

AGENDA

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

Rancho Cordova Library
9845 Folsom Blvd
Sacramento, CA 95827

Thursday, August 16, 2018

7:00 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Cordova.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Cordova CPAC Chair Gay Jones (916) 208-0736

County of Sacramento, Office of Planning and Environmental Review representatives for the Cordova Area

Principal Planner Todd Smith (916) 874-6918 smithtodd@saccounty.net

Associate Planner Carol Gregory (916) 874-5854 gregoryc@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-Cordova@saccounty.net. **Please identify the relevant project using the project name, control number or address.**

OFFICERS: Gay Jones Chair
 Erin Heath Vice-Chair
 Andrew Keller Secretary

MEMBERS: Carmen Mitchell Maurice Thomas
 Christopher Stahl Terry Rock
 Gloria Mattes Terri Leimbach

COUNTY PLANNING REPRESENTATIVES: Todd Smith Carol Gregory

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

PLANNING ITEMS FOR REVIEW:

- 1. Entitlement(s):** GPB, GPBAU, CPB, DGB, AHS
Control No.: PLNP2010-00081 NewBridge Specific Plan
- APN:** 067-0090-002, 005, 018, 019, and 021; 067-0050-048; 067-0080-013, 014, 015, 016, 025, 029, 030, 037, and 047; 067-0120-018, 059, 060, 066, and 067.
- Applicant/Owner:** East Sacramento Ranch, LLC.
- Location:** The project is located at the northwest corner of Jackson Road and Sunrise Boulevard in the Vineyard community.
- Request:**
1. A General Plan Amendment to move the Urban Policy Area (UPA) boundary south and west to include approximately 1,095.3 acres encompassing the NewBridge Specific

Plan area which includes:
 - NewBridge North Planning Area (658 acres)
 - NewBridge South Planning Area (132.3 acres)
 - NewBridge West Planning Area (305 acres)
 2. A General Plan Amendment to amend the Land Use Diagram to:
 - a. Change the land use designations from Extensive Industrial (513.3 acres), General Agriculture (20 acre) (411.6 acres), Recreation (65 acres) to Low Density Residential (471.2 acres), Medium Density Residential (45 acres), Commercial & Offices (48.8 acres), Mixed Use (13.5 acres), Natural Preserve (293.2 acres), Cemetery, Public & Quasi-Public (4.4 acres), and Recreation (110.9 acres). Note: A portion of the NewBridge West Planning Area on the northwest corner of Jackson Road and Eagles Nest Road (105.4 acres) will retain all existing General Plan Land Use Designations.
 - b. Remove the Aggregate Resource Areas combining land use designation on the area designated General Agriculture (20 acre) – Aggregate Resource Areas.
 3. A General Plan Amendment to change the Bikeway Master Plan to add and amend on- and off-street bikeways as shown in the Bikeways Master Plan Amendment Diagram. PLNP2010-00081. NewBridge Specific Plan. Hearing for a property located at the northwest corner of Jackson Road and Sunrise Boulevard in the Vineyard community.
 4. Amend the General Plan Transportation Diagram to change:
 - a. Kiefer Boulevard between Eagles Nest Road to Sunrise Boulevard from developing post-2030 (4-lane arterial) to developing pre-2030 (4-lane arterial), as shown in the Transportation General Plan Amendment Diagram.
 - b. Sunrise Boulevard between Kiefer Boulevard to Jackson Road from developing post 2030 (thoroughfare) to developing pre-2030 (thoroughfare).
 - c. Jackson Road between Eagles Nest Road and Sunrise Boulevard from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare).
 5. A General Plan Amendment to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Diagram Designation.
 6. A Community Plan Amendment to amend the Vineyard Community Area Plan to change the Community Plan designation of the parcels located within the NewBridge Specific Plan area (1,095.3 acres) from Permanent Agriculture (AG-160) (411.6 acres), Permanent Agriculture (AG-80) (105.4 acres), Permanent Agriculture (AG-20) (5 acres), Heavy Industrial (313.7 acres), Light Industrial (199.6 acres), and Recreation (60 acres) to NewBridge Specific Plan Area (1,095.3 acres).

7. Adoption of the NewBridge Specific Plan for the approximately 1,095.3± acre NewBridge Specific Plan area including a Specific Plan Land Use Diagram, Design Guidelines and Development Standards.
8. Acceptance of an Affordable Housing Plan for the NewBridge Specific Plan consisting of on-site construction of affordable units and/or dedication of land.
9. Adoption of a Development Agreement(s) for the NewBridge Specific Plan by and between the County of Sacramento and the landowners.
10. Adoption of a Public Facilities Financing Plan for the NewBridge Specific Plan area.

The project will also require the following:

1. Annexation into, or creation, of a County Service Area (CSA). A subsequent action may be required by the County Board of Supervisors to establish a Benefit Zone to implement funding and service provision.
2. Annexation into Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Requires SASD and SRCSD Board of Directors approval.
3. Adoption of a Water Supply Master Plan Amendment: Amends the existing Zone 40 Water Supply Master Plan to include provision of water service to the NewBridge Specific Plan Area. Requires Sacramento County Water Agency Board of Directors approval.
4. Approval of a Water Supply Assessment for the NewBridge Specific Plan. Required by the California Water Code to link land use and water supply planning activities. Requires Sacramento County Water Agency Board of Directors approval.

Final Hearing Body: Board of Supervisors

Lead Planner: Alison Little, Associate Planner, (916) 874-8620, littlea@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

2.

Control No.: Early Workshop
PLNP2017-00356 Arco AM/PM Bradshaw and Folsom

APN: 075-0351-041-0000

Applicant/Owner: CSHQA

Location: The project is located at 9701 Folsom Boulevard, Sacramento, CA 95827, at the corner of Folsom Boulevard and Bradshaw Road, in the Fair Oaks community.

Request: An **Early CPAC Workshop** to discuss:

1. A **Use Permit** to allow an automobile service station in the LC zone pursuant to Section 3.7.9.C.1.a of the Sacramento County Zoning Code and to allow a 24-hour operation within 500 feet of a residential zone pursuant to Section 3.7.8.A.2 of the Sacramento County Zoning Code (Zoning Code).
2. A **Special Development Permit** to allow deviations from automobile service station standards and 24-hour convenience store standards.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Please note: This project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with the Office of Planning and Environmental Review. The applicant would like to solicit preliminary comments and suggestions from the community.

Lead Planner: Emma Patten, (916) 875-4197, pattene@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3.

Control No.: DRCP2018-00034 Cemo Circle Apartment Homes

APN: 069-0101-032

Applicant/Owner: USA Properties Fund

Location: The project is located at 2220 Cemo Circle, on the west side of Cemo Circle, approximately 408 feet north of Coloma Road.

Request: A **Major Non-Discretionary Design** Review for a new 162 unit apartment home community.

Final Hearing Body: Planning Commission

Lead Planner: David Oulrey, Assistant Planner, (916)875-6514, oulreyd@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent
Action:				

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. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

STAFF UPDATE:

OTHER BUSINESS:

PUBLIC COMMENT:

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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 1-800-855-7100.



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