

**ACTION SUMMARY**  
VINEYARD CPAC  
Pat O'Brien Community Center  
8025 Waterman Road  
Sacramento, CA 95829

THURSDAY

NOVEMBER 14, 2019

6:30 PM

MEMBERS: JOHN COSTA(CHAIR), BARTLEY BAER(VICE-CHAIR),  
SOPHIA TROTTER-GOETZE(SECRETARY), BILL THOMPSON, MARY DUNCAN, JOFIL BORJA  
(Members Trotter-Goetze and Borja were not present)

➤ Chairperson John Costa took a moment of silence in memory of Vineyard CPAC Member Tammy Trujillo

**1. [PLNP2019-00176 – KXPR Radio Tower](#)**

**APPLICANT:** Capital Public Radio Inc.

**ASSESSOR'S PARCEL NO:** 067-0120-011

**LOCATION:** A property located at 7351 Eagles Nest Road, approximately 1,500 feet south in the Vineyard Community.

**CPAC RECOMMENDATION:** On Thursday, November 14, 2019 the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (4 Yes, 0 No, 2 Absent).

**REQUEST:**

1. A **Use Permit** to allow a broadcast radio tower on 81 acres in the AG-160 (Agricultural, 160 acres) zone.
2. A **Design Review** to comply with Countywide Design Guidelines.

**FINAL HEARING BODY:** Planning Commission

6:42 PM CPAC ACTION: Bartley Baer/Bill Thompson – Recommended approval.

AYES: John Costa, Bartley Baer, Bill Thompson, Mary Duncan  
NOES: None  
ABSTAIN: None  
ABSENT: Sophia Trotter-Goetze, Jofil Borja  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

**2. [PLNP2019-00186 – Southeast Watt Tentative Map Extension](#)**

**APPLICANT:** SW57, LLC

**ASSESSOR'S PARCEL NO:** 064-0080-001/002/039/040

**LOCATION:** Properties located at 6803 S. Watt Avenue (approximately 2,000 feet north of Florin Road), 6950 Hedge Avenue (approximately 1,300 feet north of Florin Road) and "0" Tokay Lane (approximately 2,400 feet north of Florin Road) between S. Watt Avenue and Hedge Avenue in the Vineyard community.

**CPAC RECOMMENDATION:** On Thursday, November 14, 2019 the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (4 Yes, 0 No, 2 Absent).

**REQUEST:** A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number: 2014-00199) to divide 61.1 acres into 298 single-family detached lots, one park lot, one drainage lot, two open space lots, five landscape lots in the RD-5, RD-7 and O zones of the Vineyard Community.

**FINAL HEARING BODY:** Planning Commission

6:50 PM CPAC ACTION: Mary Duncan/Bartley Baer – Recommended approval.  
AYES: John Costa, Bartley Baer, Bill Thompson, Mary Duncan  
NOES: None  
ABSTAIN: None  
ABSENT: Sophia Trotter-Goetze, Jofil Borja  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

3. [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:** Properties located at the northeast corner of Excelsior Road and Jackson Road in the Cordova and Vineyard Communities.

**CPAC RECOMMENDATION:** On Thursday, November 14, 2019 the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (3 Yes, 1 No, 2 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 (110acres) 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

8:35 PM CPAC ACTION: Mary Duncan/John Costa – Recommended approval.

AYES: John Costa, Bartley Baer, Mary Duncan

NOES: Bill Thompson

ABSTAIN: None

ABSENT: Sophia Trotter-Goetze, Jofil Borja

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

Adjourned at 8:36 p.m.