

ACTION SUMMARY

CORDOVA CPAC
Rancho Cordova Library
9845 Folsom Blvd
Sacramento, CA 95827

THURSDAY

OCTOBER 17, 2019

7:00 PM

MEMBERS: GAY JONES(CHAIR), CHRISTOPHER STAHL(VICE-CHAIR), CARMEN MITCHELL,
GLORIA JEANNE MATTES, MAURICE THOMAS, TERRI LEIMBACH, LEE LEAVELLE
(Member Mitchell was not present)

1. [PLNP2011-00095 – Jackson Township Specific Plan](#)

- APPLICANT:** Tsakopoulos Investments
- ASSESSOR'S PARCEL NO:** 067-0050-002, 004, 005, 019, 020, 021, 022, 028, 029, 045, 047, 051, and 058; 067-0060-007, 008, 010, 011, 012, 013, 014, and 016; 067-0070-002; 067-0080-023, 028, 031, 032, 033, 039, 040, 042, 045, 048, 049, 050, 051, 057, 059, and 061
- LOCATION:** A Property Located At The Northeast Corner Of Excelsior Road And Jackson Road In The Cordova and Vineyard Communities.
- CPAC RECOMMENDATION:** On Thursday, October 17, 2019 the Cordova Community Planning Advisory Council (CPAC) met and Recommended Approval of the proposed project (6 Yes, 0 No, 1 Absent).
- REQUEST:**
1. A **General Plan Amendment** to move the UPA boundary south to include approximately 1,391-acres encompassing the Jackson Township Specific Plan.
 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 and Natural Preserve. The southeast portion (110 acres) of the Plan Area would remain designated as General Agriculture (20 acres).
 3. A **General Plan Amendment** to amend the 2030 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.
 5. A **General Plan Amendment** to amend the Bicycle Master Plan to add on- and off- street bikeways.
 6. A **Community Plan Amendment** to the Vineyard Community Plan to change the community plan designations of the parcels located within the Jackson Township Specific Plan area (1,297.5 acres) from Permanent Agriculture (AG-80) (772.5 acres) and Light Industrial (525 acres) to Jackson Township Specific Plan Area (1,297.5 acres).
 7. A **Community Plan Amendment** to the Cordova Community Plan to change the community plan designations of the parcels located within the Jackson Township Specific Plan Area (93.5 acres) from Light Industrial (71.4 acres) and Industrial Reserve (IR) (22.1 acres) to Jackson Township Specific Plan Area (93.5 acres).
 8. **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.

9. A **Zoning Ordinance Amendment** to establish a Special Planning Area (SPA) Ordinance for the Jackson Township Specific Plan and a Rezone for a 575-acre portion (owned by the Project Applicant) of the Jackson Township Specific Plan Area from AG-80 (221 acres), M-1 (330.5 acres) and IR (23.5 acres) to Jackson Township Special Planning Area (SPA).
10. A **Large Lot Tentative Subdivision Map** for most of the lands owned by the Project Applicant, consisting of 12 existing parcels of approximately 864 acres, to be divided into 26 parcels totaling approximately 860 acres for the purpose of creating legal parcels corresponding to land use blocks within the Jackson Township Specific Plan.
11. **Adoption of an Affordable Housing Strategy** for the Jackson Township Specific Plan.
12. **Adoption of a Development Agreement** for the Jackson Township Specific Plan by and between the County of Sacramento and Tsakopoulos Investments, LLC. or Excelsior Estates, LLC., both of which are owned by the Project Applicant, for the acreage within the Plan Area owned by the Project Applicant.
13. **Adoption of a Public Facilities Financing Plan** for the Jackson Township Specific Plan that includes a Capital Improvement Program and Financing Plan.
14. **Adoption of a Water Supply Master Plan Amendments** 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.
15. **Approval of 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.

FINAL HEARING BODY: Board of Supervisors

9:19 PM CPAC ACTION: Leavelle/Stahl – Recommended approval.

AYES: Gay Jones, Christopher Stahl, Gloria Jeanne Mattes, Maurice Thomas, Terri Leimbach, Lee Leavelle

NOES: None

ABSTAIN: None

ABSENT: Carmen Mitchell

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

OTHER BUSINESS

2. Discussion Regarding Community Planning Advisory Council Bylaws And Ordinance Changes

9:32 PM CPAC ACTION: Jones/Leimbach – Requested the Sacramento County Planning Commission continue the recommendations for the revised Bylaws and ordinance to a later date to allow additional time for Cordova Community Planning Advisory Council (CORPAC) members to review the proposed draft changes.

AYES: Gay Jones, Christopher Stahl, Gloria Jeanne Mattes, Maurice Thomas, Terri Leimbach, Lee Leavelle

NOES: None

ABSTAIN: None

ABSENT: Carmen Mitchell

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

9:33 PM CPAC ACTION: Lee/Thomas – Selected Chairperson Gay Jones and Vice-person Christopher Stahl to attend the October 28, 2019 Sacramento County Planning Commission meeting as CORPAC representatives.

AYES: Gay Jones, Christopher Stahl, Gloria Jeanne Mattes, Maurice Thomas, Terri Leimbach, Lee Leavelle

NOES: None

ABSTAIN: None

ABSENT: Carmen Mitchell

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

Adjourned at 9:33 p.m.