analysis              | TBD           | PER will do in-house; relies on data from Joint TIS                                                                                |
| **Infrastructure**                 |               |                                                                                                                                          |
| Drainage Study                      | TBD           |                                                                                                                                          |
| Sewer Study                         | TBD           |                                                                                                                                          |
| Water Supply Assessment             | TBD           | Sacramento County Water Agency to provide WSA – need to set up meeting with them. Project is in Zone 40/41. Will need Zone 40 WSMP Update. |
| Traffic Study                       | TBD           | Joint TIS by DKS                                                                                                                      |
| **Other**                           |               |                                                                                                                                          |
| Phase I Environmental Site Assessment | TBD       |                                                                                                                                          |
| Air Quality                         | TBD           | PER will do in-house; relies on data from Joint TIS                                                                                |
| Climate Change/GHG emissions       | TBD           | PER will do in-house; relies on data from Joint TIS                                                                                |
Minutes

Tuesday, May 01, 2012
7:00 p.m. – 9:00 p.m.

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

http://www.planning.saccounty.net/cpac/cpac.html

Note: Applicant or appointed representative should be present. If unable to attend this meeting, please contact the Vineyard Area CPAC Chairman, Stuart Helfand at (HW) 689-4130, Fax 525-1775 or E-mail poultryman@frontiernet.net. The County Planning representatives for the Vineyard Area are Surinder Singh and Tim Kohaya. To reach Surinder, call 874-5462 or E-mail singhsu@saccounty.net. To reach Tim, call 874-5982 or E-mail kohayat@saccounty.net. To contact County Planning Department CPAC support, please call Eleanor Tyler Planning Division Secretary 874-5397 or E-mail tyleres@saccounty.net.

CALL MEETING TO ORDER
EXPLANATION OF ROLE OF THE COUNCIL
ROLL CALL
INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:

P STUART HELFAND
CHAIRMAN

TAMMY TRUJILLO
SECRETARY

MEMBERS:

P SUSAN VERGNE
DARREN CORDOVA

DAVID WILLIAMS
P MARY DUNCAN
P CONNIE FORD

REPRESENTATIVES:

COUNTY PLANNING REPRESENTATIVES
SURINDER SINGH, SENIOR PLANNER
TIM KOHAYA, PLANNER III

EXA – EXCUSED ABSENCE
U – UNEXCUSED ABSENCE
R – RESIGNED
TE – TERM EXPIRED

QUORUM DETERMINATION:
COUNTY REPRESENTATIVE:

☑ Yes ☐ No
☑ Yes ☐ No

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2012-UPP-00006

Assessor’s Parcel No.: 065-0260-013

Applicant: Epic Wireless, 8700 Auburn Folsom Road, Granite Bay, CA 95746
Attention: Troy Eggleston

Owner: Westamerica Bank, 2891 Geer Road, Turlock, CA 95382
Attention: Rachel Heiny

Developer: AT&T, 4430 Rosewood Drive, Building 3, 6th Floor
Pleasanton, CA 94588
Project Name: 9191 GERBER ROAD AT&T WIRELESS SITE USE PERMIT

Location: The property is located at 9191 Gerber Road, on the north side of Gerber Road and approximately 800 feet east of Passallis Lane, in the Vineyard community.

Request: A Use Permit to allow a collocation wireless communication facility on a 1.89 acre site in the RD-5 (Residential) zone. The proposed facility consists of the installation of three (3) panel antennas (1 antenna per sector) and six (6) new remote radio units mounted at the 42-foot elevation on top of an existing 100-foot high PG&E transmission tower. Three (3) equipment cabinets and a GPS antenna will be located in an existing 20-foot by 20-foot lease area on the ground enclosed by a 6-foot high wood fence at the base of the transmission tower. (Note: Three (3) new panel antennas will be installed at the 42-foot elevation and three (3) old panel antennas will be swapped from 42 feet down to the 35'-6" foot elevation. Overall, there will be six (6) panel antennas installed at the 42-foot elevation and three (3) panel antennas installed at the 35'-6" foot elevation for a total of nine (9) panel antennas.)

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Vergne Seconded by: Ford
Vote: Yes 4 No 0 Abstain 0 Absent 3
Action: Recommend Approval

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Comments: Troy Eggleston with Epic Wireless presented an overview of the proposed project. Mr. Eggleston indicated that the additional panel antennas would adhere to all federal and state safety/health regulations established for such facilities. Mr. Eggleston also presented photographs of the existing facilities and visual simulations of the proposed facilities, and responded to questions from neighbors in attendance. No significant issues were raised.
1. Control No.: PLNP2011-00095

Assessor's Parcel No.: Various
Applicant: Taylor and Wiley, 2870 Gateway Oaks Dr., Ste. 200, Sacramento, CA 95833

Project Name: JACKSON TOWNSHIP/EXCELSIOR ESTATES
Location: The Jackson Township Specific Plan area is comprised of approximately 1,329 acres located east of Excelsior Road, south of the Mather Specific Plan and north of Jackson Highway.

Request: Initiation Of The Jackson Township/Excelsior Estates Specific Plan Process And General Plan Amendment To Move The Urban Policy Area. Adoption Of A Master Plan Funding Agreement And A Reimbursement Agreement.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: 
Seconded by: 

Yes No Abstain Absent

Vote: 

Action: Accepted the report, and determined that no action is necessary at this time. Council Chair Helfand recommended periodic update presentations from the County and developers on the master plan process.

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.
Comments: Approximately 6 neighbors were in attendance for the presentation. Corinna Sandmeier, representing the Planning Division, presented an overview of the proposed master plan, the entitlement process, and proposed outreach. John Taylor, representing the developer, discussed the ownership history and background leading up to the initiation application. There were several questions by the Council members and neighbors pertaining to the timing and delivery of certain services such as public water and transportation. Mr. Taylor offered to schedule another workshop at the Council in September to report back on these issues as more information on service delivery is obtained. David Smith, owner of the Sacramento Raceway, expressed concern for land use conflicts with Raceway activities, and Mr. Taylor responded that additional discussion with Mr. Smith will need to occur.

PRESENTATION:

OTHER BUSINESS FOR DISCUSSION:

Mamie Yee with County Supervisor Jimmie Yee's office indicated that volunteers residing within Supervisor District #2 are needed to serve on the Vineyard CPAC, and that those interested in this opportunity should contact Supervisor Yee's office at (916) 874-5481.

APPROVAL OF MINUTES:

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Department of Planning and Community Development at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.

CPAC Member forwarding minutes to County Planning:
May 17, 2012, 7pm
Minutes

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL
County of Sacramento
Branch Center
OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827

http://www.planning.saccounty.net/meetings/index.html

Agenda
CALL MEETING TO ORDER
EXPLANATION OF ROLE OF THE COUNCIL
ROLL CALL
INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
PLANNING ITEMS FOR REVIEW
PRESENTATIONS
OTHER BUSINESS
APPROVAL OF MINUTES
ADJOURNMENT

Attendance:
PAUL W. BOWERS, P
RICHARD MARCK, EXA
DENNIS DEAN, P
REBECCA GARRISON, P
GAY JONES, P
DWIGHT HELMICK, P
DEE GAVALDON, P

COUNTY REPRESENTATIVES:
CINDY STORELLI, Principal Planner, County Planning Division

EXA – EXCUSED ABSENCE
R – RESIGNED
U - UNEXCUSED ABSENCE
TE - TERM EXPIRED
P – PRESENT

QUORUM DETERMINATION: Yes

COUNTY REPRESENTATIVE Yes
County-Led Public Outreach Regarding
Potential Development Along Jackson Highway
2004-2011

Below is a summary of public outreach conducted by the County during the General Plan Update process (2004-2011) regarding potential development along the Jackson Highway.

- Twenty six public workshops conducted with the Board and the general public during 2004-2007 to scope the Draft General Plan released in 2008. Many of these workshops focused specifically on growth management and potential development along the Jackson Highway.

- Four focus group meetings regarding growth management and potential new growth along the Jackson Highway

- Ten large public workshops held throughout the County in the fall of 2006 to address growth accommodation and growth management strategies being considered by the Board, with a specific focus on potential new growth along the Jackson Highway and in the Grant Line East Area. More than 600 County residents attended these workshops. The results of this outreach effort were documented and presented to the Board on October 31, 2006.

- Jackson Highway and Grant Line East visioning studies conducted by the County in 2008 to create a cohesive conceptual vision for these potential new growth areas that could be used to guide individual master planning processes toward a common vision of sustainable and responsible development. The resulting studies (which include a policy document, conceptual maps, background information, public outreach summaries, etc.) are companion pieces to the County’s General Plan and will help inform future decision-making regarding urbanization and conservation in the Jackson Highway and Grant Line East areas. The studies were presented to the Board in November 2008. Outreach conducted for the visioning studies included:
  - 26 stakeholder interviews, including interviews with the Vineyard, Cordova and Cosumnes CPAC chairs, ranching and farming interests, environmental groups, development interests, and others.
  - Four large community workshops, with between 50-120 residents in attendance at each workshop.
  - Planning Commission public workshop
  - Board public workshop

- Sixteen public adoption hearings with the Planning Commission in 2009-2010, at least eight of which specifically focused on growth management and potential new growth along the Jackson Highway.

- Over 20 public adoption hearings with the Board in 2010-2011, many of which were specifically focused on growth management and potential new growth along the Jackson Highway.
Jackson Township Specific Plan  
Applicant Prepared Project Description  
Revised 4-11-13

Project Location
The proposed Plan Area, approximately 1391 acres, is located in southeastern Sacramento County, lying south of the Mather Specific Plan Area, east of Excelsior Road, north of Jackson Highway and west of Eagles Nest Road in the Vineyard Community as shown in Figure 1. The Jackson Township Specific Plan Study Area map, Figure 2, depicts the Plan Area boundaries. The Plan Area is designated by the Sacramento General Plan with land use designations of Extensive Industrial and General Agricultural. The property has current zoning of Light Industrial (M-1), Industrial Reserve (IR) and Permanent Agriculture (AG-80).

Figure 1 - Location Map
**Assessor Parcel Numbers**
The Plan Area is comprised of 24 different landowners. The largest landowner is Excelsior Estates LLC, represented by Angelo G. Tsakopoulos as the applicant, owns and/or controls approximately 862 acres (approx. 62 % of the total) within the Plan Area boundaries. Table 3 on page 14 lists the Assessor Parcel Numbers that comprise the Project Area.

**Existing Uses**
The current land uses on the properties within the Plan Area include grazing, small ranches, agricultural residential homes and the Sacramento Raceway. Adjacent land uses to the Specific Plan Area include the following:

**West**
The site is bound to the west by Excelsior Road and the area is characterized by an assortment of industrial and agricultural uses, including mining, decorative stone and rock sales. This area is within the West Jackson Master Plan area, which is undergoing a planning process for urbanization. It is anticipated that this area will develop together with the Jackson Township to create a smart growth corridor along Jackson Highway.

**North**
The Mather Specific Plan Area is located north of the Jackson Township boundary and includes Independence at Mather, Mather nature preserve, Mather Golf Course and Park, Mather Airport facility, South Mather General Plan, Mather Commerce Center and Mather Regional Park. Additional land uses north of the Mather Specific Plan Area include the Stone Creek residential community.

**East**
Existing land uses along the eastern Jackson Township boundary include agricultural and industrial lands, including, grazing, a small assortment of agricultural residential uses and the Sacramento Rendering Plant. This area is also generally within the New Bridge Specific Plan area, which is undergoing a planning process for urbanization of the land east of Eagles Nest Road. It is anticipated that natural preserves associated with Jackson Township and the New Bridge Specific Plan will create a natural corridor consistent with the goals of the proposed South Sacramento Habitat Conservation Plan.

**South**
Existing land uses to the south of the Plan Area are primarily small ranches, agriculture and wetland preserve.

**Proposed Project**
The Jackson Township Specific Plan proposes a self sustaining, mixed use “complete” community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding and planned land uses. The land use plan is estimated to result in approximately 6,415 dwelling units and a potential range of 1.3 to 2.9 million square feet (msf) of employment, commercial services and public land uses. The on-site jobs will complement the existing and planned job centers located within a 5 mile radius of the Plan Area. Existing major employment centers in close proximity to the Plan Area include Bradshaw Center Area, Mather Airport, Mather Commerce Center, Capital Center / Rancho Cordova Town Center, employment centers along Sunrise Blvd., the Power Inn Road industrial area, and the former Army Depot industrial area.
The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. As described below and depicted in the Figure 2, the Jackson Township Specific Plan Study Area map, the Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east. The Jackson Township area has also been recognized in the SACOG Blueprint as an appropriate area to urbanize. Finally, the Specific Plan will result in a “smart growth” community that will meet and exceed the requirements of LU-120 and fulfill the Jackson Vision Plan by placing a town hub along Jackson Highway at this appropriate location. The strategic location of the property enhances its role as a hub within the larger eastern Sacramento County/Jackson Highway area, as a place where residents can live, work, shop, educate, recreate and gather as a community.

Project design: The mix of land uses types, densities and intensities will provide for a diverse and self-sufficient community with economic stability. The variety of housing types and densities will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes, apartments, condominiums, townhouses and live-work buildings. Appropriate amounts of higher density zoning are disbursed throughout the Plan Area to ensure availability of housing sites which are affordable to moderate, low and very low incomes. The approximate double net density is 10.6 du/acre, which is consistent with General Plan policies. The Draft Land Use Plan is depicted in Figure 3 and the Land Use Summary Table 1, is shown on page 6.

The land plan is organized into two distinct “hubs” that form the focus for the community. The Town Center hub is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded, compact block area will provide vibrant commercial, employment and mixed use residential uses to serve at a sub-regional, community and neighborhood level. Higher intensity uses within this hub of community activity will help support transit use along the Jackson Highway corridor and the densities reduce in a radial pattern away from the higher intensity nodes. A smaller village hub at the re-aligned western extension of Excelsior Road will provide moderate intensity community commercial and compact, high and medium density residential uses to serve as focal areas of activity for the northern and eastern residential neighborhoods and to serve the Independence at Mather residents.

Agricultural Parcels in southeastern area: The southeastern portion of the Plan Area includes approximately 109.8 acres, comprised of 6 large agricultural-residential properties. The applicant has integrated these properties into the request for the UPA expansion and the amendment to the Vineyard Community Area Plan to change the entire Plan Area to a Special Planning Area designation. The land use plan identifies these properties as Agriculture to reflect existing uses, however a future master planning effort will be required. Although the land use plan reflects the existing AG use, the technical studies will assume the potential for 6 units per gross acre to ensure infrastructure for the area is correctly sized for eventual build out, pursuant to the subsequent master planning effort for this portion of the Plan Area.
Table 1: Jackson Township Land Use Summary

<table>
<thead>
<tr>
<th>Residential Designations</th>
<th>Acres</th>
<th>Ave. Density</th>
<th>Density Range</th>
<th>D.U.</th>
<th>% of D.U.'s</th>
</tr>
</thead>
<tbody>
<tr>
<td>LD- Low Density Residential</td>
<td>353.2</td>
<td>6.0</td>
<td>1.0-10.9</td>
<td>2119</td>
<td>33.0%</td>
</tr>
<tr>
<td>MD-Medium Density Residential</td>
<td>158.4</td>
<td>13.0</td>
<td>11.0-19.9</td>
<td>2059</td>
<td>32.1%</td>
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<tr>
<td>HD- High Density Residential</td>
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<td>6,315</td>
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<tr>
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<th>Approx. s.f.</th>
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<tbody>
<tr>
<td>GC-General Commercial</td>
<td>39.7</td>
<td>0.25</td>
<td>432,300</td>
<td>n/a</td>
</tr>
<tr>
<td>CC-Community Commercial</td>
<td>17.6</td>
<td>0.25</td>
<td>191,600</td>
<td>n/a</td>
</tr>
<tr>
<td>MU-Mixed Use</td>
<td>19.6</td>
<td>0.30-1.0</td>
<td>256,600-853,700</td>
<td>100</td>
</tr>
<tr>
<td>O- Office</td>
<td>33.6</td>
<td>0.30-1.0</td>
<td>439,000-1,463,000</td>
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<tr>
<td>PQP-Fire Station/Community Center</td>
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<tr>
<td>PQP-High School/Middle School</td>
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<td>PQP-Elementary School</td>
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<td>OS- Greenbelt/Drainage Corridor</td>
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<td>OS- Landscape Corridor</td>
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<td>OS- Detention Basin</td>
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<td><strong>Subtotal</strong></td>
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</table>

| AG-Agriculture                           | 109.3   |              |      |     |
| RW- Primary Roadways                      | 88.8    |              |      |     |
| **TOTAL**                                | 1,391.0 |              | 10.6 | 6,415| 100%  |

1. Dwelling units are not permitted in these designations.
2. Population calculation is 6,415 d.u x 2.64 pph=16,807 total population
3. Park requirement calculation (not including AG zoning): LD/MD 4178 d.u. x .0146=61.0 ac. and HD/MU 2237 d.u. x .0122=27.3 Total acres= 88.3
4. Park credit calculations: 78.3 acres of Comm/ Neigh. Parks + 12.1 ac. (25% credit for 48.3 acres of greenbelts along drainageways and wetland preserve)= 90.4 acres
5. 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
6. Double net density calculation: 6,415 d.u./605.3 acres (597.1 ac. + 8.2 ac. of MU)= 10.6 du/ac. Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU 120 CB-1.
7. A minimum 34.8% of a Master Plan’s units must be accommodated on multi-family zoned land, this includes HD and MU parcel allocations of 2,237 d.u. = 34.9%.
Habitat Preservation: A 225 acre habitat preserve is located along the eastern and northern Plan Area boundaries and is consistent with the South Sacramento Habitat Conservation Plan (SSHCP). This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.

Vehicular and Non-Vehicular Circulation: The project design supports the use of alternative transportation by making walking and biking more convenient, by providing tree-lined streets, convenient trails and safe street crossings. Most homes within the Plan Area will be within a five minute walk (1/4 mile) of an open space area, either a park, linear parkway or natural open space and be within one-half mile of the retail/employment land uses. A key feature of the Plan Area is a large centrally located greenway/drainage corridor with a trail on one side that will provide easy, non-vehicular linkages from one area of the community to the other. An interconnected “smart growth” street system, connecting trails and paths and potential for future transit connections are provided throughout the Plan Area. The scale and compact nature of this hub will encourage alternative modes of transportation and the land plan provides the density and intensity of uses that will support transit usage. The Circulation Plan is depicted in Figure 4 and the Bikeway Master Plan is depicted in Figure 9.

The site is surrounded and fed by significant transportation options – north/south and east/west connections- provided by the adjacency to existing transportation corridors of Jackson Highway, Excelsior Road and Kiefer Boulevard. Jackson Highway and Excelsior Road are designated as future transit corridors (post 2030) for bus rapid transit/hi bus and Kiefer Boulevard can possibly accommodate light rail. Bus/shuttle service in the Plan Area could connect to RT bus stops or Sacramento Light Rail at Mather/Mills, Zinfandel or Cordova Town Center stations. Bus/shuttle service could be extended into the Project Area from Jackson Highway on Tree View Lane and then west into the Town Center and looped back to Jackson Highway. The General Plan Transportation Diagram is depicted in Figure 8.

Public Utilities and Services:

Schools: The Plan Area is within the Elk Grove Unified School District. The Project includes three (3) sites designated as elementary school sites of approximately ten (10) acres each and one (1) site designated as a joint middle school/high school (approximately 70 acres). The elementary schools are co-located with neighborhood parks to invite joint use and serve as focal points for the neighborhoods. Each elementary school/park site is approximately within ¼ mile walking or biking distance of most homes.

Parks: The Plan Area is within the Cordova Recreation and Parks District. A total of eight (8) neighborhood parks and one (1) Community Park are located to serve the Plan Area. As noted above, neighborhood parks have been co-located with the 3 elementary schools and the other parks have been located to be within walking or biking distance of most homes.
Figure 4 - Circulation Plan
Fire Protection and Law Enforcement:  
The Plan Area will be served by Sac Metro Fire and the Sacramento County Sheriff. A five (5) acre PQP site is located along Tree View Lane adjacent to the Community Park to provide opportunity for these departments to provide stations to serve the Plan Area.

Water Supply:  
The Plan Area is within the Zone 40 service area of the Sacramento County Water Agency (SCWA). Offsite extension of water lines to serve the Plan Area may be required. On-site transmission lines will be routed throughout the Project area. Generally, the on-site transmission system will consist of transmission mains extending through the Plan Area and a grid of distribution mains to serve the development. Water infrastructure will be phased with development to meet end user demands as well as operational criteria of the system.

Wastewater/Recycled Water:  
The Plan Area will require annexation into the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). Jackson Township is within the Sphere of Influence (SOI) for SASD and SRCSD. The SOI is coterminous with the Urban Services Boundary and their service boundary is coterminous with the Urban Policy Area. Existing utility infrastructure is in close proximity to site, thus conserving resources by not requiring extensive expansion of utilities in order to serve the new development. On-site transmission lines will be routed throughout the Plan Area. In addition, non-potable water trunk lines exist on-site within the Kiefer Boulevard ROW. A recycled water distribution system (purple pipe) will be installed for future use, so that recycled water may be used if an off-site treatment facility and recycled water delivery system to the Project site is made available.

Storm Drainage:  
The waterways within Jackson Township are tributaries to two creek systems: Morrison Creek and Elder Creek. The north and western portions of the Plan Area drain to a tributary of Morrison Creek, which traverses the northeastern corner of the Plan Area. The central and eastern portions of the Plan Area drain to a tributary of Elder Creek, exiting the site near the southwest corner, at the intersection of Jackson Highway and Excelsior Road.

The Project includes detention basins and open stormwater swales, as well as an underground pipe system. Natural and created drainage corridors will provide passive recreation opportunities, preserve existing resources, provide floodwater conveyance and retention, storm water quality treatment, and provide interfaces between land uses. Water quality will be protected through the use of local water quality features such as grassy swales, settling basins, and natural filters to clean surface runoff water before it reaches the natural drainage channels. These features will be incorporated in the pedestrian open space corridors.

Land Plan Alternative: The applicant is requesting the equal analysis of a modification to the proposed land use plan as described above, in order to facilitate the possible location of a large technology user within the project. In the Alternative, a 40.1 acre Office (O) use is designated along Tree View Lane, in the place of the 22.3 acre MD and the 16.9 acres HD sites. The Land Plan Alternative is shown in Figure 5 and the land use summary which accompanies the Alternative, Table 2, is shown on page 11.
Figure 5 - Alternative Land Plan
<table>
<thead>
<tr>
<th>Residential Designations</th>
<th>Acres</th>
<th>Ave. Density</th>
<th>Density Range</th>
<th>D.U.'s</th>
<th>% of D.U.'s</th>
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<tr>
<td>LD- Low Density Residential (LD-5, 6 &amp; 7)</td>
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<td>1.0-10.9</td>
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<td>35.5%</td>
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<td>13.0</td>
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<td>1769</td>
<td>29.6%</td>
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<tr>
<td>HD- High Density Residential (HD-22, 25 &amp; 28)</td>
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<td>1989</td>
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<td><strong>Subtotal</strong></td>
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<td>5,877</td>
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<td>GC-General Commercial</td>
<td>39.7</td>
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<td>432,300</td>
<td>n/a</td>
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<td>0.25</td>
<td>191,600</td>
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<td>MU-Mixed Use</td>
<td>19.6</td>
<td>0.30-1.0</td>
<td>256,600-853,700</td>
<td>100%</td>
<td>1.6%</td>
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<tr>
<td>O- Office</td>
<td>73.7</td>
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<td>100</td>
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<tr>
<td>PQP-High School/Middle School</td>
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<td><strong>Subtotal</strong></td>
<td>380.3</td>
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</tbody>
</table>

| AG-Agriculture                                    | 109.3 |              |               |        |             |
| RW- Primary Roadways                              | 87.9  |              |               |        |             |
| **TOTAL**                                         | 1,391.0 |             | 10.55          | 5,977  | 100%        |

1. Dwelling units are not permitted in these designations.
2. Population calculation is 5,977 d.u x 2.64 pph=**15,779 total population**
3. Park requirement calculation (not including AG zoning): LD/MD 3888 d.u. x .0146=56.8 ac. and HD/MU 2089 d.u. x .0122=25.5 Total acres=**82.3**
4. Park credit calculations: 78.3 acres of Comm/ Neigh. Parks + 12.1 ac.(25% credit for 48.3 acres of greenbelts along drainageways and wetland preserve)= **90.4 acres**
5. 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
6. Double net density calculation: 5977 d.u./566.1 acres (557.9 ac. + 8.2 ac. of MU)= **10.55 du/ac.** Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU 120 CB-1.
7. A minimum 34.8% of a Master Plan’s units must be accommodated on multi-family zoned land, this includes HD and MU parcel allocations of 2089 d.u. = 34.9%.
Requested Entitlements and Actions
The Project requests the approval of the entitlements listed below:

1. A **General Plan Amendment** to move the Urban Policy Area (UPA) boundary south to include approximately 1,391 acres encompassing the Jackson Township Specific Plan as depicted in Figure 6.

2. A **General Plan Amendment** to amend the Land Use Diagram designations within the Jackson Township Specific Plan from General Agriculture (568 +- acres) and Extensive Industrial (823 +- acres) to Low Density Residential, Medium Density Residential, Commercial and Office, Mixed Use, Recreation, Natural Preserve, and Public/Quasi Public as depicted in Figure 7.

3. A **General Plan Amendment** to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Land Use Designation.

4. A **General Plan Amendment** to amend the Transportation Diagram to reflect proposed roadway alignments as depicted in Figure 8.

5. A **General Plan Amendment** to amend the Bicycle Master Plan to add on- and off-street bikeways as depicted in Figure 9.

6. A **Community Plan Amendment** to amend the Vineyard Community Area Plan to change the Community Plan designation of the parcels located within the Jackson Township Specific Plan area (1,391+-acres) from Permanent Agriculture (AG-80) (772.5 acres), Light Industrial (596.5 acres) and Industrial Reserve (IR) (22 acres) to Jackson Township Specific Plan Area (1,391+-acres), as depicted in Figure 10.

7. **Adoption of the Jackson Township Specific Plan** for the approximately 1,391 acre Jackson Township Specific Plan area, including a Specific Plan land use diagram, Design Guidelines and Development Standards.

8. A **Zoning Ordinance Amendment** to establish a Special Planning Area (SPA) Ordinance for a 838+- acre portion of the Jackson Township Specific Plan area and a **Rezone** to amend the Zoning Designations for a 838+- acre portion (owned by the applicant) of the Jackson Township Specific Plan Area from AG-80 (489+-acres), M-1 (+327acres) and IR (22 +-acres) to Jackson Township Special Planning Area (SPA), as depicted in Figure 11.

9. A **Large Lot Tentative Subdivision Map** for the lands owned by Tsakopoulos Family Trust, consisting of 12 existing parcels of approximately 838 acres, to be divided into 44 parcels for the purpose of creating legal parcels corresponding to land use blocks within the Jackson Township Specific Plan.

10. **Adoption of an Affordable Housing Plan** for the Jackson Township Specific Plan.

11. **Adoption of a Development Agreement** for the Jackson Township Specific Plan by and between the County of Sacramento and the landowners.

12. **Adoption of a Public Facilities Financing Plan** for the Jackson Township Specific Plan that includes a Capital Improvement Program and Financing Plan.
13. **Adoption of a Water Supply Master Plan Amendment** to amend the existing Zone 40 Water Supply Master Plan to include provision of water service to the Jackson Township Specific Plan Area. This action requires Sacramento County Water Agency Board of Directors approval.

14. **Approval of a Water Supply Assessment** for the Jackson Township Specific Plan required by the California Water Code to link land use and water supply planning activities. This action requires Sacramento County Water Agency Board of Directors approval.

In addition to the above listed entitlements, separate annexation requests to LAFCo will include:

- Sphere of Influence Amendment (SOIA) and concurrent Annexation to County Service Area (CSA) 10 or creation of a new CSA. Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.

- Annexation to Sacramento Regional County Sanitation District (SRCSD).

- Annexation to Sacramento Area Sewer District (SASD).

It should be noted that this application request does not include rezone of the properties not owned by the applicant and that subsequent rezones will be the subject of future applications.

**Project Objectives**

The following summarizes the project objectives that guided the planning of Jackson Township Specific Plan:

1. Establish a 1,400+ acre mixed-use community that includes residential, commercial, office/professional, mixed-use, recreational, public and educational land uses, and which incorporates feasible smart growth principles, provides protection of valuable environmental resources and improves the jobs/housing balance within the eastern Jackson Highway corridor.

2. Establish a land use and circulation system that promotes convenient mobility and a variety of non-vehicular modes as an alternative to fossil-fuel consuming car usage within a community environment that is safe, accessible and convenient for all modes of travel.

3. Promote a diversity of housing opportunities responsive to regional needs and market conditions including single-family dwellings, apartments, townhouses and live-work units to serve a broad range of family incomes.

4. Provide community-wide public facilities to serve residential areas, including elementary schools, a middle/ high school, passive open space, and neighborhood and community parks.

5. Create a land use plan for the community that reasonably minimizes its impact on biologically sensitive natural resources with feasible, onsite wetland avoidance and preservation.

6. Create a financially viable, fiscally stable and balanced community that is responsive to market demand and provides a revenue source sufficient to service the on-going maintenance needs of the Plan Area open space areas, park facilities, public services and infrastructure.

7. Create a land use plan that accomplishes the goals and policies of the County General Plan by establishing a smart growth community adjacent to the Urban Policy Area.
### Table 3- Subject Site Parcel Numbers and Owner of Record

<table>
<thead>
<tr>
<th>Assessor Parcel Number</th>
<th>Owner of Record</th>
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<tbody>
<tr>
<td>067-0050-002</td>
<td>Excelsior Estates LLC</td>
</tr>
<tr>
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<td>Excelsior Estates LLC</td>
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<td>Kenneth &amp; Kathryn Whipple</td>
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<td>067-0060-010</td>
<td>James &amp; Margaret Matthews</td>
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<tr>
<td>067-0060-011</td>
<td>Richard Huffman</td>
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<td>Ronald &amp; Kristy Giles</td>
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<td>Mira &amp; Lazar Dijamatovich</td>
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<td>067-0060-016</td>
<td>Sheryl Cecchettini</td>
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<td>Martin Pham</td>
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<td>Ferguson Family 2009 Trust</td>
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<td>Ronald Adams</td>
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<td>James &amp; Marilyn Schlaegel</td>
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<td>Susan King</td>
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<td>067-0080-061</td>
<td>Terry &amp; Jane Christensen</td>
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</table>
Figure 6 - Urban Policy Area Expansion
Figure 7 - General Plan Land Use Diagram Amendment
Figure 8 - General Plan Transportation Diagram
Figure 10 - Vineyard Area Community Plan Amendment
Figure 11 - Rezone Exhibit
DRAFT Jackson Township Specific Plan

Project Vision and Design Features:

The Jackson Township Specific Plan proposes a self sustaining, mixed use "complete" community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding land uses. Jackson Township will serve as a hub within the larger Jackson Highway community, where residents can live, work, shop, educate, recreate and gather as a community. The overarching vision is of a vibrant and self-sustaining community that incorporates environmentally sustainable practices, distinct and walkable neighborhoods featuring complementary land uses and the integration of open space as the foundation of the community.

The project vision takes its cues from the framework provided by the Jackson Corridor Visioning Studies and the project tenents are based on the sound principles of smart growth and sustainability:

- Identifiable Community Character and Design
- Diversity and Choice of Housing Opportunities
- Healthy Living with Education, Open Space & Recreation Choices
- Protection of Sensitive Resources
- Transportation Choices and Alternative Modes
Community Design and Vision:

Jackson Township is designed to create a distinctive town center, expansive open space preserves and compact, attractive neighborhoods with a well defined sense of place.

The Town Center is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded 7 block area, approximately 125 acres in size, will provide vibrant commercial, office and mixed use with adjacent medium and high density residential uses to serve at a sub-regional, community and neighborhood level. These higher intensity uses will help support transit use along the Jackson Highway corridor. Anticipated uses are a commercial/retail complex, professional and medical offices, mixed use buildings with retail shops, restaurants and offices with residential integrated vertically or horizontally.

Example of Town Center Land Uses

A 17.7 acre Village Center commercial site is situated along Excelsior Road at the new intersection where the re-aligned segment heads north and west into the West Jackson Plan Area. This smaller hub will provide local commercial and retail uses for the northern and western residential neighborhoods, as well as the existing residents at Independence at Mather. This site is surrounded by high and medium density uses, providing many residents with commercial services within walking distance. All building complexes, whether commercial, employment or public, will be designed to incorporate pedestrian friendly layouts and connections to all adjacent uses and neighborhoods. All of these components will be enhanced by the application of high quality architectural building and site design elements.
The proposed project includes approximately 110 acres of employment land uses, classified into the following four categories:

- **General Commercial (GC)** in two sites totaling 39.7 acres. The primary GC site of approximately 31 acres is proposed in the core of the Town Center to serve as a community commercial site and the second site at the west end of the Town Center.
- **Community Commercial (CC)**, approximately 17.7 acres, is proposed along Excelsior Road to serve the Plan Area neighborhoods and the surrounding neighborhoods.
- **Office (O)** uses in two sites, totaling 33.6 acres, are located in the Town Center.
- **Mixed Use (MU)**, approximately 19.6 acres, is proposed in the Town Center along Jackson Highway.

**Diversity and Choice of Housing Opportunities**

A successful and sustainable community is one where residents have a multitude of housing options for a wide range of people; families, singles, seniors and people with special needs. The land use plan provides the potential for variety of housing types to be built to meet the needs of the future and current residents of eastern Sacramento County—single family homes, apartments, condominiums, townhouses and live-work buildings. The average residential density is 10.6, which is consistent with the General Plan LU-120 criteria and will be feasible and marketable to a range of buyers and incomes. These strategies allow the opportunity for multiple generations of residents to live, work, go to school and serve the community.

The proposed project devotes approximately 597 acres for residential development, providing more than 6,400 new housing units. The proposed residential density is classified into the following three types:

- **Low-Density Residential (LD)** ranging from 1.0-10.9 du/acre, which will provide detached single family lot sizes that range from large, executive size lots (15,000-20,000 s.f.) to compact size lots (3000 s.f.).
- **Medium-Density Residential (MD)** ranging from 11.0-19.9 du/acre, including compact detached single family and attached housing.
- **High Density Residential (HD)** ranging from 20-30 du/acre, including condominiums, townhouses, live-work units and multi-family apartments.

![Examples of Low Density Residential product types](image-url)
The low density single-family neighborhoods are distributed throughout the Plan Area primarily located around schools, community and neighborhood parks, open space and greenbelts. Potential LD areas to accommodate executive size lots are the eastern LD sites adjacent to the Wetland Preserve, as these locations have the added amenities of views and adjacency to parks and open space.

Medium density (MD) uses are distributed throughout the Plan Area. High density (HD) are primarily located along Excelsior Road and Keifer Boulevard and adjacent to commercial and office land uses, in order to provide optimal access to services and transit.

Examples of Medium and High Density housing types

Healthy Living with Education, Open Space and Recreation Choices
The open space system within Excelsior Estates provides the framework for the community form, thus providing an organizing element that translates into amenities for the entire community. An east-west linear parkway will be accessible from most neighborhoods and schools/parks, will provide opportunities for expansive views of the natural open spaces, as well as providing for active recreation. Most homes within the Plan Area will be within a five minute walk of an open space, either a neighborhood park, linear parkway or natural open space.

Education:
The project site is within the Elk Grove Unified School District. The proposed project provides approximately 100 acres for school uses, with 30 acres dedicated for three elementary schools and 70 acres dedicated for one high school/middle school. Elementary schools are co-located with a neighborhood park and the joint HS/MS site is located adjacent to the Community Park.

Open Space and Public:
The proposed project includes development of a 23.6-acre community park and eight (8) neighborhood parks totaling 78.3 acres. The land plan incorporates approximately 59 acres of Drainageways and Greenbelts, 14.5 acres of Landscape Corridor, 5 acres of Public/Quasi Public and 89 acres of public streets. Approximately 225 acres in the eastern portion of the community is devoted to preserve and restore the existing Morrison Creek and wetlands.
Protection of Sensitive Resources

Portions of the site contain known biological resources including vernal pools and seasonal wetlands. These sensitive resources were key in the development of the land plan in order to avoid, protect and maintain the significant resources, to the extent feasible, for future generations. A 225+ acre biological/habitat preserve is located on the eastern portion of the site. This extensive preservation of land was the result of well reasoned process of identifying habitat areas resulting in an environmentally favorable design. This preserve will serve as a north-south linkage between preservation areas located north and south of the project, providing habitat connectivity.

Transportation Choices and Alternative Modes

The site is surrounded and fed by significant transportation options – north/south and east/west connections provided by the adjacency to existing transportation corridors of Jackson Highway, Excelsior Road and Kiefer Boulevard. Jackson Highway and Excelsior Road are designated as future transit corridors. The density and intensity of uses within the Plan Area will support transit usage. A transit station is anticipated to be located within the town center and the scale and compact nature of this hub will encourage alternative modes of transportation.

The circulation system for Excelsior Estates contains an interconnected street system, connecting trails and paths and potential for future transit connections. The multi-tiered circulation system provides many transportation modes and routes through the Plan Area and to the existing community. The plan also encourages the use of alternative transportation by making walking and biking more convenient, by providing tree-lined streets, convenient trails and safe street crossings.
Jackson Township Specific Plan
Applicant Prepared LU-120 Consistency Matrix

The Sacramento County General Plan requires that specific plans outside the Urban Policy Area demonstrate compliance with Land Use Policy LU-120 at the time of adoption. Jackson Township Specific Plan has been designed to comply with LU-120 requirements as is depicted below in the following analysis:

Summary Tables

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Project Consistency</th>
</tr>
</thead>
<tbody>
<tr>
<td>PC-1 Vision for connection to other adjacent existing and potential future development areas.</td>
<td>The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. The Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east. The Project provides linkages via roads, transit, preserve connectivity, and infrastructure.</td>
</tr>
<tr>
<td>PC-2 Housing choice.</td>
<td>The Jackson Township Project provides an opportunity for a significant number of housing choices. The project’s variety of housing types and densities will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes, apartments, condominiums, townhouses and live-work buildings.</td>
</tr>
<tr>
<td>PC-3 Quality.</td>
<td>The Jackson Township Specific Plan will ensure a high quality of development through design guidelines and development standards.</td>
</tr>
<tr>
<td>PC-4 Accommodate the percentage of low and very low income residential units required by state law per the County’s current Housing Element based on the Regional Housing Needs allocation (RHNA).</td>
<td>The Project design accommodates 2,237 residential units in the Project (34.9%) which are designated with densities of 20 units per acre or denser.</td>
</tr>
</tbody>
</table>
The design of the project includes significant trails and bicycle connections. All residential units are within 1,320 feet (one quarter mile) of a neighborhood park, open space, school, and/or bicycle/pedestrian trail.

A comprehensive Infrastructure Financing Plan will be prepared for the project that will identify funding mechanisms and meet the policy requirements.

A comprehensive Services Plan will be prepared for the Project and meet the policy requirements.

The Project is consistent with County adopted plans that affect the Project area as well as pending plans such as the South Sacramento Habitat Conservation Plan.

The Project is consistent with the intent of the SACOG Preferred Blueprint Scenario and will implement the Blueprint Planning Principles.

The Jackson Township Project will accommodate approximately 4,770 employees with an estimated internal jobs/housing ratio of 0.74 jobs per 1 housing unit.

### Summary of Consistency with the Criteria-Based Points (CB-1 through CB-5)

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Points Scored By Project</th>
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</thead>
<tbody>
<tr>
<td>CB-1 Minimum density</td>
<td>5 points</td>
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<tr>
<td>CB-2 Proximity to Amenities</td>
<td>4 points</td>
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<tr>
<td>CB-3 Mixed Use</td>
<td>0 points</td>
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<td>Transit Proximity</td>
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<td>--------</td>
<td>-------------------</td>
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<tr>
<td>CB-4b</td>
<td>Transit Headway</td>
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<tr>
<td>CB-5</td>
<td>Employment Proximity</td>
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<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LU-120 Consistency Analysis**

Consistency with the Planning Criteria (PC-1 through PC-10)

**PC-1. Vision for connection to other adjacent existing and potential future development areas.**

Required:

Include a vision of how the development will connect to other adjacent existing and potential future development areas within the USB, including how roadways, transit, sewer, and water could occur within all adjacent areas.

Analysis:

**Land Use Connectivity.** The Jackson Township Specific Plan proposes a self sustaining, mixed use “complete” community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding and planned land uses. The land use plan is estimated to result in approximately 6,415 dwelling units and a potential range of 1.3 to 2.9 million square feet (msf) of employment and commercial services land uses. The on-site jobs will complement the existing and planned job centers located within a 5 mile radius of the Plan Area. Existing major employment centers in close proximity to the Plan Area include
Bradshaw Center Area, Mather Airport, Mather Commerce Center, Capital Center / Rancho Cordova Town Center, employment centers along Sunrise Blvd., the Power Inn Road industrial area, and the former Army Depot industrial area.

The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. The Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east.

Roadway, Transit and Bicycle Connectivity. The project boundaries are defined on three sides by major county roadways - Excelsior Road on the west, Kiefer Boulevard on the north and Jackson Highway on the south. The design of these major roads is being coordinated through the Department of Transportation with the other master plan projects in the area in order to accommodate traffic from both the new plan areas as well as existing and future regional traffic. In particular, the design of Excelsior Road has been coordinated with the West Jackson Master Plan in order to direct significant north south traffic away from the existing Mather Independence residential community. Transit connectivity is also being coordinated with the Department of Transportation and Regional Transi. Finally, the project includes extensive trail and bicycle lanes as depicted in the General Plan amendment for the Bicycle Master Plan in order to provide bicycle connectivity within the project and connections outside the project.

Infrastructure Connectivity. The project is near significant infrastructure, including the Vineyard Water Treatment Plant and the Bradshaw Sewer Interceptor. The waterways within Jackson Township are tributaries to two creek systems: Morrison Creek and Elder Creek. The north and western portions of the Plan Area drain to a tributary of Morrison Creek, which traverses the northeastern corner of the Plan Area. The central and eastern portions of the Plan Area drain to a tributary of Elder Creek, exiting the site near the southwest corner, at the intersection of Jackson Highway and Excelsior Road. The Project includes detention basins and open stormwater swales, as well as an underground pipe system.

Wetland Preserve Connectivity. The land plan for the Jackson Township Specific Plan has been designed to be consistent with the South Sacramento Habitat Conservation Plan. As such, it includes a 225 acre habitat preserve located along the eastern and northern Plan Area boundaries. This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.
PC-2. Housing Choice.

Required:

A variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multifamily units, in a variety of settings including both residential neighborhoods and mixed use nodes.

Analysis:

The Specific Plan provides for a wide variety of housing types and densities that will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes (including estate homes), apartments, condominiums, townhouses and live-work buildings. Appropriate amounts of higher density zoning are disbursed throughout the Plan Area to ensure availability of housing sites which are affordable to moderate, low and very low incomes. The approximate double net density is 10.6 du/acre, which is consistent with General Plan policies.

PC-3 Quality.

Required:

Design guidelines, development standards and/or similar assurances that will require high-quality development consistent with the vision set forth in the Master Plan.

Analysis:

The Jackson Township Specific Plan will ensure a high quality of development through design guidelines and development standards that will be adopted as part of the Specific Plan approval.

PC-4 Accommodate the percentage of low and very low income residential units required by state law per the County’s current Housing Element based on the Regional Housing Needs Allocation (RHNA).

Required:
Accommodate > 90 percent of the obligation per RHNA (currently 33% of units accommodated in RD-20 or higher).

Analysis:

The Specific Plan includes 85 acres of High Density Residential land (average density of 25) and 100 units within land designated for Mixed Use. These properties will accommodate 2,237 residential units in the Project at densities of 20 units per acre or denser. As a result the project will have 34.9% of its units accommodated on multi-family zoned property.

**PC-5 Pedestrian- and transit-oriented design.**

Required:

Pedestrian- and transit-oriented design, including:

- Sidewalks and bike routes along interconnected street with short block lengths and a high intersection density.
- Prominent pedestrian and bicycle network.
- Few if any cul-de-sacs.
- Pedestrian and bike connections at the ends of all cul-de-sacs unless infeasible due to topography or similar impediments inherent in the project site.

Analysis:

The land plan is organized into two distinct “hubs” that form the focus for the community. The Town Center hub is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded, compact block area will provide vibrant commercial, employment and mixed use residential uses to serve at a sub-regional, community and neighborhood level. Higher intensity uses within this hub of community activity will help support transit use along the Jackson Highway corridor and the densities reduce in a radial pattern away from the higher intensity nodes. A smaller village hub at the re-aligned western extension of Excelsior Road will provide moderate intensity community commercial and compact, high and medium density residential uses to serve as focal areas.
of activity for the northern and eastern residential neighborhoods and to serve the Independence at Mather residents.

An extensive set of trails and bikeways are depicted in the proposed Master Bikeway Plan amendment consistent with criteria PC-5. Development standards and design guidelines adopted with the Specific Plan will address connectivity requirements in the event that any cul-de-sacs are proposed in future tentative maps.

**PC-6. Infrastructure Master Plan And Financing Plan.**

Required:

Inclusion of an Infrastructure Master Plan and Financing Plan that include the following:

- The Infrastructure Master Plan shall identify required public facilities and infrastructure (including roads, transit, water, sewer, storm drainage, schools, fire, park, library, and other needed community facilities) and associated costs for the development of the proposed UPA expansion/Master Plan;
- The Financing Plan shall:
  - Include an infrastructure phasing analysis that examines development through buildout taking into consideration potential development activities, facilities requirements and constraints;
  - Identify the phase or timing for when the facilities are needed;
  - Identify the funding mechanisms proposed to pay for the identified infrastructure and facilities;
  - Demonstrate that Infrastructure requirements and the associated costs are reasonably balanced throughout each development phase and outline solutions for any potential constraints and/or shortfalls for any given phase.

Analysis:

The Jackson Township Specific Plan will include as part of its adoption a comprehensive Infrastructure Master Plan and Financing Plan consistent with the requirements of PC-6.
PC-7. Services Plan.

Required:

Inclusion of Services Plan to demonstrate:

- That provision of services to the proposed UPA expansion/Master Plan are cost-neutral to the County’s General Fund and existing ratepayers;
- That the operations and maintenance costs stemmed from the required public facilities and infrastructure for the development of the proposed UPA expansion/Master Plan are cost-neutral to the County’s General Fund and existing ratepayers, and;
- That existing levels of municipal services will not be negatively impacted by approval and buildout of the proposed UPA expansion/Master Plan.

Analysis:

The Jackson Township Specific Plan will include as part of its adoption a comprehensive Services Plan consistent with the requirements of PC-7.

PC-8. Consistency with County-adopted plans.

Required:

Consistency with all applicable County adopted plans not sought to be amended by the proposed project.

Analysis:

The Jackson Township Specific Plan has been designed to implement the policies of the County General Plan through the development of a smart growth community along Jackson Highway. The Project does propose a number of general plan amendments, community plan amendments and infrastructure plan amendments described in the application packet. These amendments are necessary to implement the project and consistent with the requirements for a new growth area in the County General Plan.

PC-9. Consideration of regional planning efforts.

Required:

Inclusion of a discussion/analysis of how the proposed UPA expansion/Master Plan relates to broad-based and regional planning efforts, such as SACOG’s adopted Blueprint Vision and Metropolitan Transportation Plan, Sacramento County’s Visioning documents created
for the Jackson Highway and Grant Line East Areas, any applicable Habitat Conservation Plan(s), the Sacramento Metropolitan Air Quality Management District’s State Implementation Plan, and Regional Transit’s Master Plan.

Analysis:

**SACOG Blue Print and Metropolitan Transportation Plan:** The Jackson Township area is recognized in the SACOG Blueprint as an appropriate area to urbanize. The project has been designed with smart growth principles including an average double net density of 10.6 units per acre consistent with Blueprint principles. Although the project is not currently included in the developing land use scenario of the 2035 Metropolitan Transportation/Sustainable Communities Strategy (MTP/SCS), it is directly adjacent to it on the north and west.

**Jackson Highway Visioning Plan:** The design of the Jackson Township Specific Plan will fulfill the Jackson Vision Plan by placing a town hub along Jackson Highway at this appropriate location. The strategic location of the property enhances its role as a hub within the larger eastern Sacramento County/Jackson Highway area, as a place where residents can live, work, shop, educate, recreate and gather as a community.

**South Sacramento Habitat Conservation Plan (HCP):** The land plan for the Jackson Township Specific Plan has been designed to be consistent with the South Sacramento HCP. As such, it includes a 225 acre habitat preserve located along the eastern and northern Plan Area boundaries. This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.

**Sacramento Metropolitan Air Quality Management District’s State Implementation Plan (SIP):** The project will include at the time of adoption an Air Quality Mitigation Plan and Green House Gas plan that will assure that the project is consistent with the SIP.

**Sacramento Regional Transit Master Plan:** As part of the analysis for this project, a comprehensive joint traffic study is being prepared for the Jackson Highway Corridor. This study will include participation of Regional Transit to determine appropriate improvements and service requirements to integrate the project into the Regional Transit system.

Required:

Inclusion of a discussion/analysis of the proposed UPA expansion/Master Plan’s jobs-housing balance. Master Plans should provide an internal jobs-housing balance and/or improve the jobs housing balance within the project’s vicinity.

Analysis:

The Project is located in close proximity (5 miles) to approximately 82,563 jobs (per 2008 SACOG data), which are located in numerous nearby job centers, including but not limited to Mather, Capital Center, Bradshaw Center and Sunrise Blvd south. Based upon the commercial, office, mixed use, schools and public facilities (fire station) acreage, the project will generate an estimated 4,770 jobs for 6,415 housing units, resulting in a 0.74 to 1 jobs to housing ratio internal to the project.

Consistency with Criteria-Based Points (CB-1 through CB-5)

Based upon the information available at this time, the Jackson Township Specific Plan scores a total of 18 Criteria Based points as depicted in the analysis below:

**CB-1: Density** - The double net density of the project is 10.6 du/acre. (Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion.)

Points = 5 (max available)

**CB-2: Proximity to amenities** - Every unit within the Specific Plan area is within 1 mile of 4 of the listed amenities; school, park, commercial center and employment center

Points = 4 (max available)

**CB-3: Mixed use** - The criteria requires a mixed use zoning or an overlay zoning that allows mixed use by right. The current land use plan designates 19.6 acres and 100 du for mixed use, which is 2.2% based on the overall master plan gross developable acres of 890, which excludes the wetland preserve, detention basin, the open space/greenbelt corridors and major roadways. 5% is the lowest points available. Although, the project has a small percentage of mixed use zoning proposed, it does have two significant hubs that include mixes of land uses within easy walking distance of ½ mile.
Points = 0

**CB-4: Transit-** Proximity- 5400 of the dwelling units are within ½ mile of Jackson Highway and Excelsior Road, achieving 82% proximity.

**Points=4 (max available)**

We anticipate that the ultimate headways will be 30 minutes during peak hours along Excelsior Road and Jackson Highway.

**Points=2**

**CB-5 Proximity to employment-** The County analysis for the general plan update found that there are 82,563 existing jobs within a five mile radius of the Specific Plan per SACOG’s 2008 analysis

**Points-3**
# Jackson Township Specific Plan
## Technical Studies for EIR

<table>
<thead>
<tr>
<th>Technical Study</th>
<th>Date of Study</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Biological Resources</strong></td>
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</table>
| Wetland Delineation                    | TBD           | • Standard delineation for applicant-owned property.  
• Use existing aerial photography and GIS to approximate wetland boundaries and acreage on properties not owned by applicant or where permission to enter has not been granted. |
| Special Status Species Survey          | TBD           | Can include plants and vernal pool branchiopods. If not already done, EIR analysis can rely on CNDDB and USFWS species lists.        |
| Arborist Report                        | TBD           | • Should include all trees due to General Plan policies for tree canopy  
• Use existing aerial photography and GIS to calculate approximate tree canopy acreage on properties not owned by applicant or where permission to enter has not been granted. |
| **Cultural Resources**                 |               |                                                                                                                                       |
| Cultural Resources Assessment          | TBD           | Should be performed to Section 106 standard for use in federal permitting process                                                    |
| **Noise**                              |               |                                                                                                                                       |
| Sacramento Raceway Noise Assessment    | TBD           | Need noise levels for Sacramento Raceway – residential uses proposed adjacent to raceway property.                                    |
| Mather Airport Noise Assessment        | TBD           | May be able to get adequate info from Airports re: flight paths and associated noise levels                                             |
| Traffic noise analysis                 | TBD           | PER will do in-house; relies on data from Joint TIS                                                                              |
| **Infrastructure**                     |               |                                                                                                                                       |
| Drainage Study                         | TBD           |                                                                                                                                       |
| Sewer Study                            | TBD           |                                                                                                                                       |
| Water Supply Assessment                | TBD           | Sacramento County Water Agency to provide WSA – need to set up meeting with them. Project is in Zone 40/41. Will need Zone 40 WSMP Update. |
| Traffic Study                          | TBD           | Joint TIS by DKS                                                                                                                          |
| **Other**                              |               |                                                                                                                                       |
| Phase I Environmental Site Assessment  | TBD           |                                                                                                                                       |
| Air Quality                            | TBD           | PER will do in-house; relies on data from Joint TIS                                                                              |
| Climate Change/GHG emissions           | TBD           | PER will do in-house; relies on data from Joint TIS                                                                              |
Minutes

Tuesday,
May 01, 2012
7:00 p.m. – 9:00 p.m.

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

http://www.planning.saccounty.net/cpac/cpac.html

Note: Applicant or appointed representative should be present. If unable to attend this meeting, please contact the Vineyard Area CPAC Chairman, Stuart Helfand at (HW) 689-4130, Fax 525-1775 or E-mail poultryman@frontiernet.net. The County Planning representatives for the Vineyard Area are Surinder Singh and Tim Kohaya. To reach Surinder, call 874-5462 or E-mail singhsu@saccounty.net. To reach Tim, call 874-5982 or E-mail kohayat@saccounty.net. To contact County Planning Department CPAC support, please call Eleanor Tyler Planning Division Secretary 874-5397 or E-mail tyleres@saccounty.net.

– CALL MEETING TO ORDER
– EXPLANATION OF ROLE OF THE COUNCIL
– ROLL CALL
– INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:

P STUART HELFAND CHAIRMAN
TAMMY TRUJILLO SECRETARY

MEMBERS:

P SUSAN VERGNE
DARREN CORDOVA

DAVID WILLIAMS
P MARY DUNCAN
P CONNIE FORD

REPRESENATIVES:

COUNTY PLANNING REPRESENTATIVES
SURINDER SINGH, SENIOR PLANNER
TIM KOHAYA, PLANNER III

EXA – EXCUSED ABSENCE
U – UNEXCUSED ABSENCE
R – RESIGNED
TE – TERM EXPIRED

QUORUM DETERMINATION: ☒ Yes ☐ No
COUNTY REPRESENTATIVE: ☒ Yes ☐ No

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2012-UPP-00006

Assessor’s Parcel No.: 065-0260-013

Applicant: Epic Wireless, 8700 Auburn Folsom Road, Granite Bay, CA 95746
Attention: Troy Eggleston

Owner: Westamerica Bank, 2891 Geer Road, Turlock, CA 95382
Attention: Rachel Heiny

Developer: AT&T, 4430 Rosewood Drive, Building 3, 6th Floor
Pleasanton, CA 94588
Project Name: 9191 GERBER ROAD AT&T WIRELESS SITE USE PERMIT

Location: The property is located at 9191 Gerber Road, on the north side of Gerber Road and approximately 800 feet east of Passallis Lane, in the Vineyard community.

Request: A Use Permit to allow a collocation wireless communication facility on a 1.89 acre site in the RD-5 (Residential) zone. The proposed facility consists of the installation of three (3) panel antennas (1 antenna per sector) and six (6) new remote radio units mounted at the 42-foot elevation on top of an existing 100-foot high PG&E transmission tower. Three (3) equipment cabinets and a GPS antenna will be located in an existing 20-foot by 20-foot lease area on the ground enclosed by a 6-foot high wood fence at the base of the transmission tower. (Note: Three (3) new panel antennas will be installed at the 42-foot elevation and three (3) old panel antennas will be swapped from 42 feet down to the 35'-6" foot elevation. Overall, there will be six (6) panel antennas installed at the 42-foot elevation and three (3) panel antennas installed at the 35'-6" foot elevation for a total of nine (9) panel antennas.)

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Vergne    Seconded by: Ford

Vote:    Yes 4    No 0    Abstain 0    Absent 3

Action: Recommend Approval

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Comments: Troy Eggleston with Epic Wireless presented an overview of the proposed project. Mr. Eggleston indicated that the additional panel antennas would adhere to all federal and state safety/health regulations established for such facilities. Mr. Eggleston also presented photographs of the existing facilities and visual simulations of the proposed facilities, and responded to questions from neighbors in attendance. No significant issues were raised.
1. Control No.: PLNP2011-00095

Assessor's Parcel No.: Various

Applicant: Taylor and Wiley, 2870 Gateway Oaks Dr., Ste. 200, Sacramento, CA 95833

Project Name: JACKSON TOWNSHIP/EXCELSIOR ESTATES

Location: The Jackson Township Specific Plan area is comprised of approximately 1,329 acres located east of Excelsior Road, south of the Mather Specific Plan and north of Jackson Highway.

Request: Initiation Of The Jackson Township/ Excelsior Estates Specific Plan Process And General Plan Amendment To Move The Urban Policy Area. Adoption Of A Master Plan Funding Agreement And A Reimbursement Agreement.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:  
Secended by: 

Vote:  
Yes  No  Abstain  Absent

Action: Accepted the report, and determined that no action is necessary at this time. Council Chair Helfand recommended periodic update presentations from the County and developers on the master plan process.

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.
VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Comments: Approximately 6 neighbors were in attendance for the presentation. Corinna Sandmeier, representing the Planning Division, presented an overview of the proposed master plan, the entitlement process, and proposed outreach. John Taylor, representing the developer, discussed the ownership history and background leading up to the initiation application. There were several questions by the Council members and neighbors pertaining to the timing and delivery of certain services such as public water and transportation. Mr. Taylor offered to schedule another workshop at the Council in September to report back on these issues as more information on service delivery is obtained. David Smith, owner of the Sacramento Raceway, expressed concern for land use conflicts with Raceway activities, and Mr. Taylor responded that additional discussion with Mr. Smith will need to occur.

PRESENTATION:

OTHER BUSINESS FOR DISCUSSION:

Mamie Yee with County Supervisor Jimmie Yee’s office indicated that volunteers residing within Supervisor District #2 are needed to serve on the Vineyard CPAC, and that those interested in this opportunity should contact Supervisor Yee’s office at (916) 874-5481.

APPROVAL OF MINUTES:

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Department of Planning and Community Development at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929

CPAC Member forwarding minutes to County Planning:
May 17, 2012, 7pm

Minutes

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL
County of Sacramento
Branch Center
OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827

http://www.planning.saccounty.net/meetings/index.html

Agenda
CALL MEETING TO ORDER
EXPLANATION OF ROLE OF THE COUNCIL
ROLL CALL
INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
PLANNING ITEMS FOR REVIEW
PRESENTATIONS
OTHER BUSINESS
APPROVAL OF MINUTES
ADJOURNMENT

Attendance:
PAUL W. BOWERS, P
RICHARD MARCK, EXA
DENNIS DEAN, P
REBECCA GARRISON, P
GAY JONES, P
DWIGHT HELMICK, P
DEE GAVALDON, P

COUNTY REPRESENTATIVES:
CINDY STORELLI, Principal Planner, County Planning Division

EXA – EXCUSED ABSENCE
R – RESIGNED
U - UNEXCUSED ABSENCE
TE - TERM EXPIRED
P – PRESENT

QUORUM DETERMINATION: Yes

COUNTY REPRESENTATIVE: Yes
County-Led Public Outreach Regarding
Potential Development Along Jackson Highway
2004-2011

Below is a summary of public outreach conducted by the County during the General Plan Update
process (2004-2011) regarding potential development along the Jackson Highway.

- Twenty six public workshops conducted with the Board and the general public during 2004-
  2007 to scope the Draft General Plan released in 2008. Many of these workshops focused
  specifically on growth management and potential development along the Jackson Highway.

- Four focus group meetings regarding growth management and potential new growth along
  the Jackson Highway

- Ten large public workshops held throughout the County in the fall of 2006 to address growth
  accommodation and growth management strategies being considered by the Board, with a
  specific focus on potential new growth along the Jackson Highway and in the Grant Line
  East Area. More than 600 County residents attended these workshops. The results of this
  outreach effort were documented and presented to the Board on October 31, 2006.

- Jackson Highway and Grant Line East visioning studies conducted by the County in 2008 to
  create a cohesive conceptual vision for these potential new growth areas that could be used
  to guide individual master planning processes toward a common vision of sustainable and
  responsible development. The resulting studies (which include a policy document,
  conceptual maps, background information, public outreach summaries, etc.) are companion
  pieces to the County’s General Plan and will help inform future decision-making regarding
  urbanization and conservation in the Jackson Highway and Grant Line East areas. The
  studies were presented to the Board in November 2008. Outreach conducted for the
  visioning studies included:

  o 26 stakeholder interviews, including interviews with the Vineyard, Cordova and
    Cosumnes CPAC chairs, ranching and farming interests, environmental groups,
    development interests, and others.

  o Four large community workshops, with between 50-120 residents in attendance at
    each workshop.

  o Planning Commission public workshop

  o Board public workshop

- Sixteen public adoption hearings with the Planning Commission in 2009-2010, at least eight
  of which specifically focused on growth management and potential new growth along the
  Jackson Highway.

- Over 20 public adoption hearings with the Board in 2010-2011, many of which were
  specifically focused on growth management and potential new growth along the Jackson
  Highway.
CALL MEETING TO ORDER
EXPLANATION OF ROLE OF THE COUNCIL
ROLL CALL
INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:  
- P - PAUL W. BOWERS  (CHAIR)  
- E - GAY JONES  (VICE CHAIR)  
- P - JON MONEY  (SECRETARY)

MEMBERS:  
- U - DENNIS DEAN  
- P – JASON MCCOY  
- E - MICHAEL KAST  
- P – ROBERT TRONVIG JR.

COUNTY REPRESENTATIVES:  
- P – DAVID DEFANTI, Senior Planner, County Planning Division

EXA – EXCUSED ABSENCE  
R – RESIGNED  
U – UNEXCUSED ABSENCE  
TE - TERM EXPIRED  
P – PRESENT

QUORUM DETERMINATION:  
☐ Yes  ☐ No  
COUNTY REPRESENTATIVE  
☐ Yes  ☐ No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

PLANNING ITEMS FOR REVIEW:

1.  
   Control No.: PLNP2011-00095

Assessor’s Parcel No.: Various

Applicants:  
Excelsior Estates, LLC dba Jackson Township
7423 Fair Oaks Boulevard, Suite 10, Sacramento, CA 95830-9498

County Contact:  
Dave Defanti, Senior Planner; defantid@saccounty.net
Project Name: JACKSON TOWNSHIP SPECIFIC PLAN

Location: 1,391 acres bound generally by Mather Field to the north, Jackson Road to the south, Excelsior Road to the west and Eagles Nest Road to the east.

Request: The Jackson Township Specific Plan is a proposed master plan for approximately 1,391 acres south of Mather Field, north of Jackson Road, east of Excelsior Road and generally west of Eagles Nest Road in the Vineyard community. Proposed uses include approximately 6,415 housing units; 1,156,000 square feet of commercial, office and mixed use development; schools; a fire station/community center; parks; wetland preserve; open space; and agriculture. Requested entitlements include General Plan Amendments to move the Urban Policy Area (UPA), amend the Land Use Diagram, and amend the Transportation Diagram; a Community Plan Amendment to amend the Vineyard Community Area Plan; an Affordable Housing Plan, a Development Agreement and a Public Facilities Financing Plan.

Investigating Member:

COUNCIL RECOMMENDATION:

<table>
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<tr>
<th>Motion by:</th>
<th>Seconded by:</th>
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<tbody>
<tr>
<td>Vote: Denial</td>
<td>Yes</td>
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<tr>
<td>Action:</td>
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</tbody>
</table>

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

<table>
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<tr>
<th>Motion by:</th>
<th>Seconded by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vote:</td>
<td>Yes:</td>
</tr>
</tbody>
</table>
Comments:

This presentation was for informational purposes only, no vote was taken.

David Defanti by explaining that the Jackson Township Specific Plan was being submitted under the recently adopted Sacramento County General Plan. Members from Jackson township then presented conceptional land use for the properties they owned as well as proposed land uses for adjacent properties owned by others. The purpose of this combined approach is to unify land uses moving forward. It also allows individual land owners to voice their concerns upfront, and piggy back on the upcoming EIR and environmental documentation required to approve the specific plan if they are in agreement with the proposed uses. The proposed Jackson Township Plan includes mitigation of vernal pools and wetlands that will be displaced by development.

Concerns were voiced from multiple residents in regards to the land uses that were proposed with in the plan and more specifically how these uses would affect existing properties.

Moving forward a comprehensive traffic study will be completed incorporated not only the proposed land uses by Jackson Township, but also adjacent plans that are currently being reviewed by the county. In addition, County staff has agreed to by and coordinate proposals from each of the developments to combined CPAC meetings so that each CPAC receives the same information moving forward.

PUBLIC COMMENT:

OTHER BUSINESS:

Paul Bowers announced that he had termed out and was being asked to step down from the council. He stated that this would be his last meeting. The council and many others in attendance expressed their gratitude and thanks for Paul's hard work, professional demeanor, and past participation.

APPROVAL OF MINUTES:

Minutes for 2/21/2013 meeting were approved. Motion for approval by Dwight Helmick second by Jason McCoy .

ADJOURNMENT:

Motion to Adjourn by , Second by 
CPAC Member forwarding minutes to County Planning:

The meeting facility is accessible to persons with disabilities. Request for interpreting services, assistive listening devices, or other considerations should be made through the County Planning Division at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929.
VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

http://www.planning.saccounty.net/cpac/cpac.html

Note: Applicant or appointed representative should be present. If unable to attend this meeting, please contact the Vineyard Area CPAC Chairman, Stuart Helfand at (H/W) 689-4130 or poultryman@frontiernet.net. The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are Surinder Singh and Tim Kohaya. To reach Surinder, call 874-5462 or singhsu@saccounty.net. To reach Tim, call 874-5982 or kohayat@saccounty.net. For CPAC support, please call Hillary Meek, CPAC Secretary at 874-6397 or meekh@saccounty.net.

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:

P P STUART HELFAND CHAIRMAN
P CONNIE FORD VICE CHAIR
P TAMMY TRUJILLO SECRETARY

MEMBERS:

R SUSAN VERGNE P MARY DUNCAN
P TIM MURPHY

REPRESENTATIVES:

COUNTY PLANNING REPRESENTATIVES
SURINDER SINGH, SENIOR PLANNER
TIM KOHAYA, PLANNER III

EXA - EXCUSED ABSENCE U - UNEXCUSED ABSENCE P - PRESENT
R - RESIGNED TE - TERM EXPIRED
QUORUM DETERMINATION: X Yes □ No
COUNTY REPRESENTATIVE: X Yes □ No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2011-00095
   Parcel No.: VARIOUS

   Applicant: Excelsior Estates, LLC dba Jackson Township
   7423 Fair Oaks Boulevard, Suite 10, Sacramento, CA 95830-9498
Neighbors are very concerned over water. How will we get water to all the new buildings and dwellings? We would like to see the plans for infrastructure for water and sewer. Want to see both sewer and water lines be installed simultaneously so the community doesn’t have to be inconvenienced more than once and so we don’t have twice the work being done and see our taxes be raised due to lack of planning. Current well owners are very concerned as to how this will affect their current wells. They do not want to be forced to hook up to county lines for water and sewer. They want reassurance that down the road they will NOT be forced to do so and that their water and septic tanks will not be affected. Neighbors are concerned that even though County says they will not make anyone hook up to water and sewer lines going in, due to roadways and developments going in, sometime in the future they will be forced to hook up to county resources. What is the county going to do to alleviate homeowners concerns?
Neighbors are concerned over Water! How will we get water to all the new buildings and dwellings? Want to know much more detail a
s to houses types and descriptions. Huge concern over High and Medium density housing: not being built to sustain a community but to have people start in them but not want to stay so they end up as rental properties. Some believe that will contribute to more crime in the area. Medium density is 13 homes per acre that will not lead to a quality community. Price point is also a concern. The community would like to see your marketing plan. We would like to see something like Roseville come to us like the Plaza or the Fountains with higher end retail, restaurants and entertainment for families to build a better community instead of lowering our standards. We would like to see the plans for infrastructure for water and sewer. Want to see both sewer and water lines be installed simultaneously so the community doesn’t have to be inconvenienced more than once and so we don’t have twice the work being done and see our taxes be raised due to lack of planning. Current well owners are very concerned over wetlands. With all the development coming we are losing our heritage in agriculture and open space.

Other comments:

State law refers to air quality not so much to water, so laws may change as necessary. Also if the law is detrimental to our community we do not have to follow them.

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by: Stuart Helfand  Secended by: Tammy Trujillo
Vote: Yes: 5  No: 0  Abstain: 0  Absent: 0
Action:

Comments:

Continue
2. Control No.: PLNP2013-GPB-SFB-ZOB-00044


Owner: Department of Economic Development, Sacramento County, 700 H Street, Suite 6750, Sacramento, CA 95814, Attention: Clark Whitten

Owner: Kayne Capital, 1800 Avenue of the Stars, 3rd Floor, Los Angeles, CA 90067, Attention: Brian Masterman

Project Name: MATHER FIELD GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT

Location: The property is comprised of the Mather Field Specific Plan Area, generally located south of Mather Boulevard, West of Sunrise Boulevard, North of Kiefer Boulevard, and East of Happy Lane, in the Cordova community.

Request: 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 (51.5+ acres), Intensive Industrial (607.1+ acres), Low Density Residential (394.7+ acres), Natural Preserve-Resource Conservation-Protected (1,270.9+ acres), Public Quasi-Public (1,595.4+ acres), Recreation (652.4+ acres), and Urban Development Area (526.6+ acres) for approximately 5,398.7 acres. Note: the Land Use Diagram changes in the Mather Airport portion 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. An Amendment to the General Plan Transportation Diagram to reflect a proposed realignment of Zinfandel Drive. A General Plan Amendment to amend language contained in the Land Use Element defining the Urban Development Area (UDA) Land Use Designation. A Specific Plan Amendment to amend the Mather Field Specific Plan, including addition of Natural Resources-Protected, and Urban Development Area Land Use Designations. 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.

Additional project permitting requirements include:

Approval of the extension of a sanitary trunk sewer line within the right of way of Zinfandel Drive extending from the Rancho Cordova city limits to Kiefer Boulevard.

Investigating Member:

Agenda Vineyard 05-07-2013
OTHER BUSINESS FOR DISCUSSION:

CPAC Training Debrief Due to time will did not have time to talk about this but will put it on the agenda for our next meeting to do first thing.

Recommendation of a representative to the Sacramento Central Groundwater Authority. At the 9/4/2012 CPAC meeting a motion was made and seconded to nominate Stuart Helfand but no vote was taken

Tammy Trujillo motioned to have Stuart Helfand continue to be our ground water authority representative. Connie Ford said no, Tim Murphy would like us to take 5 minutes at the next meeting to talk about the position before we take a vote. Tim Murphy Motioned, Mary Duncan second, all in favor - 5 yes

CPAC officers need to be elected. The officer positions were discussed and a motion was made, but not seconded and no vote was taken

Per Connie Ford we need to re-elect the board positions every September. Tim Murphy asked if anyone else would like to take over Chair position. Connie Ford motioned to have Tim Murphy take over the chair position, Tim Murphy declined. Tim Murphy motioned to have Connie Ford as Vice Chair; Mary Duncan Seconded. Before a vote was taken Tim Murphy tabled his motion. Stuart Helfand Table his motion. Tim Murphy motioned to have 3 separate votes for the three positions available. Tammy Trujillo motioned to have Stuart Helfand continue as chairman, Tim Murphy seconded all in favor 3 yes, one No by Connie Ford and one abstention by Mary Duncan. Tim Murphy motioned to appoint Tammy Trujillo as Secretary. Stuart Helfand Seconded. Vote 3 yes, one No by Connie Ford, one abstention, Mary Duncan. Tim Murphy motioned to appoint Connie Ford Vice Chair, Mary Duncan Seconded. Vote 3 yes, Stuart Helfand said no, Tammy Trujillo Abstained.

APPROVAL OF MINUTES:

No approval of minutes.

Us Army Corps. Of Engineering is having a workshop on June 7th regarding Regulatory Information Forum.

ADJOURNMENT:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Department of Planning and Community Development at (916) 874-5160 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929

CPAC Member forwarding minutes to County Planning:
Community would like to have more detail as to house types and descriptions. Huge concern over high and medium density housing. Concerns that housing is not being built to sustain a community, but rather to build starter homes where the owners have no intention of staying. Then the neighborhood ends up with an abundance of rental properties. It is also believed that this type of development will contribute to more crime in the area. Medium density is 13 homes per acre. There is concern that this will not lead to a quality community. Price point is also a concern. The community would like to see the developers marketing plan.

We would like to see something like the Roseville Plaza or the Fountains with higher end retail, restaurants and entertainment for families to build a better community instead of lowering our standards.

Will there be some sort of financing or alternative fees for those being forced to make these changes due to roadways and development? Neighbors would like infrastructure in before any building can happen. Concern over raceway. How will they co-exist with new development? Raceway has no intention of moving. Community is concerned that there is not going to be a buffer around the raceway. Concern over schools encroaching on raceway.

All are against high density housing. Concern that the current owner may submit plans get them approved then sells to a developer and the new developer asking for density bonus on top of what is believed as far too many houses being proposed to the area. Mr. Tsakopoulos’ attorney did address this issue in that he said he would put into any contract that might be written that the purchaser of the land will not be able to ask for a density bonus.

Note: Property owners have been notified by county staff and the developer both.

Future workshops: Traffic, water and sewer, infrastructure and financing

Other comments:

State law refers to air quality not so much to water, so laws may change as necessary. Also if the law is detrimental to our community we do not have to follow them.

Concern regarding wetlands and open space. With all the development coming we are losing our heritage in agriculture and open space.
Project Location
The proposed Plan Area, approximately 1391 acres, is located in southeastern Sacramento County, lying south of the Mather Specific Plan Area, east of Excelsior Road, north of Jackson Highway and west of Eagles Nest Road in the Vineyard Community as shown in Figure 1. The Jackson Township Specific Plan Study Area map, Figure 2, depicts the Plan Area boundaries. The Plan Area is designated by the Sacramento General Plan with land use designations of Extensive Industrial and General Agricultural. The property has current zoning of Light Industrial (M-1), Industrial Reserve (IR) and Permanent Agriculture (AG-80).

Figure 1 - Location Map
Assessor Parcel Numbers
The Plan Area is comprised of 24 different landowners. The largest landowner is Excelsior Estates LLC, represented by Angelo G. Tsakopoulos as the applicant, owns and/or controls approximately 862 acres (approx. 62 % of the total) within the Plan Area boundaries. Table 3 on page 14 lists the Assessor Parcel Numbers that comprise the Project Area.

Existing Uses
The current land uses on the properties within the Plan Area include grazing, small ranches, agricultural residential homes and the Sacramento Raceway. Adjacent land uses to the Specific Plan Area include the following:

West
The site is bound to the west by Excelsior Road and the area is characterized by an assortment of industrial and agricultural uses, including mining, decorative stone and rock sales. This area is within the West Jackson Master Plan area, which is undergoing a planning process for urbanization. It is anticipated that this area will develop together with the Jackson Township to create a smart growth corridor along Jackson Highway.

North
The Mather Specific Plan Area is located north of the Jackson Township boundary and includes Independence at Mather, Mather nature preserve, Mather Golf Course and Park, Mather Airport facility, South Mather General Plan, Mather Commerce Center and Mather Regional Park. Additional land uses north of the Mather Specific Plan Area include the Stone Creek residential community.

East
Existing land uses along the eastern Jackson Township boundary include agricultural and industrial lands, including, grazing, a small assortment of agricultural residential uses and the Sacramento Rendering Plant. This area is also generally within the New Bridge Specific Plan area, which is undergoing a planning process for urbanization of the land east of Eagles Nest Road. It is anticipated that natural preserves associated with Jackson Township and the New Bridge Specific Plan will create a natural corridor consistent with the goals of the proposed South Sacramento Habitat Conservation Plan.

South
Existing land uses to the south of the Plan Area are primarily small ranches, agriculture and wetland preserve.

Proposed Project
The Jackson Township Specific Plan proposes a self sustaining, mixed use “complete” community including a broad range of residential uses, employment, retail and supporting uses, recreational, open space and public uses which are in symmetry and balance with the surrounding and planned land uses. The land use plan is estimated to result in approximately 6,143 dwelling units and 2 million square feet (msf) of employment, commercial services and public land uses. The on-site jobs will complement the existing and planned job centers located within a 5 mile radius of the Plan Area. Existing major employment centers in close proximity to the Plan Area include Bradshaw Center Area, Mather Airport, Mather Commerce Center, Capital Center / Rancho Cordova Town Center,
employment centers along Sunrise Blvd., the Power Inn Road industrial area, and the former Army Depot industrial area.
The Jackson Township Project is located in an area of Sacramento County that is clearly a logical extension for urban development. As described below and depicted on Figure 2, the Jackson Township Specific Plan Study Area map, the Plan Area is adjacent to urban uses and infrastructure to the north and to planned development to the west and east. The Jackson Township area has also been recognized in the SACOG Blueprint as an appropriate area to urbanize. Finally, the Specific Plan will result in a “smart growth” community that will meet and exceed the requirements of LU-120 and fulfill the Jackson Vision Plan by placing a town hub along Jackson Highway at this appropriate location. The strategic location of the property enhances its role as a hub within the larger eastern Sacramento County/Jackson Highway area, as a place where residents can live, work, shop, educate, recreate and gather as a community.

**Project design:** The mix of land uses types, densities and intensities will provide for a diverse and self-sufficient community with economic stability. The variety of housing types and densities will accommodate a wide range of families, singles, seniors and people with special needs. Housing types included are single family homes, apartments, condominiums, townhouses and live-work buildings. Appropriate amounts of higher density zoning are disbursed throughout the Plan Area to ensure availability of housing sites which are affordable to moderate, low and very low incomes. The approximate double net density is 10.5 du/acre, which is consistent with General Plan policies. The Draft Land Use Plan is depicted on Figure 3 and the Land Use Summary Table 1, is shown on page 6.

The land plan is organized into two distinct “hubs” that form the focus for the community. The Town Center hub is strategically located along Jackson Highway between Excelsior Road and Tree View Lane. This gridded, compact block area will provide vibrant commercial, employment and mixed use residential uses to serve at a sub-regional, community and neighborhood level. Higher intensity uses within this hub of community activity will help support transit use along the Jackson Highway corridor and the densities reduce in a radial pattern away from the higher intensity nodes. A smaller village hub at the re-aligned western extension of Excelsior Road will provide moderate intensity community commercial and compact, high and medium density residential uses to serve as focal areas of activity for the northern and eastern residential neighborhoods and to serve the Independence at Mather residents.

**Agricultural Parcels in southeastern area:** The southeastern portion of the Plan Area includes approximately 109.8 acres, comprised of 6 large agricultural-residential properties. The applicant has integrated these properties into the request for the UPA expansion and the amendment to the Vineyard Community Area Plan to change the entire Plan Area to a Special Planning Area designation. The land use plan identifies these properties as Agriculture to reflect existing uses, however a future master planning effort will be required. Although the land use plan reflects the existing AG use, the technical studies will assume the potential for 6 units per gross acre to ensure infrastructure for the area is correctly sized for eventual build out, pursuant to the subsequent master planning effort for this portion of the Plan Area.
### Table 1: Jackson Township Land Use Summary

<table>
<thead>
<tr>
<th>Residential Designations</th>
<th>Acres</th>
<th>Ave. Density</th>
<th>Density Range</th>
<th>D.U.’s</th>
<th>% of D.U.’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>LD- Low Density Residential</td>
<td>355.7</td>
<td>6.0</td>
<td>1.0-10.9</td>
<td>2134</td>
<td>34.7%</td>
</tr>
<tr>
<td>MD-Medium Density Residential</td>
<td>136.3</td>
<td>13.0</td>
<td>11.0-19.9</td>
<td>1772</td>
<td>28.9%</td>
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<tr>
<td>HD- High Density Residential</td>
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<td><strong>Subtotal</strong></td>
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<td></td>
<td><strong>6,043</strong></td>
<td><strong>98.4%</strong></td>
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<table>
<thead>
<tr>
<th>Commercial + Office Zones</th>
<th>f.a.r.</th>
<th>Approx. s.f.</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>GC-General Commercial</td>
<td>59.3</td>
<td>0.25</td>
<td>645,700</td>
</tr>
<tr>
<td>CC-Community Commercial</td>
<td>17.6</td>
<td>0.25</td>
<td>191,600</td>
</tr>
<tr>
<td>MU-Mixed Use</td>
<td>19.6</td>
<td>0.50</td>
<td>427,000</td>
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<td>O- Office</td>
<td>33.6</td>
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<tr>
<td>PQP-Fire Station/Community Center</td>
<td>5.0</td>
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<tr>
<td>PQP-High School/Middle School</td>
<td>70.0</td>
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<td>PQP-Elementary School</td>
<td>30.0</td>
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<td><strong>Subtotal</strong></td>
<td><strong>105.0</strong></td>
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<tr>
<th>Park + Open Space Zones</th>
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<tr>
<td>CP- Community Park</td>
<td>23.6^3</td>
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<tr>
<td>P- Neighborhood Park</td>
<td>54.7^3</td>
</tr>
<tr>
<td>OS- Wetland Preserve</td>
<td>225.2</td>
</tr>
<tr>
<td>OS- Greenbelt/Drainage Corridor</td>
<td>57.7</td>
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<tr>
<td>OS- Landscape Corridor</td>
<td>14.5</td>
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<td>OS- Detention Basin</td>
<td>3.2</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>378.9</strong></td>
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| AG-Agriculture | 109.3 |
| RW- Primary Roadways | 90.2 |
| **TOTAL** | **1,391.0** | | **10.5^b** | **6,143** | **100%** |

---

1. Dwelling units are not permitted in these designations.
2. Population calculation is 6,143 d.u x 2.64 pph= **16,217 total population**
3. Park requirement calculation (not including AG zoning): LD/MD 3906 d.u. x .0146=57.0 ac. and HD/MU 2237 d.u. x .0122=27.3 Total acres= **84.3**
4. Park credit calculations: 78.3 acres of Comm/ Neigh. Parks + 12.0 ac.(25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve)= **90.3 acres**
5. 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
6. Double net density calculation: 6,143 d.u./585.7 acres (577.5 ac.+8.2 ac. of MU)= **10.5 du/ac.** Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU 120 CB-1.
7. A minimum 34.8% of a Master Plan’s units must be accommodated on multi-family zoned land, this includes HD and MU parcel allocations of 2,237 d.u. = 36.4%.
Habitat Preservation: A 225 acre habitat preserve is located along the eastern and northern Plan Area boundaries and is consistent with the South Sacramento Habitat Conservation Plan (SSHCP). This strategy preserves and protects the highest, best quality habitat and facilitates the compatible development of lesser quality habitat for urban uses. The preserve will serve as a linkage between wetland preservation areas located north and south of the project, providing habitat connectivity.

Vehicular and Non-Vehicular Circulation: The project design supports the use of alternative transportation by making walking and biking more convenient, by providing tree-lined streets, convenient trails and safe street crossings. Most homes within the Plan Area will be within a five minute walk (1/4 mile) of an open space area, either a park, linear parkway or natural open space and be within one-half mile of the retail/employment land uses. A key feature of the Plan Area is a large centrally located greenway/drainage corridor with a trail on one side that will provide easy, non-vehicular linkages from one area of the community to the other. An interconnected “smart growth” street system, connecting trails and paths and potential for future transit connections are provided throughout the Plan Area. The scale and compact nature of this hub will encourage alternative modes of transportation and the land plan provides the density and intensity of uses that will support transit usage. The Circulation Plan is depicted in Figure 4 and the Bikeway Master Plan is depicted in Figure 9.

The site is surrounded and fed by significant transportation options – north/south and east/west connections- provided by the adjacency to existing transportation corridors of Jackson Highway, Excelsior Road and Kiefer Boulevard. Jackson Highway and Excelsior Road are designated as future transit corridors (post 2030) for bus rapid transit/hi bus and Kiefer Boulevard can possibly accommodate light rail. Bus/shuttle service in the Plan Area could connect to RT bus stops or Sacramento Light Rail at Mather/Mills, Zinfandel or Cordova Town Center stations. Bus/shuttle service could be extended into the Project Area from Jackson Highway on Tree View Lane and then west into the Town Center and looped back to Jackson Highway. The General Plan Transportation Diagram is depicted in Figure 8.

Public Utilities and Services:

Schools: The Plan Area is within the Elk Grove Unified School District. The Project includes three (3) sites designated as elementary school sites of approximately ten (10) acres each and one (1) site designated as a joint middle school/high school (approximately 70 acres). The elementary schools are co-located with neighborhood parks to invite joint use and serve as focal points for the neighborhoods. Each elementary school/park site is approximately within ¼ mile walking or biking distance of most homes.

Parks: The Plan Area is within the Cordova Recreation and Parks District. A total of eight (8) neighborhood parks and one (1) Community Park are located to serve the Plan Area. As noted above, neighborhood parks have been co-located with the 3 elementary schools and the other parks have been located to be within walking or biking distance of most homes.
Figure 4 - Circulation Plan
Fire Protection and Law Enforcement:
The Plan Area will be served by Sac Metro Fire and the Sacramento County Sheriff. A five (5) acre PQP site is located along Tree View Lane adjacent to the Community Park to provide opportunity for these departments to provide stations to serve the Plan Area.

Water Supply:
The Plan Area is within the Zone 40 service area of the Sacramento County Water Agency (SCWA). Offsite extension of water lines to serve the Plan Area may be required. On-site transmission lines will be routed throughout the Project area. Generally, the on-site transmission system will consist of transmission mains extending through the Plan Area and a grid of distribution mains to serve the development. Water infrastructure will be phased with development to meet end user demands as well as operational criteria of the system.

Wastewater/Recycled Water:
The Plan Area will require annexation into the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). Jackson Township is within the Sphere of Influence (SOI) for SASD and SRCSD. The SOI is coterminous with the Urban Services Boundary and their service boundary is coterminous with the Urban Policy Area. Existing utility infrastructure is in close proximity to site, thus conserving resources by not requiring extensive expansion of utilities in order to serve the new development. On-site transmission lines will be routed throughout the Plan Area. In addition, non-potable water trunk lines exist on-site within the Kiefer Boulevard ROW. A recycled water distribution system (purple pipe) will be installed for future use, so that recycled water may be used if an off-site treatment facility and recycled water delivery system to the Project site is made available.

Storm Drainage:
The waterways within Jackson Township are tributaries to two creek systems: Morrison Creek and Elder Creek. The north and western portions of the Plan Area drain to a tributary of Morrison Creek, which traverses the northeastern corner of the Plan Area. The central and eastern portions of the Plan Area drain to a tributary of Elder Creek, exiting the site near the southwest corner, at the intersection of Jackson Highway and Excelsior Road.

The Project includes detention basins and open stormwater swales, as well as an underground pipe system. Natural and created drainage corridors will provide passive recreation opportunities, preserve existing resources, provide floodwater conveyance and retention, storm water quality treatment, and provide interfaces between land uses. Water quality will be protected through the use of local water quality features such as grassy swales, settling basins, and natural filters to clean surface runoff water before it reaches the natural drainage channels. These features will be incorporated in the pedestrian open space corridors.

Land Plan Alternative: The applicant is requesting the equal analysis of a modification to the proposed land use plan as described above, in order to facilitate the possible location of a large technology user within the project. In the Alternative, a 40.1 acre Office (O) use is designated along Tree View Lane, in the place of the 22.3 acre MD and the 16.9 acres HD sites. The Land Plan Alternative is shown in Figure 5 and the land use summary which accompanies the Alternative, Table 2, is shown on page 11.
Table 2 - Alternative Land Use Summary

<table>
<thead>
<tr>
<th>Residential Designations</th>
<th>Acres</th>
<th>Ave. Density</th>
<th>Density Range</th>
<th>D.U.’s</th>
<th>% of D.U.’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>LD - Low Density Residential</td>
<td>355.7</td>
<td>6.0</td>
<td>1.0-10.9</td>
<td>2134</td>
<td>37.4%</td>
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<tr>
<td>MD - Medium Density Residential</td>
<td>114.0</td>
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<td>1482</td>
<td>26.0%</td>
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<tr>
<td>HD - High Density Residential</td>
<td>68.6</td>
<td>29.0</td>
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<td>1989</td>
<td>34.9%</td>
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<tr>
<td>Subtotal</td>
<td>538.3</td>
<td>5,605</td>
<td>98.4%</td>
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<table>
<thead>
<tr>
<th>Commercial + Office Zones</th>
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<th>Approx. s.f.</th>
<th></th>
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<tbody>
<tr>
<td>GC-General Commercial</td>
<td>59.3</td>
<td>645,700</td>
<td>n/a¹</td>
</tr>
<tr>
<td>CC-Community Commercial</td>
<td>17.6</td>
<td>191,600</td>
<td>n/a¹</td>
</tr>
<tr>
<td>MU-Mixed Use</td>
<td>19.6</td>
<td>427,000</td>
<td>100⁵</td>
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<tr>
<td>O- Office</td>
<td>73.7</td>
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<td>Subtotal</td>
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<tr>
<td>PQP-Fire Station/Community Center</td>
<td>5.0</td>
<td></td>
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<tr>
<td>PQP-High School/Middle School</td>
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<tbody>
<tr>
<td>CP- Community Park</td>
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<tr>
<td>P- Neighborhood Park</td>
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<td>OS- Wetland Preserve</td>
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<td>OS- Greenbelt/Drainage Corridor</td>
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<td>OS- Landscape Corridor</td>
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<td>OS- Detention Basin</td>
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<tr>
<td>Subtotal</td>
<td>380.3</td>
<td></td>
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</tr>
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</table>

| TOTAL                             | 1,391.0| 10.4b        | 5,705         | 100%   |

1. Dwelling units are not permitted in these designations.
2. Population calculation is 5,705 d.u x 2.64 pph = 15,061 total population
3. Park requirement calculation (not including AG zoning): LD/MD 3616 d.u. x .0146 = 52.8 ac. and HD/MU 2089 d.u. x .0122 = 25.5 Total acres = 78.3
4. Park credit calculations: 78.3 acres of Comm/ Neigh. Parks + 12.0 ac.(25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve) = 90.3 acres
5. 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
6. Double net density calculation: 5,705 d.u./546.5 acres (538.3 ac.+8.2 ac. of MU) = 10.4 du/ac.
   Note: this does not include the 109.3 acres of AG or the 10% net residential acreage exclusion allowed per Policy LU 120 CB-1.
7. A minimum 34.8% of a Master Plan’s units must be accommodated on multi-family zoned land, this includes HD and MU parcel allocations of 2,089 d.u. = 36.6%.
Requested Entitlements and Actions
The Project requests the approval of the entitlements listed below:

1. A **General Plan Amendment** to move the Urban Policy Area (UPA) boundary south to include approximately 1,391 acres encompassing the Jackson Township Specific Plan as depicted in Figure 6.

2. A **General Plan Amendment** to amend the Land Use Diagram designations within the Jackson Township Specific Plan from General Agriculture (568 +- acres) and Extensive Industrial (823 +-acres) to Low Density Residential, Medium Density Residential, Commercial and Office, Mixed Use, Recreation, Natural Preserve, and Public/Quasi Public as depicted in Figure 7.

3. A **General Plan Amendment** to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Land Use Designation.

4. A **General Plan Amendment** to amend the Transportation Diagram to reflect proposed roadway alignments as depicted in Figure 8.

5. A **General Plan Amendment** to amend the Bicycle Master Plan to add on- and off-street bikeways as depicted in Figure 9.

6. A **Community Plan Amendment** to amend the Vineyard Community Area Plan to change the Community Plan designation of the parcels located within the Jackson Township Specific Plan area (1,391+-acres) from Permanent Agriculture (AG-80) (772.5 acres), Light Industrial (596.5 acres) and Industrial Reserve (IR) (22 acres) to Jackson Township Specific Plan Area (1,391+-acres), as depicted in Figure 10.

7. **Adoption of the Jackson Township Specific Plan** for the approximately 1,391 acre Jackson Township Specific Plan area, including a Specific Plan land use diagram, Design Guidelines and Development Standards.

8. A **Zoning Ordinance Amendment** to establish a Special Planning Area (SPA) Ordinance for a 838+- acre portion of the Jackson Township Specific Plan area and a **Rezone** to amend the Zoning Designations for a 838+- acre portion (owned by the applicant) of the Jackson Township Specific Plan Area from AG-80 (489+-acres), M-1(+-327acres) and IR (22 +-acres) to Jackson Township Special Planning Area (SPA), as depicted in Figure 11.

9. A **Large Lot Tentative Subdivision Map** for the lands owned by Tsakopoulos Family Trust, consisting of 12 existing parcels of approximately 838 acres, to be divided into 44 parcels for the purpose of creating legal parcels corresponding to land use blocks within the Jackson Township Specific Plan.

10. **Adoption of an Affordable Housing Plan** for the Jackson Township Specific Plan.

11. **Adoption of a Development Agreement** for the Jackson Township Specific Plan by and between the County of Sacramento and the landowners.
12. Adoption of a Public Facilities Financing Plan for the Jackson Township Specific Plan that includes a Capital Improvement Program and Financing Plan.

13. Adoption of a Water Supply Master Plan Amendment to amend the existing Zone 40 Water Supply Master Plan to include provision of water service to the Jackson Township Specific Plan Area. This action requires Sacramento County Water Agency Board of Directors approval.

14. Approval of a Water Supply Assessment for the Jackson Township Specific Plan required by the California Water Code to link land use and water supply planning activities. This action requires Sacramento County Water Agency Board of Directors approval.

In addition to the above listed entitlements, separate annexation requests to LAFCo will include:

- Sphere of Influence Amendment (SOIA) and concurrent Annexation to County Service Area (CSA) 10 or creation of a new CSA. Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.

- Annexation to Sacramento Regional County Sanitation District (SRCSD).

- Annexation to Sacramento Area Sewer District (SASD).

It should be noted that this application request does not include rezone of the properties not owned by the applicant and that subsequent rezones will be the subject of future applications.

Project Objectives
The following summarizes the project objectives that guided the planning of Jackson Township Specific Plan:

1. Establish a 1,400+ acre mixed-use community that includes residential, commercial, office/professional, mixed-use, recreational, public and educational land uses, and which incorporates feasible smart growth principles, provides protection of valuable environmental resources and improves the jobs/housing balance within the eastern Jackson Highway corridor.

2. Establish a land use and circulation system that promotes convenient mobility and a variety of non-vehicular modes as an alternative to fossil-fuel consuming car usage within a community environment that is safe, accessible and convenient for all modes of travel.

3. Promote a diversity of housing opportunities responsive to regional needs and market conditions including single-family dwellings, apartments, townhouses and live-work units to serve a broad range of family incomes.

4. Provide community-wide public facilities to serve residential areas, including elementary schools, a middle/ high school, passive open space, and neighborhood and community parks.

5. Create a land use plan for the community that reasonably minimizes its impact on biologically sensitive natural resources with feasible, onsite wetland avoidance and preservation.
6. Create a financially viable, fiscally stable and balanced community that is responsive to market demand and provides a revenue source sufficient to service the on-going maintenance needs of the Plan Area open space areas, park facilities, public services and infrastructure.

7. Create a land use plan that accomplishes the goals and policies of the County General Plan by establishing a smart growth community adjacent to the Urban Policy Area.

Table 3- Subject Site Parcel Numbers and Owner of Record

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<tr>
<th>Assessor Parcel Number</th>
<th>Owner of Record</th>
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<td>067-0050-002</td>
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<td>Ronald &amp; Kristy Giles</td>
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Figure 6 - Urban Policy Area Expansion
Figure 7 - General Plan Land Use Diagram Amendment
Figure 10 - Vineyard Area Community Plan Amendment
Figure 11 - Rezone Exhibit
June 3, 2013

Jugal Thakor  
10590 Jackson Road  
Sacramento, CA 95830  

Mr. Thakor:  

We have received your request for the County to expand the boundaries of either the West Jackson Highway Master Plan or Jackson Township Specific Plan ("applications") to include 18 parcels ("additional area") located generally south of Jackson Highway and east of Excelsior Road (see attached map). We have evaluated your request and determined that it is infeasible to expand the boundaries of either application. We have identified the following reasons for our determination:  

*Timing and Cost Issues:* The County, applicants, property owners, the public, and other stakeholders have worked since 2008 to develop the details necessary to begin preparation of an Environmental Impact Report and adding additional area would result in significant delays and increased costs to the current applicant. We have conducted outreach on the boundaries and process including during multiple community meetings and Board of Supervisors' workshops in 2012. Courtesy notices for the workshops were mailed to properties within 500 feet of the applications' proposed boundaries, including nearly every property in the additional area. The application boundaries that exist today were established based on this outreach. Information regarding these Board of Supervisors workshops can be found on the following web pages:  

- Jackson Township Board of Supervisors Initiation Workshop on June 19, 2012, Agenda Item #74:  
- West Jackson Highway Board of Supervisors Initiation Workshop on April 17, 2012, Agenda Item #46:  

Both plans are moving forward with Environmental Impact Reports on their detailed land use, circulation, infrastructure and service plans. That level of detail does not exist for the additional area and will take applicant funding and time to create. Potential vernal pools and wetlands in the additional area might also require various technical information prior to creating land use and infrastructure plans.
Delays and Increased Cost to All Four Applications Along Jackson Highway: The County is conducting a Joint Traffic Impact Study (Study) for four applications in the Jackson Highway area and expanding the boundaries of either application would result in significant delays to that Study. The Traffic Study would have to have land use and circulation plan information for the additional area already submitted in order to be included.

The Study funding agreement was approved by the Board of Supervisors and all four master plan applicants on April 9, 2013 and the Study was initiated immediately thereafter. That agreement gives the County a six month window to complete the information so that the review process can move forward in a timely manner. Information regarding the Board of Supervisors hearing on the TIS can be found on the following web page (Agenda Item #23):


Lack of Concurrence Amongst Property Owners in the Additional Area: County staff spoke with two property owners within the proposed additional area that indicated they do not want their property to be included in a pending application. This is contrary to your prior correspondence indicating that all property owners concurred with the request.

For these reasons, County staff does not support expanding the boundaries of either application to include the additional area. If all property owners are interested in initiating a separate master planning process for this area, a pre-application process may be initiated per the County’s Master Plan Guidelines. This would require adoption of a Funding Agreement between the County and the property owners to cover County costs associated with the pre-application process. If the Urban Policy Area (UPA) is expanded by adoption of either the West Jackson Highway Master Plan or the Jackson Township Specific Plan, and the findings required per General Plan Policy LU-119 could be made, the County would consider formal acceptance by the Board of Supervisors of a master plan application for the subject properties. If you have questions regarding this determination please call Dave Defanti at (916) 874-6155.

Sincerely,

Lori A. Moss
Director

Enclosures

C: Sacramento County Board of Supervisors
   Property Owners within Additional Area (see attached map)