

AGENDA

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Pat O'Brien Community Center
8025 Waterman Road
Sacramento, CA 95829

Thursday, November 14, 2019

6:30 PM

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

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

Vineyard CPAC Chair John Costa (916) 919-4290

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

Senior Planner Joelle Inman (916) 874-7575 inmanj@saccounty.net

Associate Planner Leanne Mueller (916) 874-6155 muellerl@saccounty.net

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-Vineyard@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: John Costa Chair
Bartley Baer Vice-Chair
Sophia Trotter-Goetze Secretary

MEMBERS: Bill Thompson Mary Duncan
Jofil Borja

COUNTY PLANNING REPRESENTATIVES: Joelle Inman Leanne Mueller

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.

Control No.: PLNP2019-00176 – KXPR Radio Tower

APN: 067-0120-011

Applicant/Owner: Capital Public Radio Inc.

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

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

Lead Planner: Meredith Holsworth, Associate Planner, (916) 874-5835, holsworthm@saccounty.net

[Click here for more information.](#)

2.

Control No.: PLNP2019-00186 – Southeast Watt Tentative Map Extension

APN: 064-0080-001/002/039/040

Applicant/Owner: SW57, LLC

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.

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

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

[Click here for more information.](#)

3.

Control No.: PLNP2011-00095 – Jackson Township Specific Plan

APN: 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

Applicant/Owner: Tsakopoulos Investments

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

- 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

Lead Planner: Jessica Lynch, Senior Planner, (916) 874-8379, lynchje@saccounty.net

[Click here for more information.](#)

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.

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 the Clerk of the Board at (916) 874-5411, 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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