

**PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA**

Subject: PLNP2008-00240. West Jackson Highway Master Plan (GPB, CPB, DGB). A General Plan Amendment, Community Plan Amendment, Master Plan, Affordable Housing Strategy, Development Agreement, Public Facilities Financing Plan, Urban Services Plan, and Water Supply Master Plan Amendment For Properties Located East Of South Watt Avenue, North Of Elder Creek Road, South Of Kiefer Boulevard And West Of Excelsior Road In The Vineyard And Cordova Communities.

Decision

Body: Board of Supervisors

APN: APNs: 062-0030-004 through 030, 062-0041-003 through 027, 062-0042-018 through 028, 063-0012-025, 063-0013-002 through 023, 063-0030-005 through 018, 063-0040-029 through 061, 063-0051-008 through 023, 063-0052-001 through 033, 063-0060-011 through 051, 063-0070-004 through 028, 063-0080-001 through 027, 063-0090-013 through 014, 063-0100-018 through 028, 063-0110-010 through 013, 063-0130-006 through 023, 063-0150-002 through 034, 063-0170-003 through 019, 063-0180-009 through 029, 063-0190-039, 063-0200-001 through 012, 063-0260-015, 066-0030-004 through 020, 066-0050-011 through 015, 066-0060-001 through 014, 067-0150-024 through 057, 067-0160-011 through 098.

Supervisory

District: Hume

Contact: Emma Carrico, Associate Planner, (916) 876-1215, carricoe@saccounty.gov

Details of Request:

1. A General Plan Amendment to:

- a. Expand the Urban Policy Area boundary south and east to include the 5,913.3-acre West Jackson Highway Master Plan (WJHMP) area;
- b. Amend the Land Use Diagram from Agricultural-Urban Reserve (1,722.2 acres), General Agriculture (1,713.3 acres), Extensive Industrial (2,384.5 acres), Intensive Industrial (72.1 acres), Commercial and Offices (16.8 acres), and Cemetery Public/Quasi Public (4.4 acres) to Low Density Residential (1,983.5 acres), Medium Density Residential (101.4 acres), Mixed Use (121.6 acres), Commercial and Office (831.8 acres), Recreation (1,621.9 acres),

Extensive Industrial (79 acres), General Agriculture (690.4 acres), Agricultural-Urban Reserve (422.3 acres), and Cemetery Public/Quasi Public (61.4 acres).

- c. Amend the Transportation Plan to reflect roadway alignments and transit systems as proposed in the WJHMP.
 - d. Amend the Active Transportation Plan, a policy document of the General Plan, to include the bikeway and trail system as proposed in the WJHMP.
2. A **Community Plan Amendment** to amend the Cordova Community Plan to add and apply a West Jackson Highway Master Plan Overlay to the approximately 1,112 acres of the WJHMP area within the Cordova Community Plan area.
 3. A **Community Plan Amendment** to amend the Vineyard Community Plan to add and apply a West Jackson Highway Master Plan Overlay to the approximately 3,779.5 acres of the WJHMP area within the Vineyard Community Plan.
 4. The **West Jackson Highway Master Plan** to establish policies, land uses, design guidelines and standards for the proposed Very Low Density Residential (115.6 acres), Low Density Residential (1,955.1 acres), Medium Density Residential (58.6 acres), High Density Residential (121.2 acres), Mixed Use (112.5 acres), Commercial (290.7 acres) Employment (543.3 acres), Industrial (154.4 acres), School (132 acres), Park (219.3 acres), Open Space (1,489.4 acres), Open Space/Urban Farm (392.5 acres), and Institutional (98.9 acres) land use designations.
 5. Two **Affordable Housing Strategies** by and between the County of Sacramento and Applicants.
 6. Two **Development Agreements** by and between the County of Sacramento and Applicants.
 7. A **Public Facilities Financing Plan** that outlines various funding mechanisms to be used for financing construction of backbone infrastructure and ongoing maintenance and public services.
 8. An **Urban Services Plan** for provision of sheriff, fire, library, and other public services.
 9. A **Water Supply Master Plan** amendment to the existing Zone 40 Water Supply Master Plan to include provision of water service to the 5,913.3-acre WJHMP area.
 10. Two **Water Supply Assessments** for the WJHMP area as required by the California Water Code.

The project will also require the following actions/permits:

1. Approval of a Water Supply Assessment by the Sacramento County Water Agency.
2. Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers and U.S. Environmental Protection Agency).

3. Federal Endangered Species Act Section 7 Consultation (U.S. Fish and Wildlife Service).
4. Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region).
5. Section 402 Natural Pollutants Discharge Permit (Regional Water Quality Control Board – Central Valley Region).
6. Section 1602 Streambed Alteration Agreement (California Department of Fish and Wildlife).

Applicant:

Stonebridge Properties LLC
Mike Isle, Director of Planning and Development
Evan Wasserman, Project Manager

Applicant:

Granite Construction Company
Heather Lenhardt, Associate General Counsel
Yasha Saber, Consulting Project Manager

Summary of Key Points:

- Project Location and Setting. The project site consists of 484 parcels totaling approximately 5,913 acres bounded generally by Jackson Highway (State Highway 16), Kiefer Boulevard, and Goethe Road to the north; portions of Elder Creek Road and Florin Road to the south; the city of Sacramento to the west; and Excelsior Road to the east. The majority of the plan is located within the Vineyard community, although the northern most portion is located within the Cordova community (The project will also be presented to the Cordova CPAC for their consideration). Existing land uses within the Plan Area include a mixture of active and reclaimed surface mining sites; industrial properties such as storage, trucking, and rock processing and sales; as well as limited rural residential, commercial, institutional, and agricultural uses. Due to mining activities, which have occurred from the 1930's to present day, topography is varied with site elevations ranging from approximately 30-65 feet above mean sea level. The natural landscape of much of the Plan Area has been heavily modified and converted over time. The plan area is bisected from northeast to southwest by Morrison Creek, there is also a small stretch of Elder Creek that traverses through the southeast corner of the Plan Area.
- Community Context. The Plan Area includes properties currently zoned as Agricultural, Agricultural Residential, Light Industrial, Heavy Industrial, General Commercial, and Interim Agricultural Reserve. Surrounding uses include the City of Sacramento to the west, the single-family residential Rosemont community to the northwest, the Mather Airport to the northeast, the predominantly industrial northeast portion of the Florin Vineyard Community Plan to the south, and the undeveloped Jackson Township Specific Plan to the east.
- Site History. The majority of the Plan Area is owned by the two project applicants, Teichert Construction Company and Granite Construction Company. Both companies

have been major contributors to construction throughout the Sacramento region since the mid-1800s. As the Sacramento region began to grow in the years leading up to WWII, mining operations began to extract aggregate resources necessary to create construction materials that were in high demand. Today much of this aggregate material has been mined, and the Plan Area is surrounded by existing and planned urban development areas.

- Project History.

- 2008: The Applicants began coordination with County staff prior to submittal of a formal application.
- April 17, 2012: The Board found the application consistent with the General Plan Policy LU-119 and adopted Resolution No, 2012-0270 authorizing initiation of the master plan process.
- June 27, 2013: The Applicants submitted a formal application for the WJHMP.
- September 10, 2013: The County published a Notice of Preparation (NOP) for the DEIR. Technical studies were prepared and project alternatives were identified, a preferred land use plan was selected.
- April 26, 2017: A revised NOP was published to inform responsible agencies and the public about updates to the project description, location, and probable environmental effects.

- Project Description. The West Jackson Highway Master Plan (WJHMP) establishes a framework and strategy for development of the Plan Area, including proposed land use designations, policies to guide development and ongoing operations, and plans for infrastructure and public services. The WJHMP provides for 16,484 residential dwelling units; 988 acres of commercial, employment and industrial land; 2,101 acres of parks and open space; and six elementary schools, one middle school, and one high school.