

Department of
Community Development
Lori A. Moss, Director



Divisions
Building Permits & Inspection
Code Enforcement
County Engineering
Planning & Environmental Review

DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Environmental Review Division
NOTICE OF PREPARATION

AUGUST 5, 2013

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR JACKSON TOWNSHIP SPECIFIC PLAN

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as JACKSON TOWNSHIP. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online by going to the PER homepage (www.per.saccounty.net) and searching for environmental documents. The direct link to the document search page is:

<http://www.per.saccounty.net/EnvironmentalDocuments/Pages/SearchDocuments.aspx>.

Please send your Agency's response to this Notice to:

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 220, Sacramento, CA 95814
or via e-mail at: DERA@saccounty.net.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Lauren Hocker, Environmental Review Project Manager, at (916) 874-7914 for further information.

PLNP2011-00095 JACKSON TOWNSHIP SPECIFIC PLAN

PROJECT TITLE:

JACKSON TOWNSHIP SPECIFIC PLAN

CONTROL NUMBER:

PLNP2011-00095

OWNER:

Various (see list attached to NOP)

APPLICANT/PROJECT PROPONENT:

Tsakopoulos Investments, Angelo G. Tsakopoulos

PROJECT DESCRIPTION AND LOCATION:

The proposed Plan Area, approximately 1,391 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 (Plate NOP-1 and Plate NOP-2). The Plan Area is currently designated on 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). There are 24 different landowners within the Plan Area. The largest landowner—Excelsior Estates LLC, represented by Angelo G. Tsakopoulos as the applicant—owns and/or controls approximately 862 acres (approximately 62 % of the total) within the Plan Area boundaries.

The proposed Project includes a range of different uses, including low density (6.0 units/acre), medium density (13 units/acre), and high density (25 units/acre) residential; general and community commercial; office; and mixed use. The proposal also includes three elementary schools, a middle school/high school, a public-quasi public site for a fire station, and parks. Land along the northern and eastern sides of the Project are shown as Wetland Preserve. These designated lands match the adjacent land use proposal to the east, known as NewBridge, and reflect the current status of the proposed preserve boundaries being negotiated as part of the anticipated South Sacramento Habitat Conservation Plan (SSHCP). The anticipated SSCHP preserve boundaries are planned to continue southward, extending beyond Jackson Road, but the exact location of this preserve has not yet been determined. For this reason, the Project includes an area designated Agriculture in the southeastern corner of the site; there is an equivalent area to the east within the NewBridge project. It is anticipated that the area needed for the preserve will be smaller than the total area shown as Agriculture, but rather than prematurely designate some areas for urban uses and some as Wetland Preserve, the entire corner is reserved as Agriculture, which maintains the current use of the land. 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 that overall infrastructure planning of the planning areas is coherent should some portion eventually be proposed for development, once the preserve is identified.

The proposed Project includes 6,143 residential units spread somewhat evenly between low density (35% of units), medium density (29% of units), and high density (35%) of units, with an additional 100 units (2% of units) within the mixed use designation areas. The analyses will assume that the units in the mixed use area are high density. In addition to the residential units, the Project includes 1,996,100 square feet of non-residential uses. There are also three alternative versions of the Project which the applicant has provided; these are project alternatives, not CEQA Alternatives. A table which summarizes the proposed land uses and an exhibit showing the land plan area provided at the end of the NOP (Table NOP-1 and Plate NOP-4).

Plate NOP-1: Regional Location Map

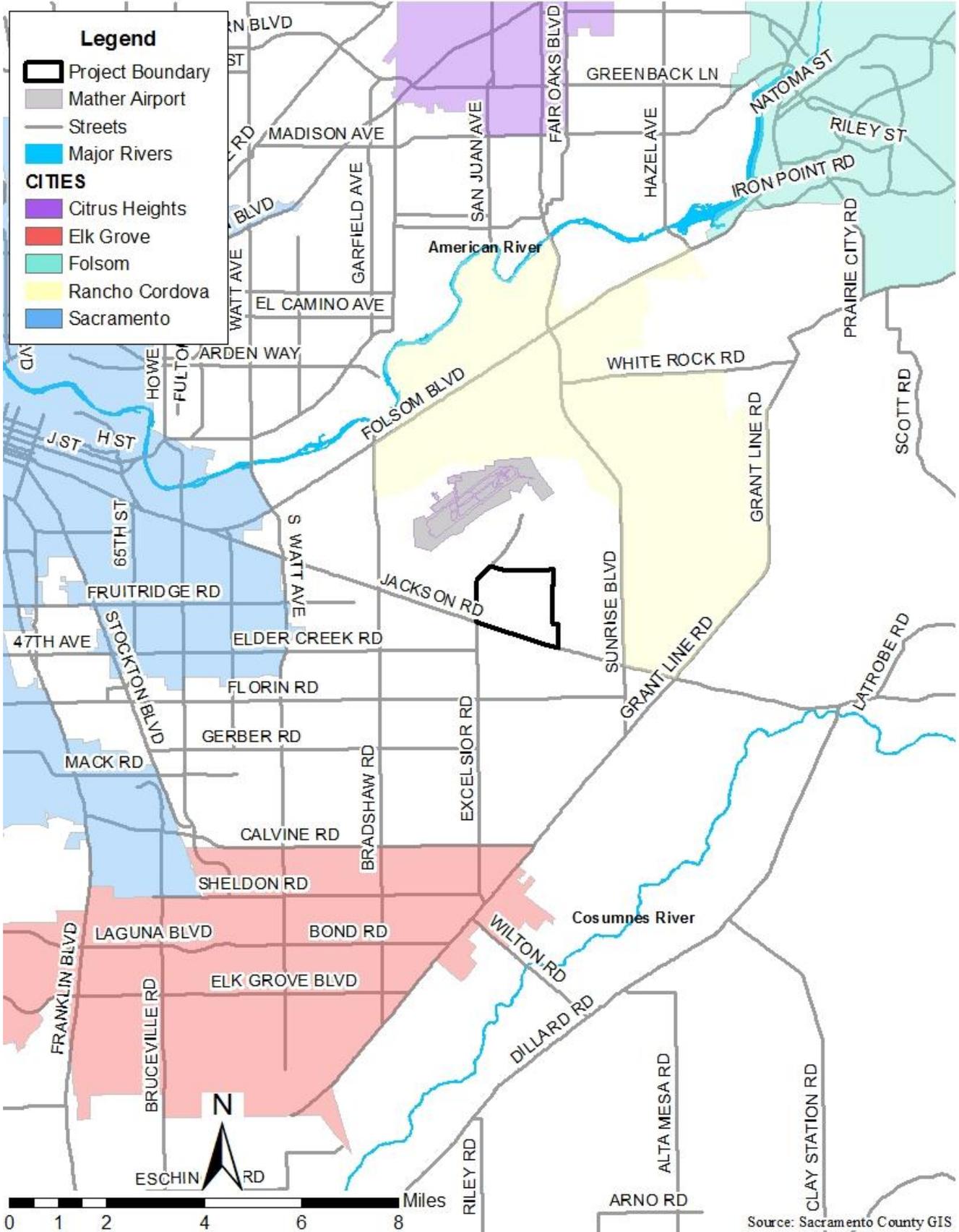
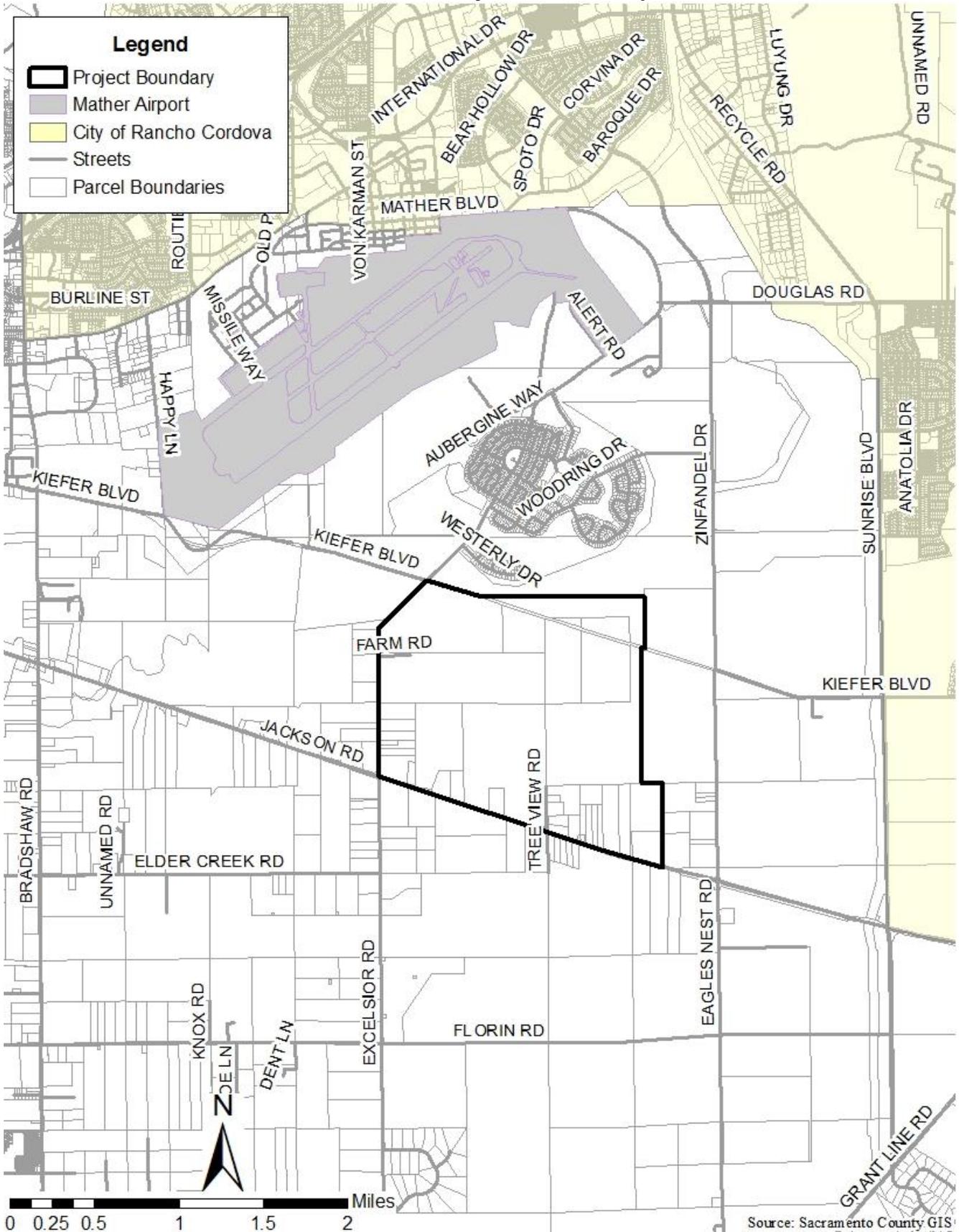


Plate NOP-2: Project Location Map



Most homes within the Plan Area will be within a quarter-mile of an open space area: either a park, linear parkway, or natural open space. Likewise, most homes will be within a half-mile of the retail/employment land uses. According to the application materials, 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 end of the community to the other. An interconnected street system, connecting trails and paths with potential for future transit connections, is provided throughout the Plan Area. Street layouts were designed in coordination with County Department of Transportation and Planning and Environmental Review staff. The Circulation Plan and Bikeway Master Plan diagram are included with the other project exhibits at the end of this NOP (Plate NOP-5 and Plate NOP-6).

The Plan Area is within the Elk Grove Unified School District and the Cordova Recreation and Park District. The Project includes three sites designated as elementary school sites (approximately 10 acres each) and one 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. A total of eight neighborhood parks and one Community Park are included in the proposed Project.

Alternative 1 involves a 40.1 acre Office (O) use designated along Tree View Lane, in the place of the 22.3 acre MD and the 16.9 acres HD sites. **Alternative 2** involves the three parcels in the northwest corner of the site designated MD, HD and CC. The CC and MD parcels switch locations and the acreages of all three parcels change slightly. **Alternative 3** is essentially a combination of Alternatives 1 and 2. Alternative 3 involves the addition of the 40.1 acre Office parcel as described in Alternative 1 as well as the switch in location of the CC and MD sites as described in Alternative 2. Land Use Summary tables and exhibits for these alternatives are provided at the end of the NOP (Table NOP-2, Table NOP-3, Table NOP-4, Plate NOP-7, Plate NOP-8, and Plate NOP-9).

In order to approve the Project (or project alternatives) which are described above, the following entitlements must be approved by the Sacramento County Board of Supervisors:

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 (Plate NOP-10).
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 (Plate NOP-11).
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 (Plate NOP-12).
5. A **General Plan Amendment** to amend the Bicycle Master Plan to add on- and off-street bikeways (Plate NOP-6).
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) (Plate NOP-13).
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) (Plate NOP-14).
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 Tsakopoulos Family Trust for the 838 acres owned by the Tsakopoulos Family Trust.
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:

- A 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 any subsequent rezones would be the subject of future applications and CEQA review.

PROJECT OBJECTIVES:

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

1. Develop an economically viable mixed use project in close proximity to the urban core.
2. Develop a marketable project which minimizes greenhouse gas emissions.
3. Develop an economically-stable community where property values are retained over time.
4. Develop a project containing a variety of housing types so as to create a demographically mixed community.
5. Develop a project which allows for easy access to green space, schools, and a town center containing various retail, dining, and other commercial services.
6. Develop a project which provides employment opportunities for workers of all income levels.

7. Develop a project which promotes a jobs-housing balance in the Jackson Highway/Mather area.
8. Develop a project which allows residents to engage in short, non-vehicle commutes.
9. Develop a project which utilizes proven design practices which result in the creation of strong communities that remain economically stable over time.
10. Develop a project which contains a circulation system that promotes walking, biking, and the use of public transit.
11. Develop a project which contains a comprehensively planned infrastructure system.
12. Develop a project which ensures funding for the on-going maintenance needs of parks, open space facilities, public services and other infrastructure.
13. Develop a project which preserves, to the extent feasible, the area's most important and valuable biological resources with a wetlands preserve.
14. Develop a project which contains adequate school facilities for community residents and assists in meeting the school facility needs of surrounding projects.
15. Develop a project which includes a community park and a variety of neighborhood parks sufficient to meet park district requirements.

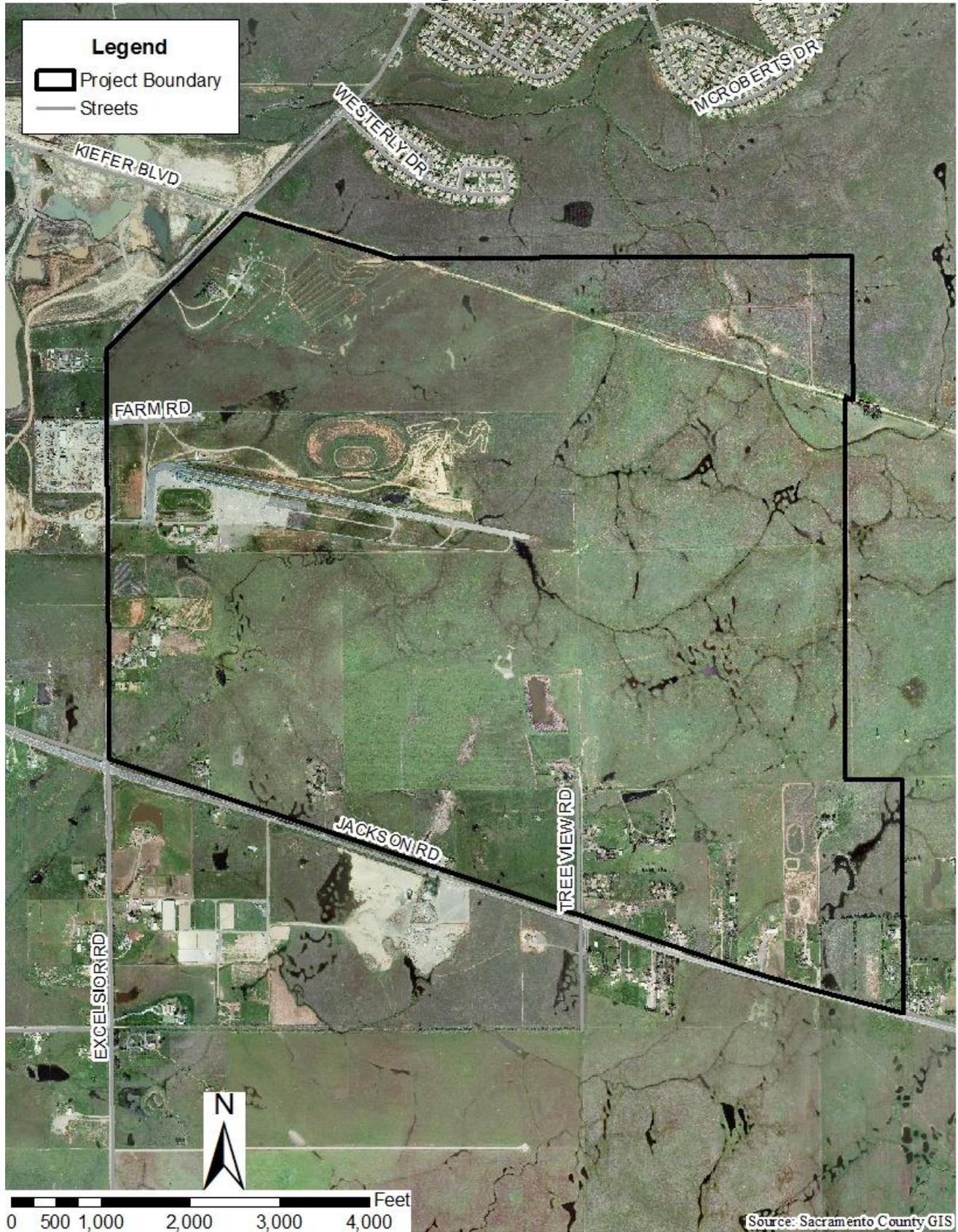
ENVIRONMENTAL/LAND USE SETTING:

An aerial photograph of the site, taken in the year 2009, has been provided for context (Plate NOP-3). The current land uses on the properties within the Plan Area are predominantly grazing, small ranches, and agricultural residential homes. A portion of this site also includes the Sacramento Raceway, which hosts racing events on Wednesday nights, twice per month on Friday night, Saturday nights, and drag races on Saturday and Sunday. To the west of the Project, land uses are characterized by agricultural uses, mining, and commercial sales of landscaping materials. Lands to the east are generally similar to the Project site, with grazing and agricultural-residential uses predominating. The property to the east also includes the Sacramento Rendering Company plant, which is a facility that accepts animal tissue, processes it, and then distributes the byproduct for use in the manufacture of other goods. Land to the north is dominated by the presence of Mather Airport and appurtenant facilities, but also includes residential areas (Independence at Mather), nature preserve, and golf course property. Properties to the south of the Project, across Jackson Road, are generally in agricultural or agricultural-residential use or are designated as wetland preserve.

There are roadways extending along the southern and western sides of the Project boundary: Jackson Road on the southern boundary and Excelsior Road along the western boundary. There is no road along the eastern Project boundary, though Eagles Nest Road is only a few hundred feet to the east. There is also no road on the northern property boundary, but the Sacramento County General Plan Transportation Diagram shows that Kiefer Road will be extended through the site (there is currently an unmaintained dirt road along the alignment on County-owned right-of-way). Jackson Road is a state highway (State Route 16), though the California Department of Transportation is considering the possibility of relinquishing part of the facility to local control (as found in the *Transportation Corridor Concept Report: State Route 16*, dated June 26, 2012 and published by Caltrans). Where it is adjacent to the site, the roadway is a two-lane facility without a center left-turn lane, though it is four lanes on either side of the intersection of Jackson Road and Excelsior Road. Excelsior Road is also a two-lane facility with more lanes on either side of the intersection with Jackson Road.

Most of the Project site is grassland with interspersed wetlands and wetland swales; portions of the site have historically been disturbed by agricultural activities. The southwestern Project area is within the headwaters of Elder Creek, and a small bend in Morrison Creek extends slightly into the northeastern corner of the Project site.

Plate NOP-3: Aerial Photograph of Project Site (Year 2009)



PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analyses in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the proposed Project, describe standards of significance to be used in analysis, and describe analysis methodologies. A review of the project and of the environmental resources in the study area has resulted in the identification of the following potential areas of environmental effect:

Aesthetics

Proposed new development areas will be analyzed for their effects on the views from surrounding properties and roadways.

Agricultural Resources

Areas of active agricultural use, designated agricultural lands, prime farmland soils, and Williamson Act contract land will be identified and analyzed within and adjacent to the project area.

Air Quality

Project-related emissions analyzed may include toxic air contaminants, ozone precursors, and particulates. The analysis will include discussions of emissions resulting from construction activities and emissions resulting from operational activities of the completed project. Where possible, emissions will be quantified using the California Emissions Estimator Model (CalEEMod) and/or other appropriate models.

Biological Resources

The Project will be analyzed to identify areas where proposed changes may impact biological resources in the area. The analyses will discuss impacts to general wildlife populations and habitats, but will focus on special-status species and particularly sensitive habitats, including wetlands.

Climate Change

Project-related greenhouse gas emissions will be quantified and analyzed for the cumulative impacts to climate change. The probable impacts to the project as a result of climate change will also be examined.

Cultural/Historical Resources

The changes and new proposed uses will be analyzed for compatibility with cultural and historical resources.

Geology, Soils, and Mineral Resources

Underlying soil types and suitability will be examined in areas where urban uses are proposed. Erosion potential will also be considered.

Hazards and Hazardous Materials

Hazardous materials sites, if any, will be identified in the vicinity of proposed new development areas. Data sources may include Envirostor and Geotracker. Project compatibility with any existing hazardous materials sites will be examined.

Land Use

The project proposal will be examined to determine consistency with land use policies/ordinances/plans that have been adopted in order to avoid environmental effects. The project impact relative to the planned and existing land use environment will also be disclosed.

Noise

Existing and proposed uses with the potential to generate significant noise will be analyzed, which will include modeling of noise generated by transportation sources. This will include an analysis of the existing Sacramento Raceway and Mather Airport.

Public Services

The proposal will be analyzed for its compatibility with public services and to determine what may be required to extend service to the project. Services analyzed may include but are not limited to: schools (Elk Grove Unified School District), park services (Cordova Recreation and Park District), libraries, fire protection (Sacramento Metropolitan Fire District), and police protection (Sacramento County Sheriff's Department).

Public Utilities

The proposal will be analyzed for its compatibility with public utilities and to determine what may be required to extend service to the project. Utilities analyzed may include but are not limited to: water supply (Sacramento County Water Agency Zone 40), sewer service (annexation to Sacramento Area Sewer District and Sacramento Regional County Sanitation District), and energy services (Pacific Gas and Electric and Sacramento Municipal Utility District).

Transportation

A Traffic Impact Study will be prepared to examine the effects of proposed project development and facilities on area roadways.

Hydrology and Water Quality

Areas of flooding potential will be identified and drainage patterns will be examined within the watersheds affected by the project. The project will be analyzed for impacts to the existing hydrologic environment and vice versa. Agencies involved with flood control issues will be consulted. These may include, but are not limited to: the California State Department of Water Resources, the State Reclamation Board, the Sacramento Area Flood Control Agency (SAFCA), and the Sacramento County Department of Water Resources. The potential impacts of the project on water quality will also be examined, which includes construction-related impacts (e.g. erosion of exposed soil) and operational impacts (e.g. use of pesticides and fertilizers).

The above descriptions are not exhaustive, and other sections and discussions may be included if further research indicates that the inclusion is warranted. As the analyses progress and the extent of impacts to the above categories is determined, appropriate CEQA Alternatives will be included for analysis. Pursuant to the CEQA Guidelines Section 15206, this is a project of "statewide, regional or areawide significance" and scoping meetings are required. The scoping meetings have not been scheduled at this time. When available, a Public Notice of the date, time, and location of the scoping meeting(s) on the project will be provided.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR to evaluate the proposed project and render a decision to approve or deny the requested entitlements. Responsible agencies, such as the California Department of Fish and Game, the United States Fish and Wildlife Service, the United States Army Corps of Engineers, the Central Valley Regional Water Quality Control Board, and LAFCo may also use the EIR for planning/permitting purposes that include, but are not limited to, the following:

- Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
- Federal Endangered Species Act Section 7 Consultation (U.S. Fish and Wildlife Service)
- Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region)
- California Endangered Species Act Incidental Take Permit (California Department of Fish and Wildlife)
- Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)
- Annexations (LAFCo)

Table NOP-1: Land Use Summary

<i>Residential Designations</i>	<i>Acres</i>	<i>Average Density</i>	<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
LD-Low Density Residential	355.7	6.0	1.0–10.9	2134	34.7%
MD-Medium Density Residential	136.3	13.0	11.0–19.9	1772	28.9%
HD-High Density Residential	85.5	25.0	20.0–30.0	2137	34.8% ⁷
Subtotal	577.5	--	--	6,043	98.4%
<i>Commercial + Office Zones</i>	<i>Acres</i>	<i>F.A.R.</i>	<i>Square Footage</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
GC-General Commercial	59.3	0.25	645,700	n/a ¹	--
CC-Community Commercial	17.6	0.25	191,600	n/a ¹	--
MU-Mixed Use	19.6	0.50	427,000	100 ⁵	1.6% ⁷
O-Office	33.6	0.50	731,800	n/a ¹	--
Subtotal	130.1	--	1,996,100	100	1.6%
<i>Public/Quasi Public Zones</i>	<i>Acres</i>				
PQP-Fire Station/Community Center	5.0				
PQP-High School/Middle School	70.0				
PQP-Elementary School	30.0				
Subtotal	105.0				
<i>Park + Open Space Zones</i>	<i>Acres</i>				
CP-Community Park	23.6 ³				
P-Neighborhood Park	54.7 ³				
OS-Wetland Preserve	225.2				
OS-Greenbelt/Drainage Corridor	57.7				
OS-Landscape Corridor	14.5				
OS-Detention Basin	3.2				
Subtotal	378.9				
AG-Agriculture	109.3				
RW-Primary Roadways	90.2				
	<i>Acres</i>		<i>Density Range (DU/acre)</i>	<i>D.U.'s</i>	<i>% of D.U.'s</i>
TOTAL	1,391.0		10.5⁶	6,143	100%

NOTES: DU → dwelling unit, F.A.R. → Floor-Area Ratio (i.e. a F.A.R. of 0.25 means that for every one acre of land in the category—like General Commercial—0.25 acres will be used for a structure)

1. Dwelling units are not permitted in these designations.
2. Population calculation is 6,143 d.u x 2.64 people per household=**16,217 people**
3. Park requirement calculation (not including AG land): LD/MD 3906 d.u. x 0.0146=57.0 acres and HD/MU 2237 d.u. x 0.0122=27.3 acres, for a total acreage of **84.3**.
4. Park credit calculations: 78.3 acres of Community/Neighborhood Parks + 12.0 acres (25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve) for a total of **90.3 acres**.
5. 100 dwelling units are assigned to the 8.2-acre MU parcel only, and zero units assigned to the 11.4-acre parcel.
6. Double-net density calculation: 6,143 d.u./585.7 acres (577.5 acres+8.2 acres of MU)= **10.5 du/acre**. 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, for a total of 2,237 d.u. = 36.4%.

Plate NOP-5: Circulation Plan

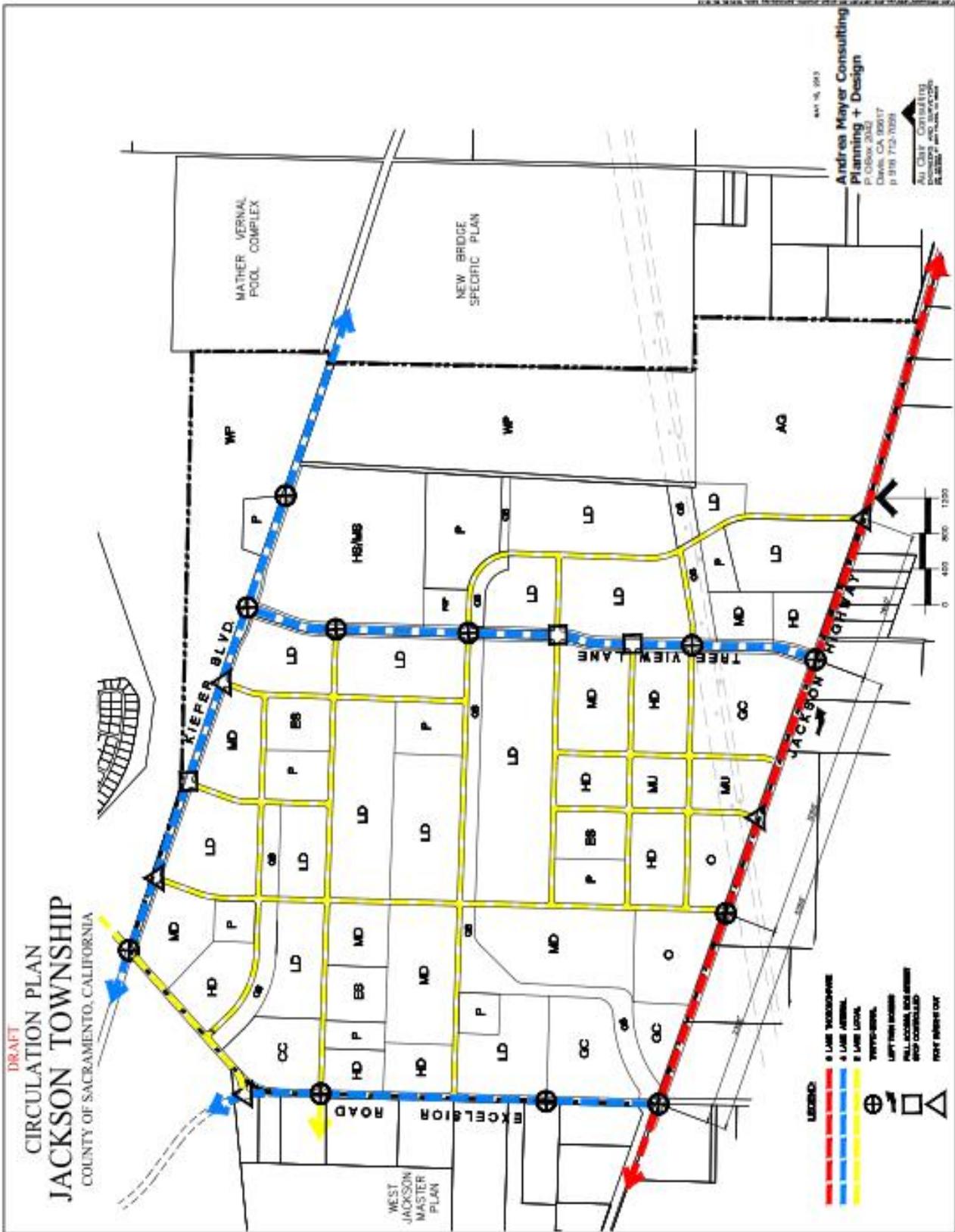


Plate NOP-6: Bikeway Master Plan

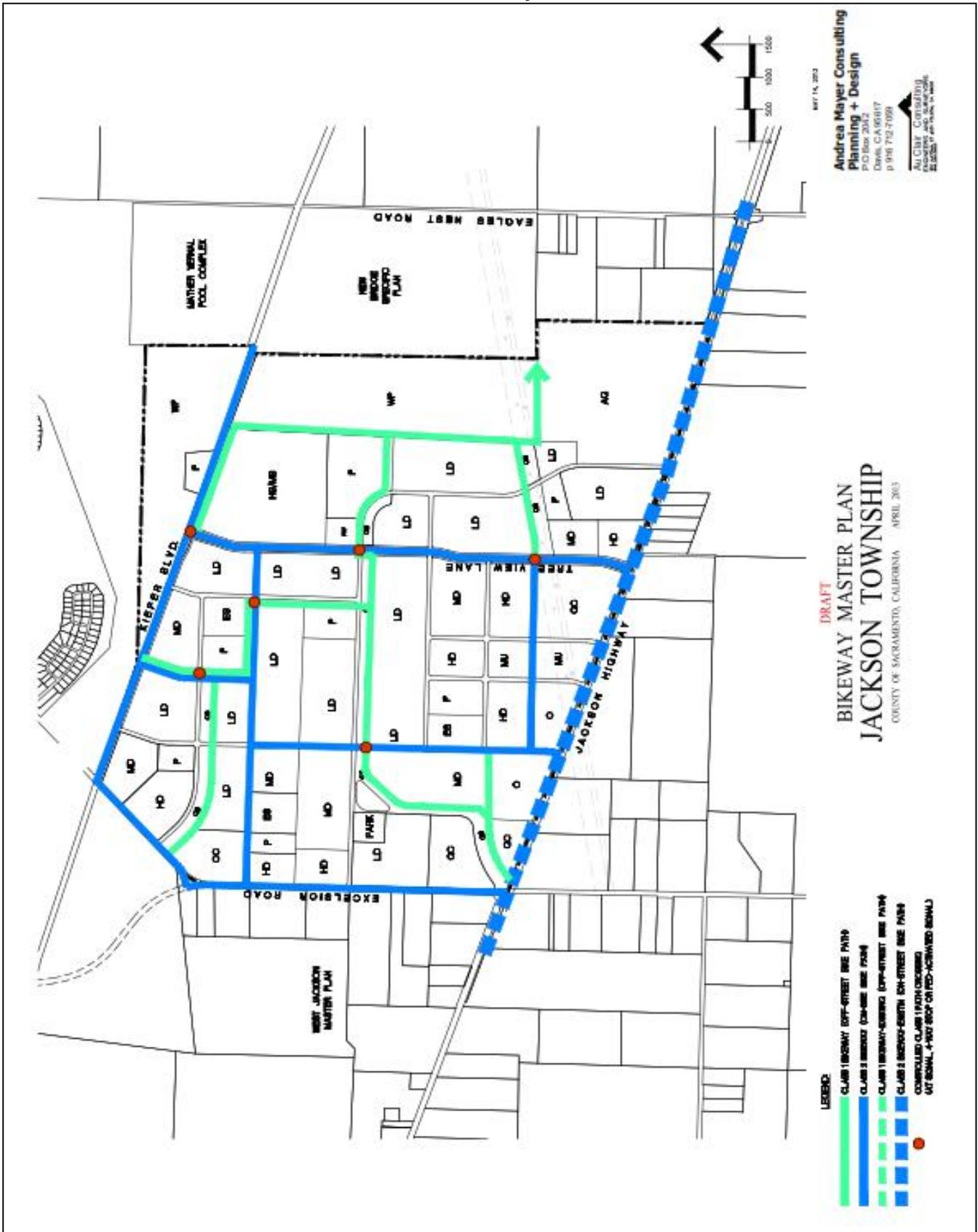


Table NOP-2: Alternative 1 Land Use Summary

Residential Designations	Acres	Average Density	Density Range (DU/acre)	D.U.'s	% of D.U.'s
LD- Low Density Residential	355.7	6.0	1.0-10.9	2134	37.4%
MD-Medium Density Residential	114.0	13.0	11.0-19.9	1482	26.0%
HD- High Density Residential	68.6	29.0	20.0-30.0	1989	34.9% ⁷
Subtotal	538.3			5,605	98.3%
Commercial + Office Zones	Acres	F.A.R.	Square Footage	D.U.'s	% of D.U.'s
GC-General Commercial	59.3	0.25	645,700	n/a ¹	
CC-Community Commercial	17.6	0.25	191,600	n/a ¹	
MU-Mixed Use	19.6	0.50	427,000	100 ⁵	1.7% ⁷
O- Office	73.7	0.50	1,605,100	n/a ¹	
Subtotal	170.2		2,869,400	100	1.7%
Public/Quasi Public Zones	Acres				
PQP-Fire Station/Community Center	5.0				
PQP-High School/Middle School	70.0				
PQP-Elementary School	30.0				
Subtotal	105.0				
Park + Open Space Zones	Acres				
CP- Community Park	23.6 ³				
P- Neighborhood Park	54.7 ³				
OS- Wetland Preserve	225.2				
OS- Greenbelt/Drainage Corridor	59.1				
OS- Landscape Corridor	14.5				
OS- Detention Basin	3.2				
Subtotal	380.3				
AG-Agriculture	109.3				
RW- Primary Roadways	87.9				
	Acres		Density Range (DU/acre)	D.U.'s	% of D.U.'s
TOTAL	1,391.0		10.4⁶	5,705	100%

NOTES: DU → dwelling unit, F.A.R. → Floor-Area Ratio (i.e. a F.A.R. of 0.25 means that for every one acre of land in the category—like General Commercial—0.25 acres will be used for a structure)

1. Dwelling units are not permitted in these designations.
2. Population calculation is 5,705 d.u x 2.64 people per household = **15,061 total population**
3. Park requirement calculation (not including AG zoning): LD/MD 3616 d.u. x .0146=52.8 acres and HD/MU 2089 d.u. x .0122=25.5 acres, for a total of **78.3 acres**.
4. Park credit calculations: 78.3 acres of Community/Neighborhood Parks + 12.0 acres (25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve) for a total of **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%.

Table NOP-3: Alternative 2 Land Use Summary

Residential Designations	Acres	Average Density	Density Range (DU/acre)	D.U.'s	% of D.U.'s
LD- Low Density Residential	355.7	6.0	1.0-10.9	2134	34.8%
MD-Medium Density Residential	139.8	13.0	11.0-19.9	1817	29.6%
HD- High Density Residential	83.5	25.0	20.0-30.0	2087	34.0% ⁷
Subtotal	579.0			6,038	98.4%
Commercial + Office Zones	Acres	F.A.R.	Square Footage	D.U.'s	% of D.U.'s
GC-General Commercial	59.3	0.25	645,700	n/a ¹	
CC-Community Commercial	16.1	0.25	175,300	n/a ¹	
MU-Mixed Use	19.6	0.50	427,000	100 ⁵	1.6% ⁷
O- Office	33.6	0.50	731,800	n/a ¹	
Subtotal	128.6		1,979,800	100	1.6%
Public/Quasi Public Zones	Acres				
PQP-Fire Station/Community Center	5.0				
PQP-High School/Middle School	70.0				
PQP-Elementary School	30.0				
Subtotal	105.0				
Park + Open Space Zones	Acres				
CP- Community Park	23.6 ³				
P- Neighborhood Park	54.7 ³				
OS- Wetland Preserve	225.2				
OS- Greenbelt/Drainage Corridor	57.7				
OS- Landscape Corridor	14.5				
OS- Detention Basin	3.2				
Subtotal	378.9				
AG-Agriculture	109.3				
RW- Primary Roadways	90.2				
	Acres		Density Range (DU/acre)	D.U.'s	% of D.U.'s
TOTAL	1,391.0		10.5⁶	6,138	100%

NOTES: DU → dwelling unit, F.A.R. → Floor-Area Ratio (i.e. a F.A.R. of 0.25 means that for every one acre of land in the category—like General Commercial—0.25 acres will be used for a structure)

- Dwelling units are not permitted in these designations.
- Population calculation is 6,138 d.u x 2.64 people per household = **16,204 total population**
- Park requirement calculation (not including AG zoning): LD/MD 3951 d.u. x .0146=57.7 acres and HD/MU 2187 d.u. x .0122=26.6 acres, for a total of **84.3 acres**.
- Park credit calculations: 78.3 acres of Community/Neighborhood Parks + 12.0 ac.(25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve)= **90.3 acres**
- 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
- Double net density calculation:6,138 d.u./587.2 acres (579 ac.+8.2 ac. of MU)= **10.45 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.
- 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 2,187 d.u. = **35.6%**.

Plate NOP-9: Alternative 3 Land Use Plan

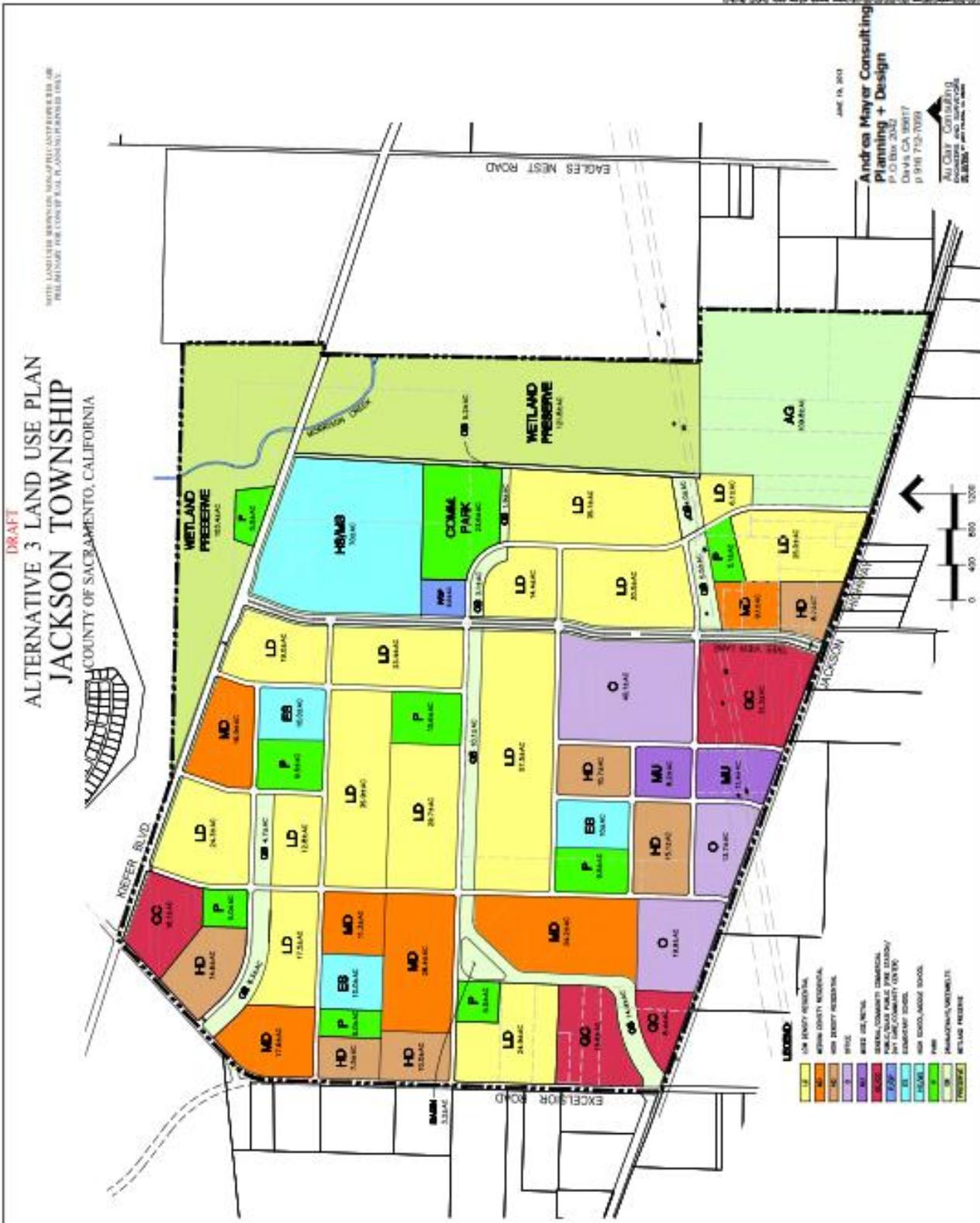


Table NOP-4: Alternative 3 Land Use Summary

Residential Designations	Acres	Average Density	Density Range (DU/acre)	D.U.'s	% of D.U.'s
LD- Low Density Residential	355.7	6.0	1.0-10.9	2134	37.5%
MD-Medium Density Residential	117.5	13.0	11.0-19.9	1527	26.8%
HD- High Density Residential	66.6	29.0	20.0-30.0	1931	33.9% ⁷
Subtotal	539.8			5,595	98.2%
Commercial + Office Zones	Acres	F.A.R.	Square Footage	D.U.'s	% of D.U.'s
GC-General Commercial	59.3	0.25	645,700	n/a ¹	
CC-Community Commercial	16.1	0.25	175,300	n/a ¹	
MU-Mixed Use	19.6	0.50	427,000	100 ⁵	1.8% ⁷
O- Office	73.7	0.50	1,605,100	n/a ¹	
Subtotal	168.7		2,853,100	100	1.8%
Public/Quasi Public Zones	Acres				
PQP-Fire Station/Community Center	5.0				
PQP-High School/Middle School	70.0				
PQP-Elementary School	30.0				
Subtotal	105.0				
Park + Open Space Zones	Acres				
CP- Community Park	23.6 ³				
P- Neighborhood Park	54.7 ³				
OS- Wetland Preserve	225.2				
OS- Greenbelt/Drainage Corridor	59.1				
OS- Landscape Corridor	14.5				
OS- Detention Basin	3.2				
Subtotal	380.3				
AG-Agriculture	109.3				
RW- Primary Roadways	87.9				
	Acres		Density Range (DU/acre)	D.U.'s	% of D.U.'s
TOTAL	1,391.0		10.4⁶	5,695	100%

NOTES: DU → dwelling unit, F.A.R. → Floor-Area Ratio (i.e. a F.A.R. of 0.25 means that for every one acre of land in the category—like General Commercial—0.25 acres will be used for a structure)

- Dwelling units are not permitted in these designations.
- Population calculation is 5,695 d.u x 2.64 people per household = **15,035 total population**
- Park requirement calculation (not including AG zoning): LD/MD 3661 d.u. x .0146=53.5 acres and HD/MU 2031 d.u. x .0122=24.8 acres, for a total of **78.3 acres**.
- Park credit calculations: 78.3 acres of Community/Neighborhood Parks + 12.0 ac.(25% credit for 48.2 acres of greenbelts along drainageways and wetland preserve)= **90.3 acres**
- 100 dwelling units are assigned to the 8.2 acre MU parcel only, 0 units assigned to the 11.4 acre parcel.
- Double net density calculation: 5,695 d.u./548 acres (539.8 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.
- 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 2,031 d.u. = 35.7%.

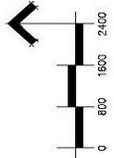
Plate NOP-10: Urban Policy Area Amendment



PROPOSED URBAN POLICY AREA

EXISTING URBAN POLICY AREA

MARCH 15, 2013
Andrea Mayer Consulting
Planning + Design
 P.O. Box 2042
 Davis, CA 95617
 p 916 712-7059
 Au Clair Consulting
 2010 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER
 NO. 50523



DRAFT
GENERAL PLAN AMENDMENT
URBAN POLICY AREA EXPANSION
JACKSON TOWNSHIP
 COUNTY OF SACRAMENTO, CALIFORNIA MARCH 2013

Plate NOP-11: General Plan Amendment

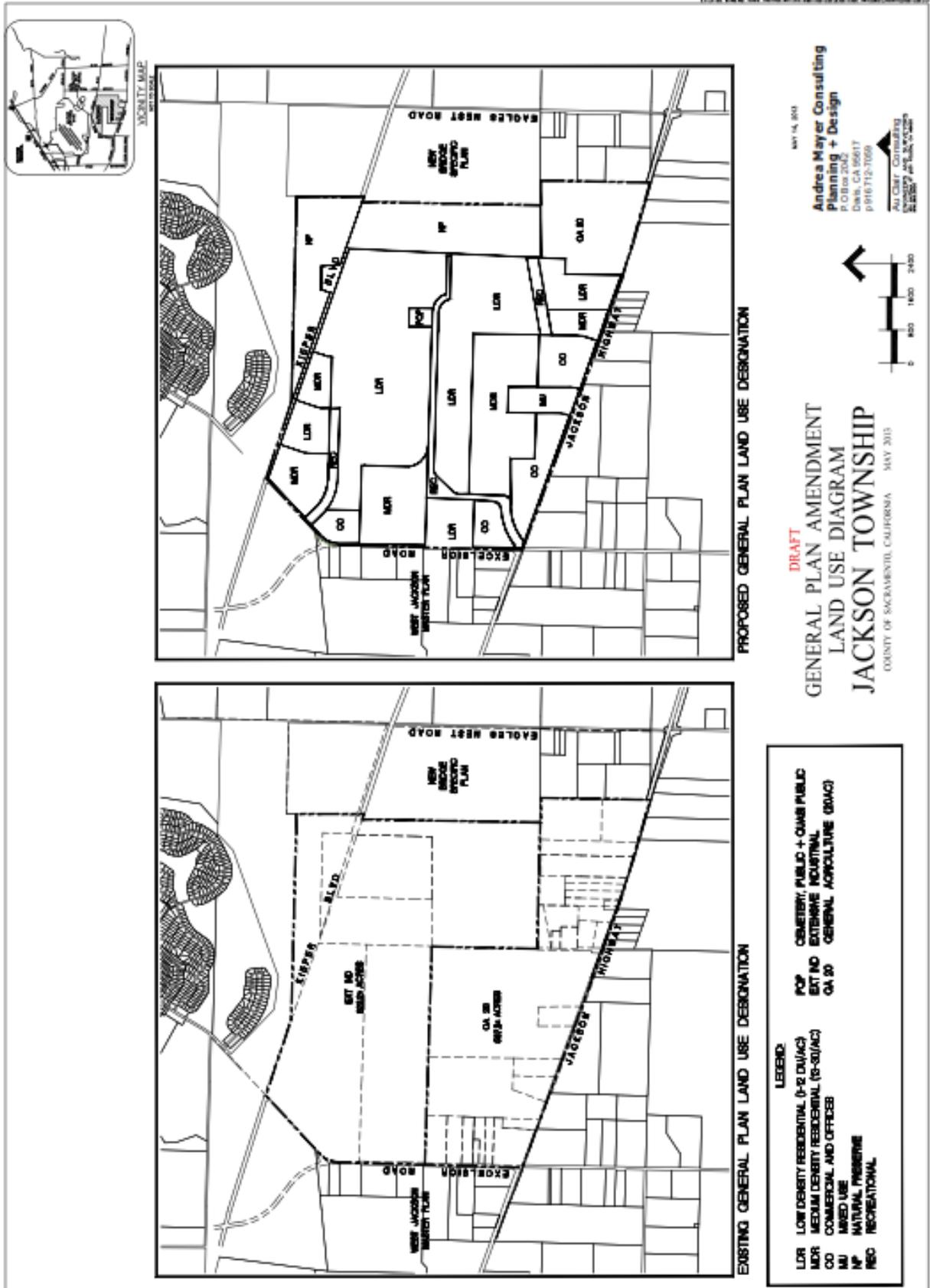


Plate NOP-12: General Plan Transportation Plan Amendment

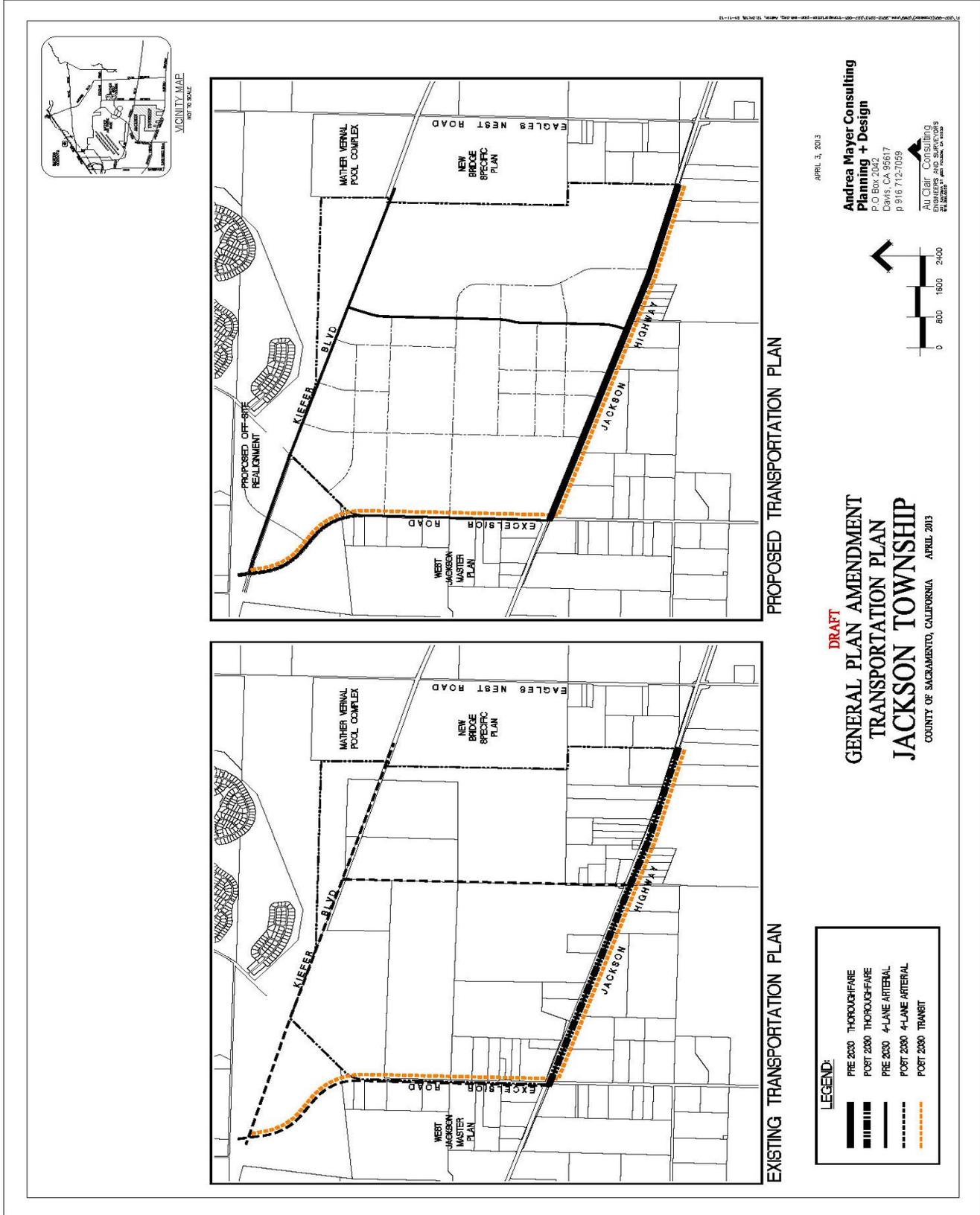


Plate NOP-13: Vineyard Community Plan Amendment

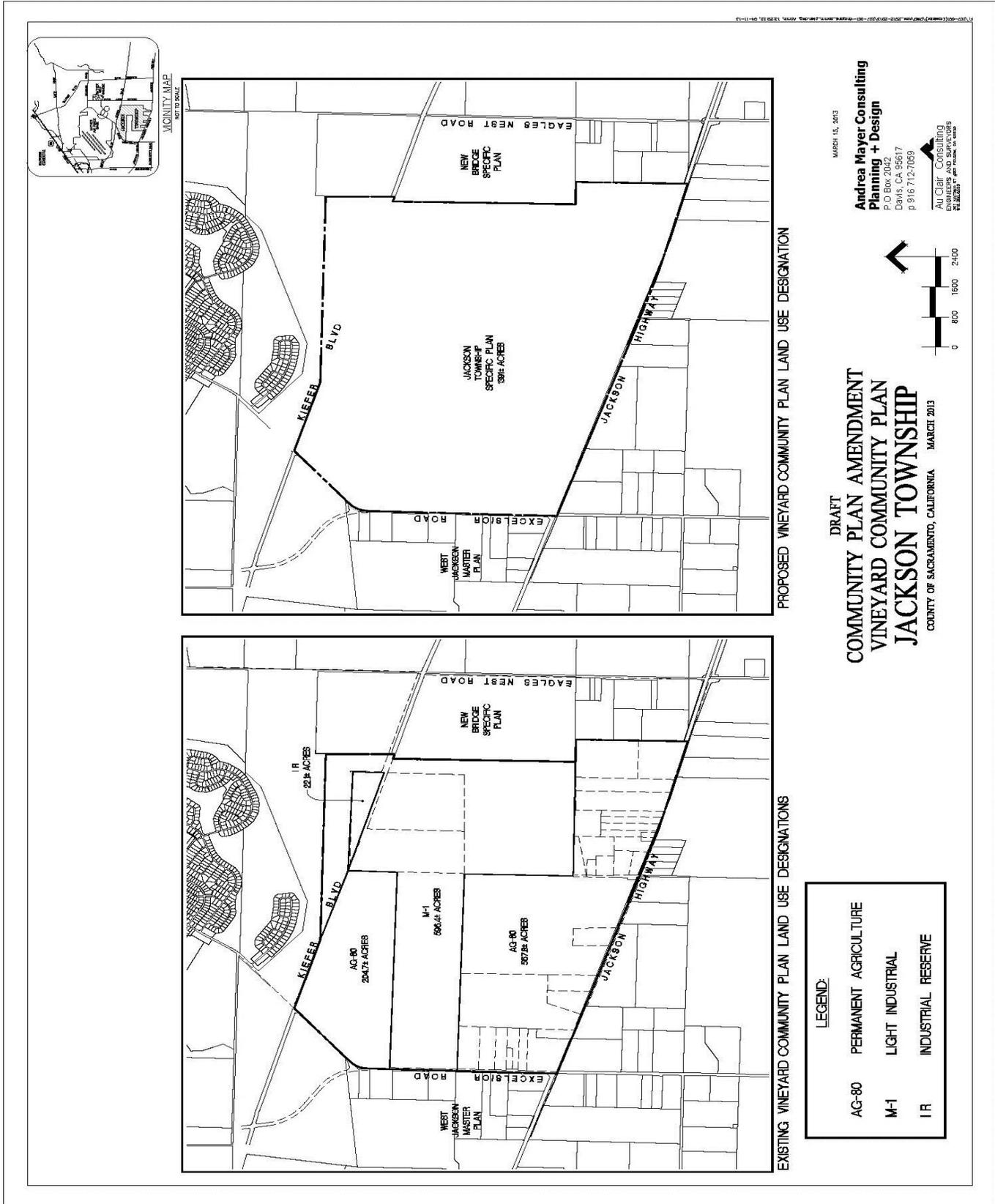
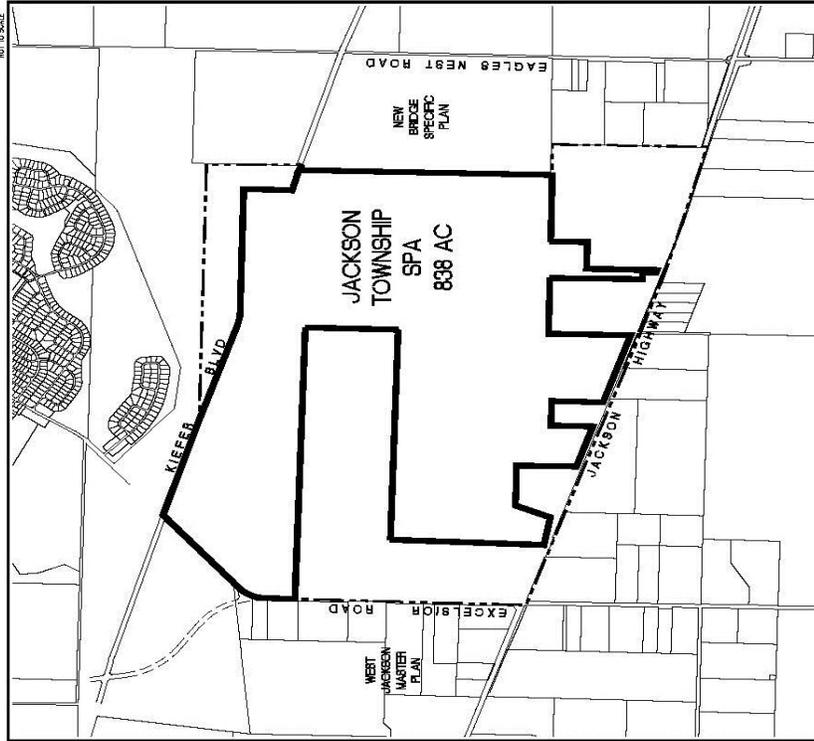
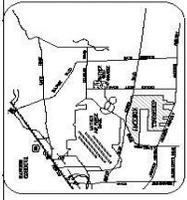
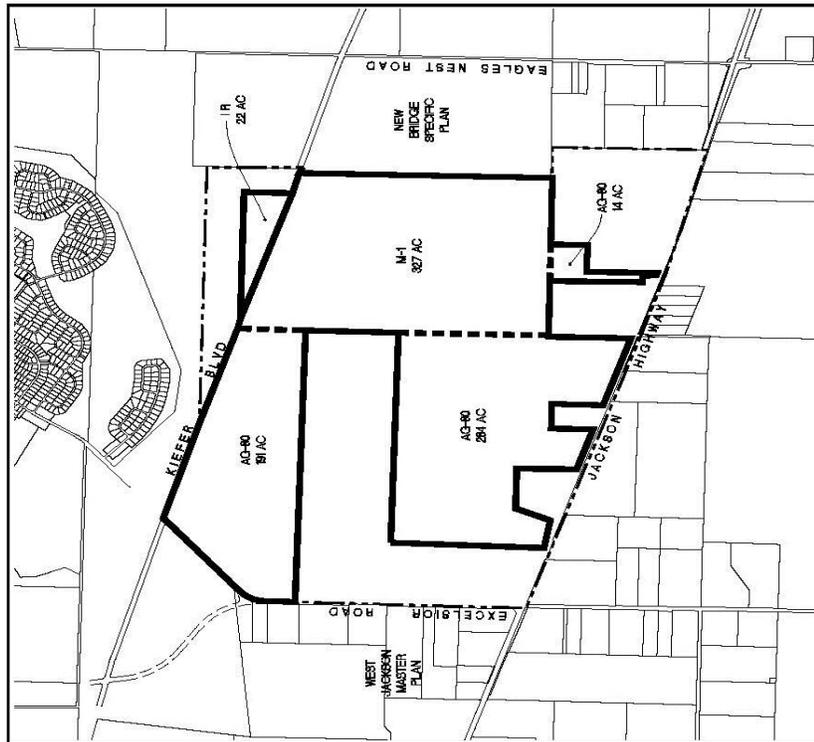


Plate NOP-14: Rezone Exhibit



PROPOSED ZONING



EXISTING ZONING

LEGEND:

AG-80	PERMANENT AGRICULTURE
M-1	LIGHT INDUSTRIAL
IR	INDUSTRIAL RESERVE
SPA	SPECIAL PLANNING AREA

DRAFT
REZONE EXHIBIT
JACKSON TOWNSHIP
 COUNTY OF SACRAMENTO, CALIFORNIA APRIL 2013

APRIL 5, 2013
Andrea Mayer Consulting
Planning + Design
 P.O. Box 23842
 Davis, CA 95617
 p 916 712-1059
 Au Clair Consulting
 ENGINEERS AND SURVEYORS
 #14828 #14828

Attachment A: Jackson Township Specific Plan

Subject Site Parcel Numbers and Owner of Record

Assessor Parcel Number	Owner of Record
067-0050-002	Excelsior Estates LLC
067-0050-004	Excelsior Estates LLC
067-0050-005	Smith Racing Enterprises LLC
067-0050-019	Excelsior Estates LLC
067-0050-020	Excelsior Estates LLC
067-0050-021	Excelsior Estates LLC
067-0050-022	Excelsior Estates LLC
067-0050-028	Excelsior Estates LLC
067-0050-029	Cay and Eric Goude
067-0050-045	Gibson Ranch Llc
067-0050-047	Excelsior Estates LLC
067-0050-051	Excelsior Estates LLC
067-0050-058	Excelsior Estates LLC
067-0060-007	Excelsior Four Partnership
067-0060-008	Kenneth & Kathryn Whipple
067-0060-010	James & Margaret Matthews
067-0060-011	Richard Huffman
067-0060-012	Ronald & Kristy Giles
067-0060-013	Mira & Lazar Dijamatovich
067-0060-014	Excelsior & Jackson
067-0060-016	Sheryl Cecchettini
067-0070-002	Christopher Mc Hale
067-0080-004	Excelsior Estates LLC
067-0080-023	Daniel Schmidt
067-0080-028	Martin Pham
067-0080-031	Ferguson Family 2009 Trust
067-0080-032	Ronald Adams
067-0080-033	James & Marilyn Schlaegel
067-0080-039	Roy Lanza
067-0080-040	Tsakopoulos Investments LLC
067-0080-042	Michael and Judith Clemons
067-0080-045	Steven and Teresa Matulich
067-0080-048	Chetcuti Family 1992 Trust
067-0080-049	Chetcuti Family 1992 Trust
067-0080-050	Excelsior Estates LLC
067-0080-051	Excelsior Estates LLC
067-0080-057	Andrew and Lisa Chatoian
067-0080-059	Susan King
067-0080-061	Terry & Jane Christensen