



AGRICULTURAL ADVISORY COMMITTEE

4137 Branch Center Rd.
Sacramento, CA 95827
(916) 875-6603
www.saccounty.gov

Steve Campbell – Member at Large
Morgan Doran – UCCE Farm Advisor
Brian Fishback – Commercial Bee Keeping
Charlotte Mitchell – Natural Resources; Poultry
Ken Oneto – Orchards, Vineyards, Row Crops
Brad van Loben Sels – Farm Management
Jim Viethier - Livestock
Michael Wackman – Natural Resources; Wineries
Vacant – Agricultural Economics

AGENDA

November 13, 2024; 6:30pm

Coastal Redwood Room

4137 Branch Center Rd., Sacramento, California

Public testimony will be received on each agenda item as it is called. The applicant is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

Items not on the agenda may be addressed by the general public during Public Forum. Comments are limited to 3 minutes per person. The Committee reserves the right to waive said rules by a majority vote. Public Forum is for general comments only. No action will be taken on these items unless they are scheduled on a future agenda.

To ensure timely delivery to the Agricultural Advisory Committee, written information from the public must be received by the Agricultural Commissioner by the last Wednesday prior to the meeting. The Agricultural Commissioner cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Committee prior to action on the subject matter.

All Agricultural Advisory Committee meetings are recorded. Anyone wishing to receive a copy of a recording of an Agricultural Advisory Committee meeting may do so under the California Public Records Act by requesting a copy through <https://saccounty.nextrequest.com/>.

Written minutes of the Agricultural Advisory Committee can be accessed at <http://www.agcomm.saccounty.gov> or by contacting the Agricultural Commissioner's Office utilizing the California Public Records Act request process.

Pursuant to Government Code §54954.2, any person with a disability who requires a modification or accommodation in order to participate in this public meeting is to contact the Agricultural Commissioner's Office by 4:00pm the day of the meeting.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes (Meeting of September 11, 2024)
4. Approval of 2025 Meeting Calendar
5. Nomination of Chair and Vice-Chair for 2025
6. Public Forum
7. New Business:
 - a. **PLNP2024-00114 Pilliken Ranch Parcel Map:** A Tentative Parcel Map, Special Development Permit and Design Review Request for a property located at 10672 Davis Road, in the Cosumnes Community – Irving Huerta, Planning and Environmental Review
 - b. **PLNP2022-00291 Holy Cross New Church and Hall:** A Use Permit to the Zoning Administrator and Major Design Review Request for a property located at 9000 Jackson Road, in the Vineyard Community – Israel Villalobos, Planning and Environmental Review

- c. **PLNP2024-00093 Anne Rudin Preserve Williamson Act Contract:** A request to amend an existing Agricultural Preserve through a Williamson Act contract in the AG-80 zone, in the Natomas Community – Nate Doberneck, Planning and Environmental Review
 - d. **PLNP2024-00094 Elsie Williamson Act Contract:** A request to amend an existing Agricultural Preserve through a Williamson Act contract in the AG-80 zone, in the Natomas Community – Nate Doberneck, Planning and Environmental Review
 - e. **PLNP2024-00095 Elverta Preserve Williamson Act Contract:** A request to form a new Agricultural Preserve through a Williamson Act contract in the AG-80 zone, in the Natomas Community – Nate Doberneck, Planning and Environmental Review
- 8. Industry/Association/Partner Agency Updates
 - 9. Agricultural Commissioner Update – Chris Flores
 - 10. Committee Member Updates
 - 11. Adjournment – Next Meeting: December 11, 2024; 6:30 p.m.

New Business:

- a) PLNP2024-00114 Pilliken Ranch
Parcel Map**

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

To: Agricultural Advisory Committee (AAC)

Subject: PLNP2024-00114. Pilliken Ranch Parcel Map (PMR-SPP-DRSmajor). A Tentative Parcel Map, Special Development Permit and Design Review For A Property Located At 10672 Davis Road, Located 2,650 Feet South Of The Intersection Of Walmort Road and Davis Road, In The Cosumnes Community.

Decision Body: Planning Commission

APN: 134-0240-025-0000

Supervisory District: Hume

Contact: Irving Huerta, Assistant Planner, (916) 875-1896, huertai@sacounty.gov

Details of Request:

1. A **Tentative Parcel Map** to divide a 183-acre property into two new parcels in the Agricultural – 80 Acres (AG-80) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Lot Area (Section 5.3.1.A, Table 5.4 and Section 6.4.6.I.1): For a property in the AG-80 zone, the minimum lot area is 80 gross acres. Proposed Parcel 2 is proposed to be 2.1 acres.
 - Minimum Lot Width (Section 5.3.1.A, Table 5.4): For a property in the AG-80 zone, the minimum lot width is 1,000 feet. Proposed Parcel 1 is 739 feet and Parcel 2 is 300 feet.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Applicant or Representative:

George Vrame
7801 Folsom Boulevard #365
Sacramento, CA 95826
(916) 764-9909
gqramme@outlook.com

Owner:

Wilton425, LLC
7801 Folsom Boulevard #365
Sacramento, CA 95826
(916) 764-9909
gqramme@outlook.com

Engineer:

MacKay & Soms Civil Engineers Inc.
1025 Creekside Ridge Drive #150

Roseville, CA 95678
Attention: Eric Crow
(916) 773-1189
ecrow@msce.com

Summary of Key Points:

- The project is located at 10672 Davis Road in the Cosumnes community. The site is primarily composed of an agriculture pasture with an existing 1,515 square foot (sq. ft.) single family residence.
- The subject project site is zoned AG-80. The surrounding area around the subject site is composed of AG-80 and Agricultural – 20 Acres (AG-20) properties, which are all serving as agricultural land currently.
- According to County Records, the subject site does not have any prior planning entitlements associated with the site. There are no code enforcement violations associated with the project site. No code enforcement violations were found.
- A Tentative Parcel Map is proposed to divide the existing 183-acre parcel into two new parcels.
- The proposed parcel sizes are the following: Parcel 1: 181.7-acres and Parcel 2: 2.1-acres.
- Proposed Parcel 1 will remain agricultural and proposed Parcel 2 will retain the existing single-family residence.
- As a condition of approval of the reduction in lot area, the owner or owners of the property shall convey to the County the right to develop or construct principal residences on the lot created and on the remainder of the property in order to guarantee that the reduction in the lot area will not result in an increase in the density of residential uses than otherwise permitted in the zoning district in which the property is located.
- There are two conservation easements on the property. There is 137-acre Swainson's Hawk Habitat and Agricultural Land Conservation Easement (PER DN 202103111738) and a 28.3-acre Swainson's Hawk Habitat Conservation Easement (PER DN 202206090800).
- The property also has an active Williamson Land Act Contract (Contract 69-AP-076).
- The Planning Commission is the Decision Body for this item. The AAC's recommendation will be provided to the Planning Commission for their consideration.

Attachments:

ATT 1 - Project Maps

ATT 2 - Exhibits A (Tentative Parcel Map)

ATT 3 - Site Photos

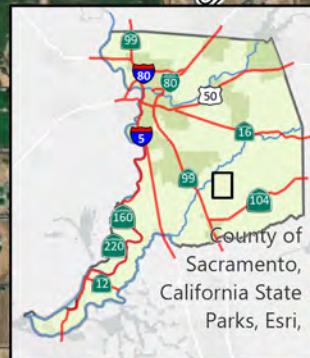
For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, PLNP2024-00114

PLNP2024-00114. Pilliken Ranch Parcel Map (PMR-SPP-DRSmajor).

For more information about the subject parcel, visit [parcel viewer](#) and enter the project address or assessor parcel number.

PLNP24-00114

APN: 134-0240-025-0000



FREEMAN RD

MINDY LN

COSUMES RD

SHERMAN LN

HAGGIE RD

MELEA RD

DILLARD RD

WILTON SOUTH RD

COLLINGS RD

MANN RD

DAVIS RD

MEURET RD

BADGER CREEK LN

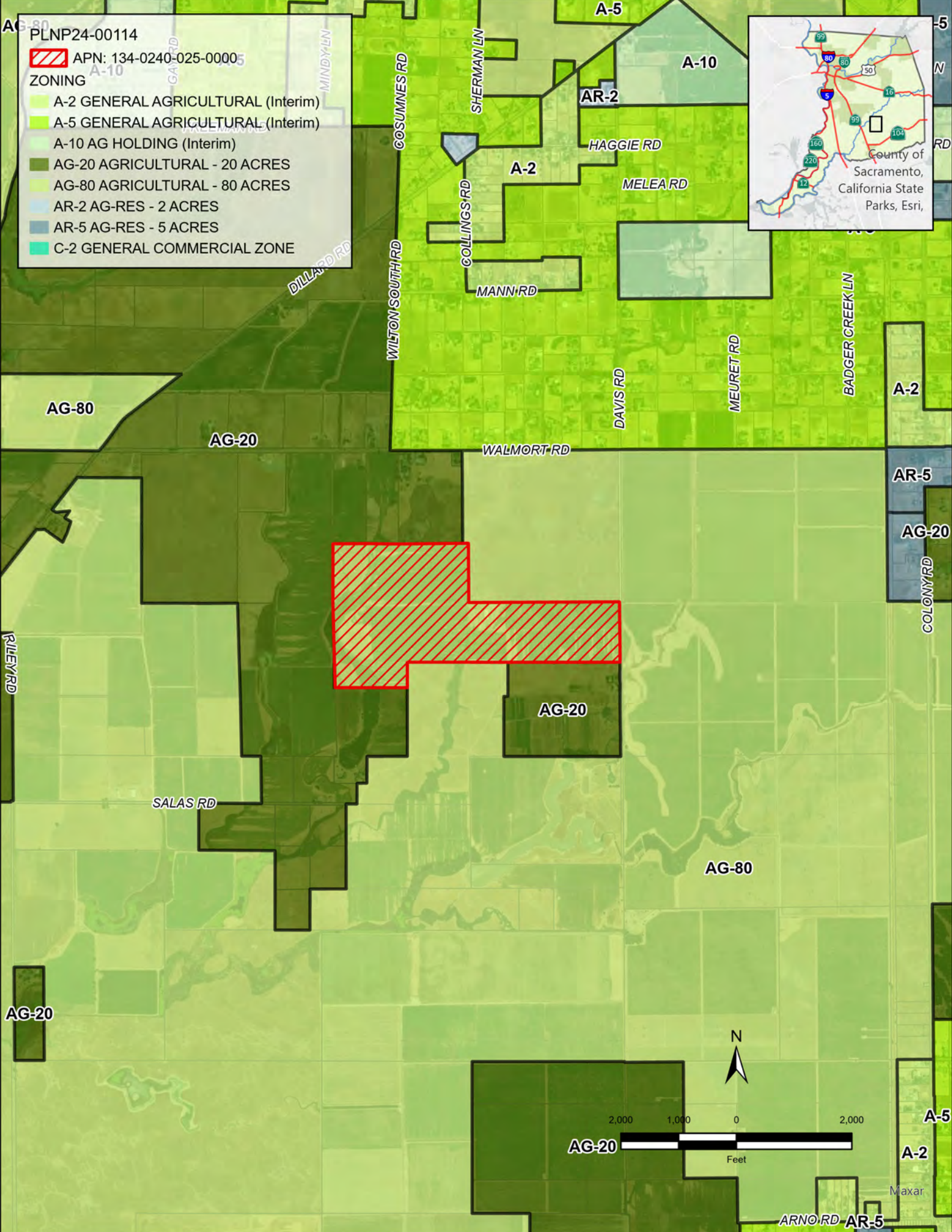
WALMORT RD

RILEY RD

SALAS RD



ARNOLD

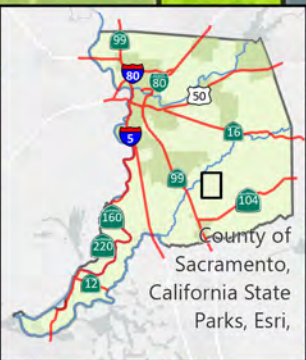


PLNP24-00114

APN: 134-0240-025-00005

ZONING

- A-2 GENERAL AGRICULTURAL (Interim)
- A-5 GENERAL AGRICULTURAL (Interim)
- A-10 AG HOLDING (Interim)
- AG-20 AGRICULTURAL - 20 ACRES
- AG-80 AGRICULTURAL - 80 ACRES
- AR-2 AG-RES - 2 ACRES
- AR-5 AG-RES - 5 ACRES
- C-2 GENERAL COMMERCIAL ZONE



County of
Sacramento,
California State
Parks, Esri,

AG-20

2,000 1,000 0 2,000



Feet

ARNOLD RD AR-5

Maxar

PLNP24-00114

APN: 134-0240-025-0000

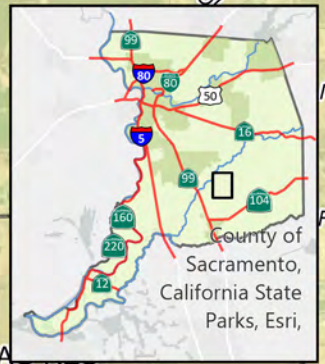
GENERAL PLAN LAND USE

AG CROP

AG-RES

GA 20

NAT PRES



AG CROP

DILLARD RD

WILTON SOUTH RD

MANN RD

WALMORT RD

SALAS RD

AG CROP

NAT PRES

GA 20

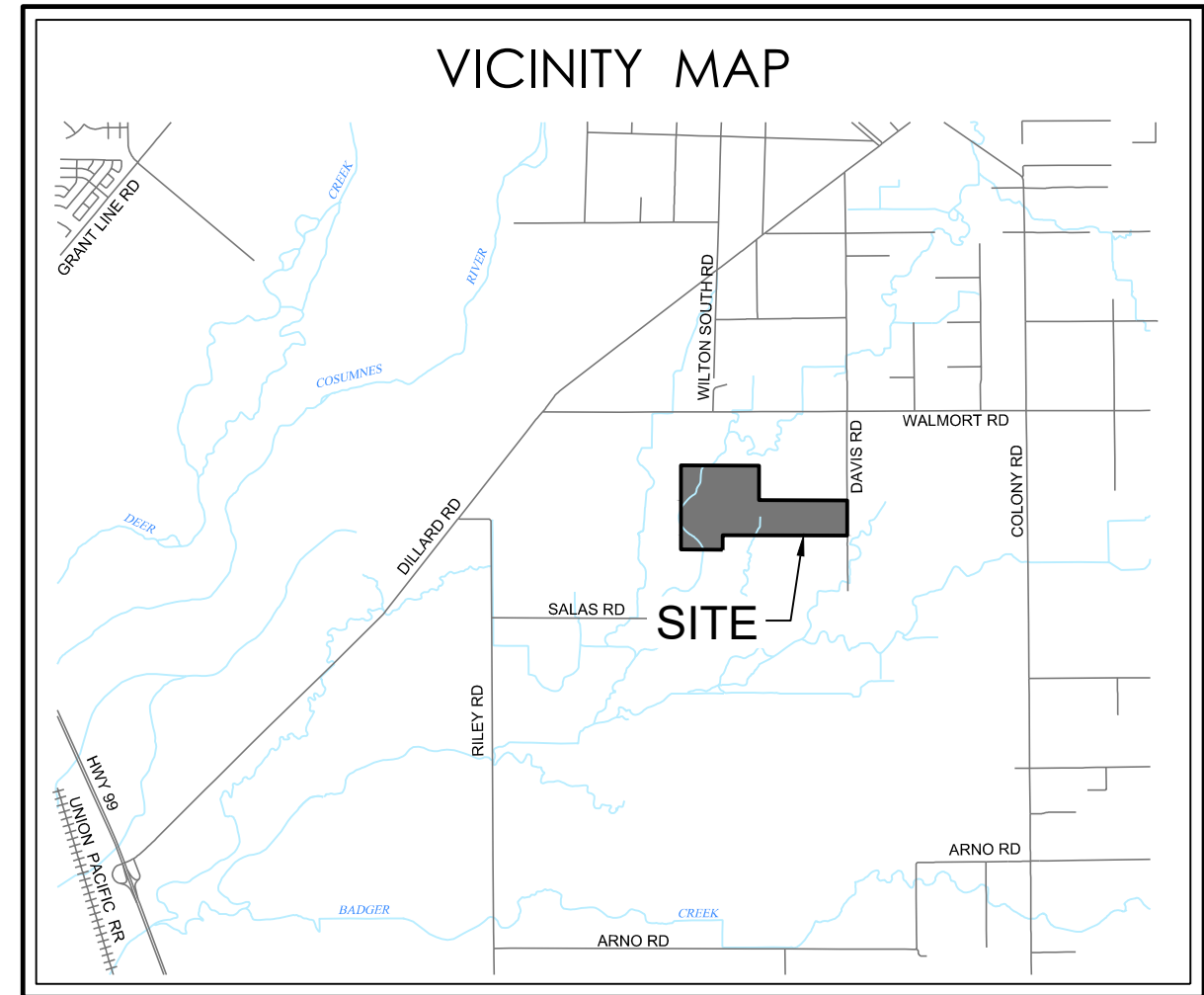
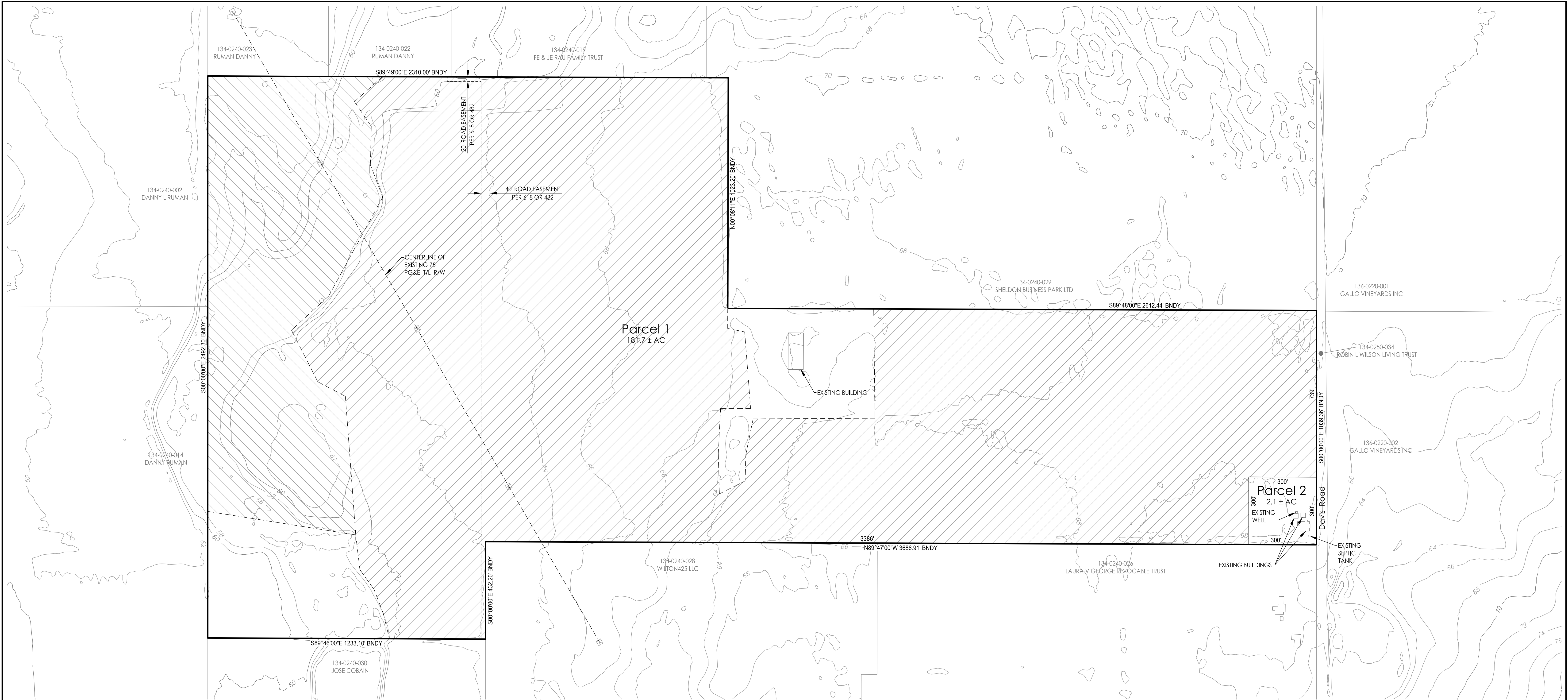


2,000 1,000 0 2,000

Feet

AG-RES

ARNO RD

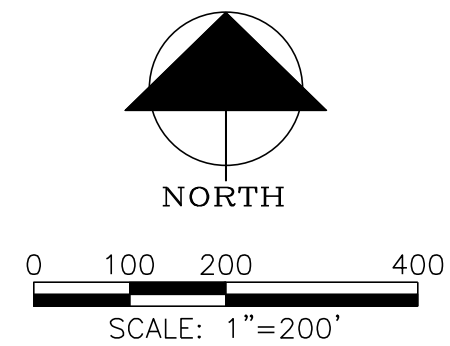


- 137 AC SWAINSON'S HAWK HABITAT AND AGRICULTURAL LAND CONSERVATION EASEMENT PER DN 202103111738
- 28.3 AC SWAINSON'S HAWK HABITAT CONSERVATION EASEMENT PER DN 202206090800

TENTATIVE MAP INFORMATION

PROPERTY DESCRIPTION:	Parcels 4, 5, and 7 as shown in Book 2 of Surveys, Page 47 Sacramento County Records
OWNER/DEVELOPER:	WILTON425, LLC. 7801 Folsom Boulevard #365 Sacramento, CA 95826 (916) 764-9909
ENGINEER:	MacKAY & SOMPS CIVIL ENGINEERS, INC. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678-3575 (916) 773-1189
ASSESSORS PARCEL NO:	134-0240-025
SITE ACREAGE:	183.8 ± Ac
EXISTING ZONING:	AG-80
NUMBER OF PARCELS:	2
SERVICE PROVIDERS	
SCHOOL DISTRICTS:	Elk Grove Unified School District
PARKS & RECREATION:	Sacramento County
POLICE PROTECTION:	Sacramento County Sheriff
FIRE PROTECTION:	Wilton Fire
STORM DRAIN:	Sacramento County
ELECTRICITY:	SMUD
TELEPHONE:	AT&T
GAS:	PG&E
CABLE:	COMCAST

Lot dimensions and acreages are approximate and subject to change.



PLNP 2024-00114

TENTATIVE PARCEL MAP

PILLIKEN RANCH

Sacramento County, CA

August 9, 2024

MacKAY & Somps
ENGINEERS PLANNERS SURVEYORS



New Business:

- b) PLNP2022-00291 Holy Cross New Church and Hall**

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

To: Agricultural Advisory Committee

Subject: PLNP2022-00291. Holy Cross New Church and Hall (UPZ-DRS). A Use Permit To The Zoning Administrator And Major Design Review For A Property Located At 9000 Jackson Road in the Vineyard Community.

Decision
Body: Planning Commission

APN: 063-0012-025

Supervisory
District: Hume

Contact: Israel Villalobos, Assistant Planner, (916) 874-5835
villalobosi@saccounty.gov

Details of Request:

1. A **Use Permit** to legalize and expand a place of worship in the Interim Agricultural Reserve/Surface Mining (IR/SM) zoning district.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines)

Applicant:

NJA Architecture
212 West Pine Street Suite #1
Lodi, CA, 95240

Owner:

Elevation of the Holy Cross Orthodox Church
9000 Jackson Road
Sacramento, CA 95826

Summary of Key Points:

- The subject parcel is currently developed with several smaller buildings currently in use by Holy Cross. The driveway provides access to Jackson Road.
- The subject parcel is zoned Interim-Agricultural Reserve with a Surface Mining Overlay (IR(SM)), with the parcel to the east and west being the same. The parcels to the south are zoned Heavy Industrial with a Surface Mining overlay (M-2(SM)) across Jackson Road, parcels to the north are zoned Residential Density 5 and Residential Density 10 (RD-5 and RD-10).
- County records indicate that the oldest existing buildings on the subject parcel were constructed in 1968. There are no other significant planning or code enforcement activities on the site.
- The applicant is proposing the construction of a new 9,500 square foot, two-story church, and a 575 square foot storage building. The construction of the church would be conducted in phases and rely on the demolition of three existing buildings. The project also includes a new parking lot and revitalized landscaping.

PLNP2022-00291 - Holy Cross New Church and Hall

- The proposed church can seat up to 253 people.
- The hours of operation are:
 - Sundays: 8AM - 2 PM (Liturgy at 9AM)
 - Tuesday morning (Food Distribution) 9AM -11:30
 - Wednesday 5:30 PM - 8 PM (small evening service and class)
 - Thursday 9AM - 11 AM (small morning service)
 - Sat. 5 PM - Sat. 5 PM -8 PM (small evening service)
 - Services are also held on church holidays throughout the year
- Caltrans has been advised of the project due to its proximity to Jackson Road.
- The subject parcel is within the North Vineyard Environmental Justice Community.

Attachments:

ATT 1 - Project Maps (Aerial and Zoning Maps)

ATT 2 - Exhibits A through D (Site Plan, Landscape Plan, Elevations, Colored Perspective)

For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, PLNP2022-00291.

For more information about the subject parcel, visit [parcel viewer](#) and enter the project address or assessor parcel number.

DISCRETIONARY PROJECT

APPLICATION CHECKLIST & GENERAL APPLICATION FORM



Thank you for developing in the Unincorporated Sacramento County. The length of the entitlement application process is largely dependent on the specifics of your project. However, complete, professional, and thorough applications enable Planning Staff to process the entitlement application expeditiously.

Design Review:

All projects, regardless of zoning district, that require discretionary entitlement(s) or approval(s) is subject to Design Review. Therefore, there are specific material required to conduct the design review analysis. You can find more information on the Design Review process on PER's [website](#) and in the attached document.

Application Instructions:

All of the items listed on the application checklist must be provided unless directed otherwise by County Staff. Check the applicable boxes on the checklist to indicate that the required material is included with your application and complies with applicable standards. **Make sure to sign the bottom of the Application Checklist (page 3 of 8) to confirm that the application is complete.** If you have questions regarding the submittal requirements visit our public counter or contact the Planning help line at sacplan@sacounty.net.

Application Packet Requirements

Application	<input type="checkbox"/> Application Checklist – Must be signed (see Page 3) <input type="checkbox"/> General Application Form – Must include property owner's signature <input type="checkbox"/> Supplemental Application Form (<i>if required</i>) [Minor Use Permit, Special Development Permit, Certificate of Nonconforming Use, Rezone, Variance, Housing Incentive Program, or Close Care Mobile Home]
Copies	<input type="checkbox"/> 3 Copies of each exhibit
Exhibits	<input type="checkbox"/> Size 24" x 36", folded individually to 8 ½" x 11" <input type="checkbox"/> Submit one reduction of each exhibit 8 ½" x 11" *Should project exhibits include or be required to include information requiring the skills of a professional land surveyor or engineer (ex. contour lines, benchmark data, easement locations) the exhibit shall be stamped and signed consistent with the requirements of California Code of Regulations Section 411. *See following pages for additional exhibit-specific requirements*
Electronic Format	<input type="checkbox"/> All files should be in PDF form and uploaded separately on a CD or a thumb drive

Advisories:

- Please be advised that if this Application Checklist is not signed your application will be rejected.
- Please be advised that submittals with insufficient information will be considered incomplete and will be rejected.

Application Checklist – General Application Requirements

☐ Site Plan

- ☐ Title, address, and assessor parcel number of the property;
- ☐ All property lines and easements (existing and proposed);
- ☐ All existing and ultimate public right-of-ways;
- ☐ All existing and/or proposed structures;
- ☐ All site dimensions including parking lot planters, walks, etc.;
- ☐ Location, species and size of all existing trees (indicate trees to be removed);
- ☐ All fences or walls including height;
- ☐ All loading and storage facilities, utilities, trash enclosures, transformers, etc.;
- ☐ A statement regarding the proposed floor area, site area, parking ratios, employee counts where applicable, and zoning classification;
- ☐ A list of all service providers (water, sewer, school/park district, etc.);
- ☐ Floodplain designation and finished floor elevation (if applicable)

☐ Floor Plans

- ☐ Use for which each room is intended;
- ☐ Square footage of proposed structure separating habitable and nonhabitable space;
- ☐ Square footage for each room;

☐ Colored Elevations

- ☐ Slope of the property in relation to the proposed structure(s);
- ☐ All sides of structures showing architectural features and access points (doors, windows etc.);
- ☐ Roof pitch and height of plate line and peak;

Design Review Application Material

<input type="checkbox"/> Completed Design Review application	<input type="checkbox"/> Color and Materials Sample Board (size 11" x 17")
<input type="checkbox"/> Completed Design Guidelines Supplemental Form	<input type="checkbox"/> One Set of Context Drawings
	<input type="checkbox"/> Colored Building Elevations

Landscape Design Application Material

<input type="checkbox"/> Landscaped Site Plan with the following information: <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Existing and proposed buildings</td><td><input type="checkbox"/> Transformers</td></tr> <tr> <td><input type="checkbox"/> Streets with street names</td><td><input type="checkbox"/> Fire equipment</td></tr> <tr> <td><input type="checkbox"/> Parking areas</td><td><input type="checkbox"/> Monument signs</td></tr> <tr> <td><input type="checkbox"/> Walkways</td><td><input type="checkbox"/> Trash enclosures</td></tr> <tr> <td><input type="checkbox"/> Fences and walls</td><td><input type="checkbox"/> Site boundaries including property lines, right of way, and setbacks</td></tr> <tr> <td><input type="checkbox"/> Light fixtures</td><td></td></tr> </table>	<input type="checkbox"/> Existing and proposed buildings	<input type="checkbox"/> Transformers	<input type="checkbox"/> Streets with street names	<input type="checkbox"/> Fire equipment	<input type="checkbox"/> Parking areas	<input type="checkbox"/> Monument signs	<input type="checkbox"/> Walkways	<input type="checkbox"/> Trash enclosures	<input type="checkbox"/> Fences and walls	<input type="checkbox"/> Site boundaries including property lines, right of way, and setbacks	<input type="checkbox"/> Light fixtures		<input type="checkbox"/> Planting layout showing <ul style="list-style-type: none"> <input type="checkbox"/> tree symbols at $\frac{3}{4}$ mature sizes (not to exceed 30' – 35' diameter) <input type="checkbox"/> shrubs and groundcover areas including proposed lawn <input type="checkbox"/> water features <input type="checkbox"/> storm water quality features (storm water quality features may require cross sections) <input type="checkbox"/> A table or callouts indicating species of all existing trees
<input type="checkbox"/> Existing and proposed buildings	<input type="checkbox"/> Transformers												
<input type="checkbox"/> Streets with street names	<input type="checkbox"/> Fire equipment												
<input type="checkbox"/> Parking areas	<input type="checkbox"/> Monument signs												
<input type="checkbox"/> Walkways	<input type="checkbox"/> Trash enclosures												
<input type="checkbox"/> Fences and walls	<input type="checkbox"/> Site boundaries including property lines, right of way, and setbacks												
<input type="checkbox"/> Light fixtures													
<input type="checkbox"/> A preliminary shade calculation in the County's format demonstrating compliance with County requirements	<input type="checkbox"/> The square footage of landscape area proposed												

Landscape Design Application Material – Continued

<input type="checkbox"/> Drawing to be on a title block with designer contact information	<input type="checkbox"/> Design statement and concept indicating knowledge of the following <ul style="list-style-type: none"><input type="checkbox"/> Water conservation goals<input type="checkbox"/> Development standards<input type="checkbox"/> Design guidelines
<input type="checkbox"/> Dimensions on all required planter widths (all required widths exclude curbs)	<input type="checkbox"/> Preliminary landscape grades, or indications of slopes
<input type="checkbox"/> Indication of surface types (turf, decomposed granite, concrete, asphalt, pervious pavers, etc.)	<input type="checkbox"/> A candidate plant list or legend of proposed trees and shrubs, including common and botanical name., and water use designation per the WUCOLS IV document

Tentative Maps Application Material

<input type="checkbox"/> Tentative Maps Shall Include: <ul style="list-style-type: none"><input type="checkbox"/> Subdivision Name, Date, north arrow, scale, contour intervals, vicinity map showing roads, adjoining subdivision, creeks, railroads and other data sufficient to locate the subdivision;<input type="checkbox"/> Contact Information for Property Owner – Name, address and telephone number;<input type="checkbox"/> Contact Information of Applicant (If different than Property Owner);<input type="checkbox"/> Name business address and telephone number of the Registered Engineer or Licensed Surveyor who prepared the tentative map;<input type="checkbox"/> A list of all service providers (water, sewer, school/park district, etc.);<input type="checkbox"/> Private sewage disposal systems and water wells shall be shown on the map (if required);<input type="checkbox"/> Proposed gross and net acreages and square footage of all new parcels;<input type="checkbox"/> Species, circumference and drip line of existing trees with a trunk diameter of four (4) inches or more. Any trees proposed to be removed shall be so indicated;<input type="checkbox"/> Location of existing structures shall be plotted on the map, labeled and identified (by type of structure), and structures to be removed shall be so marked;<input type="checkbox"/> Topographic data: generally two (2) foot contours except in floodplains where one (1) foot contours are required;<input type="checkbox"/> Proposed park and recreational sites, common areas, open space areas including method of ownership and management;<input type="checkbox"/> FOR VESTING TENTATIVE MAPS ONLY: Pursuant to Section 66452 of the Subdivision Map Act, the words “Vesting Tentative Map” shall be printed conspicuously on the face of the map.

By signing below you acknowledge that the submitted application contains the required information and that the application is complete.

Applicant Signature

Print Name

Date



General Application Form

This application form must accompany all Planning Entitlement requests.

Additional pages are required as indicated below.

Specific application requirements are detailed on the Application Instructions and Checklist. It is the applicant's responsibility to ensure that the application package is complete and accurate.

Application Requests

(Check all that apply; a supplemental application is required for items marked with an *)

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Rezone* |
| <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Design Review* |
| <input type="checkbox"/> Minor Use Permit* | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Special Development Permit* |
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Tentative Map Extension | <input type="checkbox"/> Other |
- ☐ This request is part of a pending or approved application Control Number:

Site address:	
Assessor's Parcel Number(s) ¹ :	Gross Acres:
Project Name:	

Contact Information

Indicate Billing Party in check box below

<input type="checkbox"/>	Applicant	Name:		Contact:	
		Address:			City:
		State/Zip:	Email:	Phone:	
<input type="checkbox"/>	Property Owner or Agent	Name:		Contact:	
		Address:			City:
		State/Zip:	Email:	Phone:	
<input type="checkbox"/>	Other	Name:		Contact:	
		Address:			City:
		State/Zip:	Email:	Phone:	

☐ Engineer
 ☐ Architect
 ☐ Developer
 ☐ Other _____

<input type="checkbox"/>	Other	Name:		Contact:	
		Address:			City:
		State/Zip:	Email:	Phone:	

☐ Engineer
 ☐ Architect
 ☐ Developer
 ☐ Other _____

¹ Parcel numbers may be obtained from the Assessor's website at www.assessor.saccounty.net, by calling their office at (916) 875-0700, or by visiting in person at 3701 Power Inn Road, Suite 3000, Sacramento, CA.



Legal Authority and Consent to File Application

Fee Consent and Other Acknowledgements

An initial below indicates that you understand and agree to the item. If you do not understand an item please ask the intake planner for an explanation.

- _____ I understand that if the initial entitlement fee is a deposit, actual costs will be based on set hourly rates and actual **time and materials** used. Please refer to the [Planning Fee Schedule](#) to determine if your selected entitlements will be subject to a flat fee or time and materials.
- _____ I understand that if actual costs exceed the amount of the deposit I will be billed for the additional costs based on **time and materials** used.
- _____ I understand that additional fees for the preparation of an environmental document, which is required pursuant to the California Environmental Quality Act (CEQA), may be required.
- _____ I understand that if necessary, I will receive a separate letter requesting a deposit for the environmental document. The typical range for an environmental document for small maps and use permits is **\$6,000 – \$12,000** depending on the specifics of the site and the complexity of the project. For projects with complex environmental issues the deposit amount could be substantially higher.
- _____ I agree to pay all fees required to complete processing of this application. I understand that my application will not be deemed complete until the environmental document deposit has been received.
- _____ I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of the address and contact information of all parties to this application on any website maintained by the County of Sacramento (the County).
- _____ I agree not to alter the physical condition of the property during the processing of this application; such as, but not limited to removing trees, constructing or demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
- _____ Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.
- _____ I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). www.envirostor.dtsc.ca.gov/public/ The proposed project site is not included on the most recent list.

- _____ I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish and Wildlife (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Office of Planning and Environmental Review (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.
- _____ I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood outreach plan in my Project Description.
- _____ I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP OR OFFICIAL AGENT/ AUTHORITY TO FILE (check one)

- ☐ Ownership ☐ Contract to Purchase* ☐ Letter of Authorization* ☐ Power of Attorney*
- *Must Attach Evidence

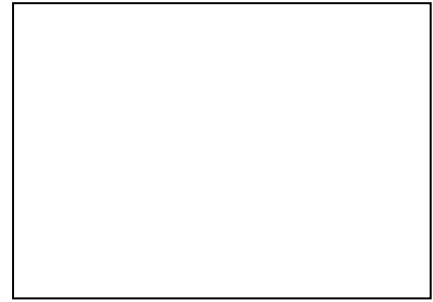
Owners/Agents* Name:	
Signature:	Date:

*Must Attach Evidence

Owners Name:	
Signature:	Date:

Owners Name:	
Signature:	Date:

County of Sacramento
Office of Planning and Environmental Review (PER)
827 7th Street, Room 225
Sacramento, CA 95814
(916) 874-6141



Statement of County Responsibility

Please read the following statement outlining your responsibilities in the application hearing process.

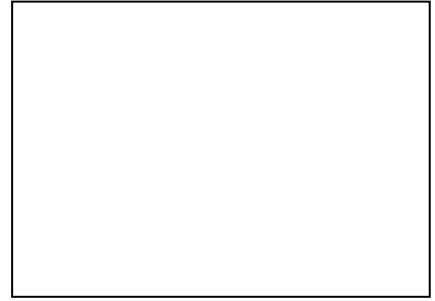
An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body.

The law requires the County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to you specifically stating the information needed. The staff will not certify that the application is complete until all the requested items have been submitted to the County and the required fees have been paid.

Your application will be heard in a public hearing. The County is required by law to notify all those property owners within 500 feet with a minimum of 30 property owners as shown on the latest assessment roll. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body.

PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

**Project Description and
Neighborhood Outreach Plan**



The Project Description is a comprehensive explanation of the applicant's project/request. It should include background information, reasoning, and the goal(s) of the project/request. The Neighborhood Outreach Plan describes how the applicant plans to inform the neighboring property owners (those within a 500 foot radius of the project site) about the project and address community concerns. Please see the application instructions for more information. Please attach additional pages if necessary.

Project Description

A large, empty rectangular box with a thin black border, intended for the applicant to provide a detailed description of their project.

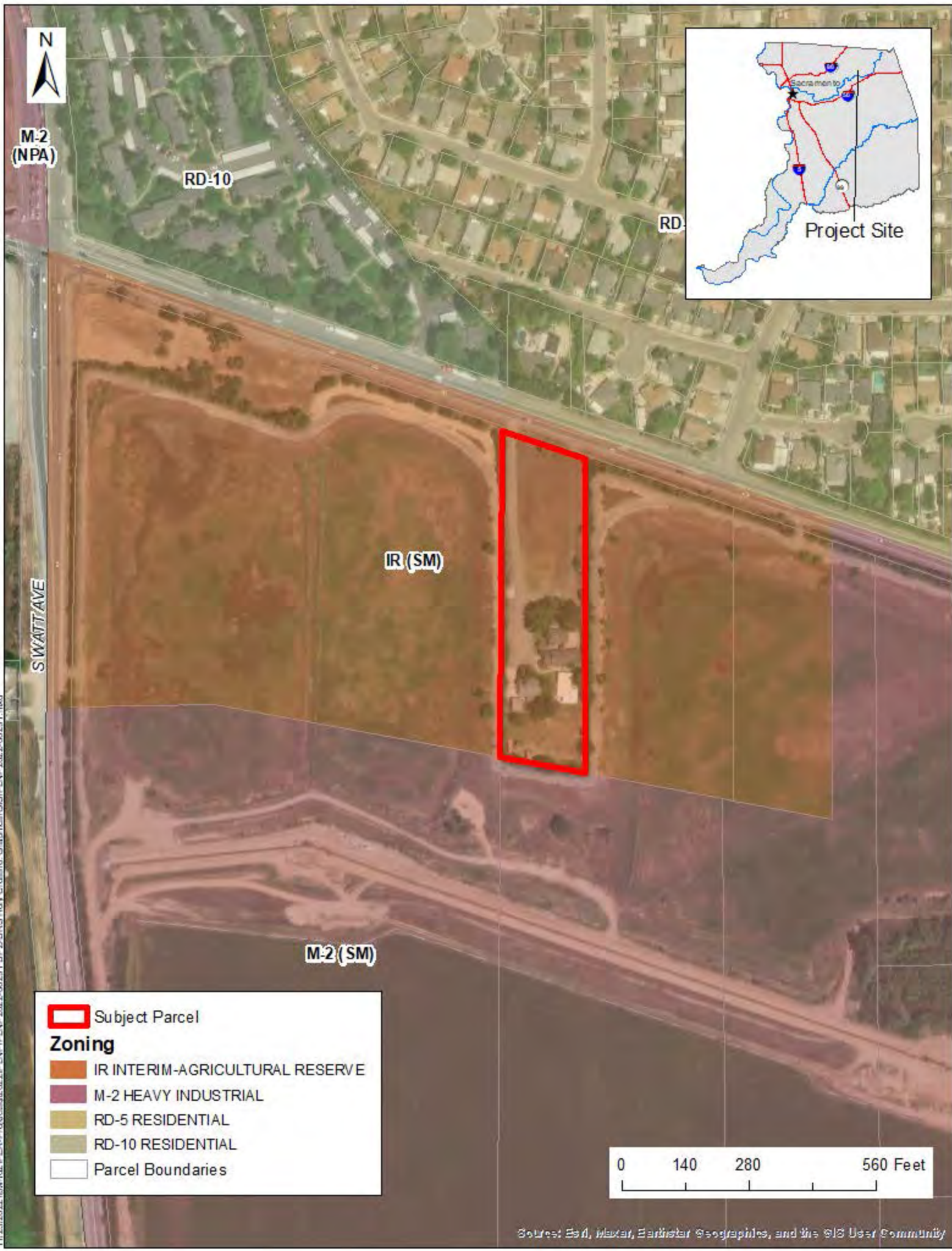
Justification

A large, empty rectangular box with a thin black border, intended for the applicant to provide justification for their project.

Neighborhood Outreach Plan

A large, empty rectangular box with a thin black border, intended for the applicant to provide details of their neighborhood outreach plan.

11/23/2022 11:42:12 AM C:\Users\jlp\OneDrive\Documents\GIS\Projects\2022\PLN\PLN\2022-00291\UPZ\DRS_Hwy_Cross\6_Graphical\GIS\PLN\2022-00291.mxd



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



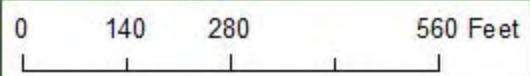
S WATT AVE



Subject Parcel



Parcel Boundaries



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

11/23/2022 11:41:02 AM C:\Users\jessica\Documents\GIS\Projects\2022\PLN\PLN\2022-00291\UPZ\DRS_Holy_Cross\6_Graphical\GIS\PLN\2022-00291.mxd



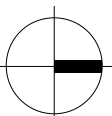
CLIENT
ELEVATION OF THE HOLY CROSS
ORTHODOX CHURCH
1000 JACKSON ROAD
SACRAMENTO, CA 95826
916.857.0806

PROJECT
ELEVATION OF THE HOLY CROSS
ORTHODOX CHURCH
1000 JACKSON ROAD
SACRAMENTO, CA 95826

CONSULTANT



REVISIONS		
No.	Description	Date
Revision 5		05.10.24
Revision 6		06.28.24



SITE PLAN REVIEW
07.02.24

SITE PLAN

A1.1



CURRENT ZONING	(IR) INTERIM AGRICULTURE RESERVE
APN	063-0012-0225
NUMBER OF PARKING STALLS	REQUIRED: 64 (5 ADA STALL) PROVIDED: 85 (8 ADA STALL)
NUMBER OF BICYCLE RACKS	REQUIRED: 2 (1 PER 50 PARKING STALLS) PROVIDED: 2
BUILDING SIZE	PROPOSED BUILDING: 8,740 SF
LOT SIZE	129,571 SF (2.97 +/- ACRES)
TOTAL DEVELOPED AREA	83,115 SF (64%)
SETBACKS	FRONT YARD: 25'-0" SIDE YARD: 6'-0" BACK YARD: 25'-0"
WIDTH OF STREET BUFFER	25'-0"
BUFFER BETWEEN DIFFERENT LAND USES	N/A
WIDTH OF PARKING LOT PERIMETER LANDSCAPE STRIP	7'-0" +/-
LINEAR STREET FRONTAGE	180'-0"
NUMBER OF STREET TREES	35 (7 EXISTING)

*EASEMENTS ARE NOTED ON PLAN

SERVICE PROVIDERS:	
STORMWATER UTILITY DISTRICT	SACRAMENTO COUNTY WATER RESOURCES
FIRE DISTRICT	SACRAMENTO METRO FIRE
PARK DISTRICT	CORDOVA
REFUSE DISTRICT	SACRAMENTO COUNTY WASTE MANAGEMENT & RECYCLING
SCHOOL DISTRICT	ELK GROVE UNIFIED
REGIONAL SEWER DISTRICT	SRCSO
LOCAL SEWER DISTRICT	SACRAMENTO AREA SEWER DISTRICT
WATER DISTRICT	CALIFORNIA AMERICAN WATER
ANIMAL CARE DISTRICT	COUNTY OF SACRAMENTO ANIMAL CARE



1. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU, U.O.N.
3. CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
4. PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO MATCH EXISTING.
5. THE PEDESTRIAN PATH OF TRAVEL (P.O.T) IS INDICATED AS A BARRIER FREE, COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES.
6. WHERE THERE IS A CHANGE IN GRADE OR A CHANGE IN SURFACE MATERIAL, PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE PULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM 10 INCHES OF THE PUSH SIDE OF CURB. SPECIFY ACCESSIBLE / LEVER HARDWARE.
7. SITE DEVELOPMENT AND GRADING SHALL PROVIDE ACCESS TO PRIMARY ENTRANCES AND NORMAL PATHS OF TRAVEL, AND SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC.
8. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A RECTORFORIZED SIGN PER ACCESSIBILITY STANDARDS.
9. PROVIDE A CLEAR AND LEVEL LANDING ON EACH SIDE OF AN EXIT DOOR. THE LANDING SHALL BE 48 INCHES IN LENGTH WHERE THE DOOR SWINGS AWAY FROM THE LANDING, AND 60 INCHES IN LENGTH IN THE DIRECTION OF DOOR SWINGS AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
10. CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
11. NO OBSTACLE, ACROSS PROPERTY, PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
12. THE MINIMUM LIGHTING LEVEL SHALL BE (1) FOOT-CANDLE OF MAINTAINED ILLUMINATION ON THE PARKING SURFACE DURING THE HOURS OF USE BETWEEN ONE-HALF (1/2) HOUR BEFORE DARK AND ONE HALF (1/2) AFTER DAWN.
13. ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUND BY A CURB AT LEAST SIX (6) INCHES HIGH

1	SITE IMPROVEMENTS FOR FRONT PARKING LOT, PROJECT ENTRY, INTERNAL DRIVE WAY, PERCENTAGE OF REAR PARKING LOT, REAR DRAINAGE BASIN	3	CHURCH UPPER LEVEL (PERMANENT WORSHIP SPACE) TENANT IMPROVEMENTS	5	ADDITION OF PROPERTY MAINTANENCE STRUCTURE
2	CHURCH SHELL CONSTRUCTION WITH LOWER LEVEL (PERMANENT SOCIAL HALL - TEMPORARY WORSHIP SPACE) TENANT IMPROVEMENTS, AND HARDSCPAE	4	COMPLETION OF REAR PARKING LOT, DEMOLITION OF (F) RESIDENCE AND TWO CAR GARAGE	6	(F) CHAPEL REMODEL INTO CLASSROOM BUILDING REMAINING LANDSCAPE IMPROVEMENTS

	PROPERTY LINE
	ASSUMED ACCESSIBLE PATH OF TRAVEL
	(N) BUILDING / TENANT IMPROVEMENT
	(E) BUILDING
	(N) CONCRETE PAVING, U.O.N. - S.C.D.
	(N) LANDSCAPING, U.O.N. - S.I.D.
	(N) A.C. PAVING, U.O.N. - S.C.D.

1	TRASH ENCLOSURE	15	GROUND MOUNTED MONUMENT SIGN	27	EV PARKING STATION
2	6'-0" TALL IRON FENCE	16	PHASE 1B RESIDENCE TO BE DEMOLISHED	28	(N) FIRE HYDRANT
3	8'-0" PROCESSIONAL PATH	17	PHASE 1B GARAGE TO BE DEMOLISHED	29	(N) BACK FLOW PREVENTOR
4	PROPERTY LINE	18	PHASE 5B RESIDENCE TO BE DEMOLISHED	30	(N) FIRE DEPARTMENT CONNECTION
5	(N) ASPHALT PAVING	19	PHASE 1A HAMMERHEAD TURN AROUND SPACE	31	(N) CONC. SIDEWALK DESIGNED TO SAC COUNTY STANDARDS
6	6'-0" TALL ENTRY IRON GATE	20	ENTRY KIOSK		
7	ADA VAN ACCESSIBLE	21	PASSENGER DROP-OFF		
8	OUTDOOR GATHERING	22	(E) SHADE STRUCTURE "D" TO REMAIN		
9	STORM BASIN	23	(N) LIGHT STANDARD, SEE PHOTOMETRIC		
10	LANDSCAPE PARKING FINGER	24	(E) ELECTRICAL SERVICE		
13	EXISTING FENCING WITH SURROUNDING PLANTS	25	(N) TRASH & RECYCLE RECEPTACLES		
14	CHURCH ENTRY COURTYARD	26	(N) (2) LONG TERM BICYCLE LOCKERS & (2) SHORT TERM BIKE RACK		

CODE	SPACES	REQ'D.	PROV'D.
CBC TABLE 11B-208.2	STANDARD STALLS VAN ACCESSIBLE STALLS	38 1	54 8
CG8SC TABLE 5.106.5.2	ACCESSIBLE STALLS CLEAN AIR / VANPOOL / EV STALLS	4 12	8 12
CG8SC TABLE 5.106.5.3.3	EV CHARGING STALLS TOTAL STALLS	9 64	9 83

1 PARKING STALL PER 4 FIXED SEATS
IN MAIN ASSEMBLY HALL PER
SACRAMENTO COUNTY ZONING
ORDINANCE TABLE 5.20

NO. OF FIXED SEATS = **253**

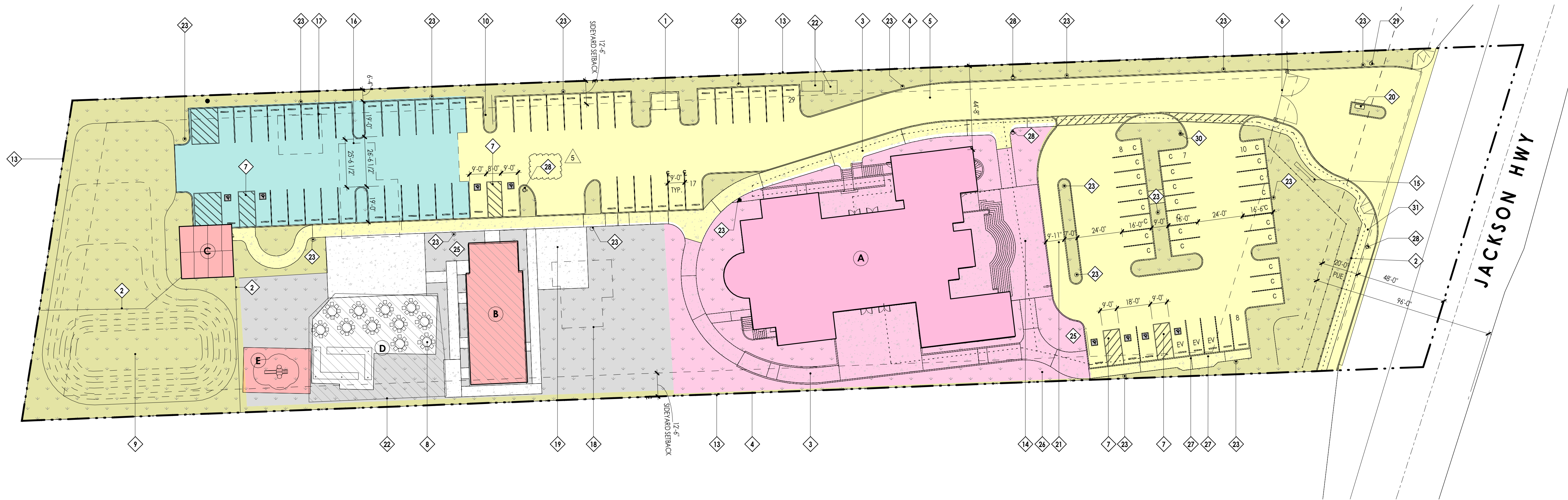
$253/4 = 64$ **PARKING STALLS**

NO.	STRUCTURE	SQ. FT.	STORIES	HEIGHT
A	(N) CHURCH	9,500 SF	2	62 FT
B	(E) CHAPEL	2,200 SF	1	XX FT
C	(N) STORAGE	575 SF	1	12 FT
D	(E) SHADE STRUCTURE	3900 SF	1	XX FT
E	(N) PLAY STRUCTURE	900 SF	1	12 FT

PROJECT INFORMATION

CURRENT ZONING	(IR) INTERIM AGRICULTURE RESERVE
APN	063-0012-025
NUMBER OF PARKING STALLS	REQUIRED: 64 (5 ADA STALL) PROVIDED: 86 (8 ADA STALL)
NUMBER OF BICYCLE RACKS	REQUIRED: 2 (1 PER 50 PARKING STALLS) PROVIDED: 2
BUILDING SIZE	PROPOSED BUILDING: 8,740 SF
LOT SIZE	129,571 SF (2.97 +/- ACRES)
TOTAL DEVELOPED AREA	83,115 SF (64%)
SETBACKS	FRONT YARD: 25'-0" SIDE YARD: 4'-0" BACK YARD: 25'-0"
WIDTH OF STREET BUFFER	25'-0"
BUFFER BETWEEN DIFFERENT LAND USES	N/A
WIDTH OF PARKING LOT PERIMETER LANDSCAPE STRIP	7'-0" +/-
LINEAR STREET FRONTAGE	180'-0"
NUMBER OF STREET TREES	35 (7 EXISTING)

*EASEMENTS ARE NOTED ON PLAN



1 SITE PHASING PLAN

PHASE 1

1" = 30'-0"

GENERAL NOTES:

- VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND METHODS OF CONSTRUCTION PRIOR TO START OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF FRAMING, CONC. SLAB AND/OR CMU, U.O.N.
- CONTRACTOR SHALL WORK TOWARD DIMENSIONS WITH TOLERANCES (±) SHOWN.
- PATCH AND REPAIR ALL EXISTING ADJACENT SURFACES AFFECTED BY THE IMPROVEMENTS PROPOSED IN THESE CONTRACT DOCUMENTS. RESTORE FINISHES TO THESE AREAS TO MATCH EXISTING.
- THE PEDESTRIAN PATH OF TRAVEL (P.O.T.) IS INDICATED AS A BARRIER FREE, COMMON ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES.
- (WHEN PROVIDED) ALL GATES IN PATH OF TRAVEL MUST COMPLY WITH DOOR REQUIREMENTS. PROVIDE A 24" MIN. STRIKE SIDE CLEARANCE ON THE PULL SIDE AND A SMOOTH SURFACE AT THE BOTTOM 10 INCHES OF THE PUSH SIDE OF GATE. SPECIFY ACCESSIBLE / LEVER HARDWARE.
- SITE DEVELOPMENT AND GRADING SHALL PROVIDE ACCESS TO PRIMARY ENTRANCES AND NORMAL PATHS OF TRAVEL, AND SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC.
- EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PER ACCESSIBILITY STANDARDS.
- PROVIDE A CLEAR AND LEVEL LANDING ON EACH SIDE OF AN EXIT DOOR. THE LANDING SHALL BE 48 INCHES IN LENGTH WHERE THE DOOR SWINGS AWAY FROM THE LANDING, AND 60 INCHES IN LENGTH IN THE DIRECTION OF DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.
- CONTRACTOR SHALL FLUSH ALL WATER, SEWER, AND DRAIN LINES PRIOR TO HOOK UP.
- NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR 10'-0" AT FRONT AND SIDES.
- THE MINIMUM LIGHTING LEVEL SHALL BE (1) FOOT-CANDLE OF MAINTAINED ILLUMINATION ON THE PARKING SURFACE DURING THE HOURS OF USE BETWEEN ONE-HALF (1/2) HOUR BEFORE DUSK AND ONE HALF (1/2) AFTER DAWN.
- ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUND BY A CURB AT LEAST SIX (6) INCHES HIGH

PHASING LEGEND:

- SITE IMPROVEMENTS FOR FRONT PARKING LOT, PROJECT ENTRY, INTERNAL DRIVE WAY, PERCENTAGE OF REAR PARKING LOT, REAR DRAINAGE BASIN
- CHURCH SHELL CONSTRUCTION WITH LOWER LEVEL (PERMANENT SOCIAL HALL - TEMPORARY WORSHIP SPACE) TENANT IMPROVEMENTS, AND LANDSCAPE
- CHURCH UPPER LEVEL (PERMANENT WORSHIP SPACE) TENANT IMPROVEMENTS
- COMPLETION OF REAR PARKING LOT, DEMOLITION OF (E) RESIDENCE AND TWO CAR GARAGE
- ADDITION OF PROPERTY MAINTENANCE STRUCTURE
- (E) CHAPEL REMODEL INTO CLASSROOM BUILDING REMAINING LANDSCAPE IMPROVEMENTS

SITE LEGEND:

- PROPERTY LINE
- ASSUMED ACCESSIBLE PATH OF TRAVEL
- (N) BUILDING / TENANT IMPROVEMENT
- (E) BUILDING
- (N) CONCRETE PAVING, U.O.N. - S.C.D.
- (N) LANDSCAPING, U.O.N. - S.L.D.
- (N) A.C. PAVING, U.O.N. - S.C.D.

KEYNOTES:

- TRASH ENCLOSURE
- 6'-0" TALL IRON FENCE
- 8'-0" PROCESSIONAL PATH
- PROPERTY LINE
- (N) ASPHALT PAVING
- 6'-0" TALL ENTRY IRON GATE
- ADA VAN ACCESSIBLE
- OUTDOOR GATHERING
- STORM BASIN
- LANDSCAPE PARKING FINGER
- EXISTING FENCING WITH SURROUNDING PLANTS
- CHURCH ENTRY COURTYARD
- GROUND MOUNTED MONUMENT SIGN
- PHASE 1B RESIDENCE TO BE DEMOLISHED
- PHASE 1B GARAGE TO BE DEMOLISHED
- PHASE 5B RESIDENCE TO BE DEMOLISHED
- PHASE 1A HAMMERHEAD TURN AROUND SPACE
- ENTRY KIOSK
- PASSENGER DROP-OFF
- (E) SHADE STRUCTURE "D" TO REMAIN
- (N) LIGHT STANDARD, SEE PHOTOMETRIC
- (E) ELECTRICAL SERVICE
- (N) TRASH & RECYCLE RECEPTACLES
- (N) (2) LONG TERM BICYCLE LOCKERS & (2) SHORT TERM BIKE RACK
- EV PARKING STATION
- (N) FIRE HYDRANT
- (N) BACK FLOW PREVENTOR
- (N) FIRE DEPARTMENT CONNECTION
- (N) CONC. SIDEWALK DESIGNED TO SAC COUNTY STANDARDS

PARKING REQUIREMENTS:

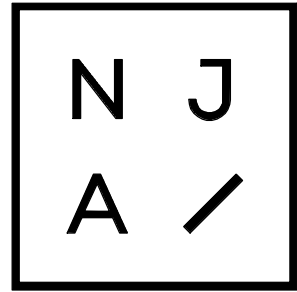
CODE	SPACES	REQ'D.	PROV'D.
CBC TABLE 11B-208.2	STANDARD STALLS	38	54
	VAN ACCESSIBLE STALLS	1	8
CGBC TABLE 5.106.5.2	ACCESSIBLE STALLS	4	8
CGBC TABLE 5.106.5.3	CLEAN AIR / VANPOOL / EV STALLS	12	12
	EV CHARGING STALLS	9	9
	TOTAL STALLS	64	83

REQ'D TOTAL STALLS:

1 PARKING STALL PER 4 FIXED SEATS IN MAIN ASSEMBLY HALL PER SACRAMENTO COUNTY ZONING ORDINANCE TABLE 5.20
NO. OF FIXED SEATS = 253
253/4 = 64 PARKING STALLS

STRUCTURE MATRIX

NO.	STRUCTURE	SQ. FT.	STORIES	HEIGHT
A	(N) CHURCH	9,500 SF	2	62 FT
B	(E) CHAPEL	2,200 SF	1	XX FT
C	(N) STORAGE	575 SF	1	12 FT
D	(E) SHADE STRUCTURE	3900 SF	1	XX FT
E	(N) PLAY STRUCTURE	900 SF	1	12 FT

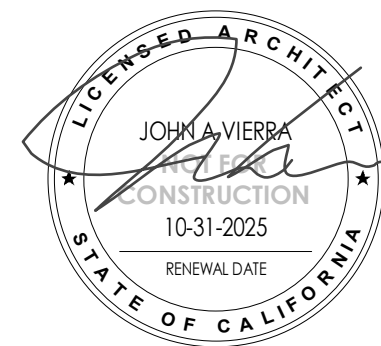


ARCHITECT
NJA ARCHITECTURE
212 W PINE STREET, STE #1
LODI, CA 95240
209.400.6080
www.njaarchitecture.com

CLIENT
ELEVATION OF THE HOLY CROSS ORTHODOX CHURCH
9000 JACKSON ROAD
SACRAMENTO, CA 95826
916.857.0806

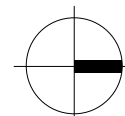
PROJECT
ELEVATION OF THE HOLY CROSS ORTHODOX CHURCH
9000 JACKSON ROAD
SACRAMENTO, CA 95826

CONSULTANT



REVISIONS

No.	Description	Date
5	Revision 5	05.10.24



SITE PLAN REVIEW
07.02.24

SITE PHASING PLAN

A1.2



LANDSCAPE REQUIREMENTS

NORTH BOUNDARY - JACKSON ROAD

Requirements:	LENGTH	TREES REQ'D	TREES PROVIDED
• 5' BUFFER	84'	3	3
• 1 CLASS II TREE / 30 LF.			

SOUTH BOUNDARY - URBAN RESERVE ZONE

Requirements:	LENGTH	TREES REQ'D	TREES PROVIDED
• 7' BUFFER	173'	6	6+*
• CONTINUOUS SCREEN TREE 30' O.C.			

EAST BOUNDARY - URBAN RESERVE ZONE

Requirements:	LENGTH	TREES REQ'D	TREES PROVIDED
• 7' BUFFER	150'	25	25+*
• CONTINUOUS SCREEN TREE 30' O.C.			

WEST BOUNDARY - URBAN RESERVE ZONE

Requirements:	LENGTH	TREES REQ'D	TREES PROVIDED
• 7' BUFFER	775'	26	11*
• CONTINUOUS SCREEN TREE 30' O.C.			

GENERAL LANDSCAPE STANDARDS

Requirements:	LENGTH	TREES REQ'D	TREES PROVIDED
• TREES	244'	7	7
• 35% 24-INCH BOX			
• 65% 15-GALLON			
• 40% EVERGREEN			
• SHRUBS			
• 10% 5-GALLON			
• 30% 1-GALLON			
• GROUNDCOVERS			
• 100% 1-GALLON			

PARKING LANDSCAPE STANDARDS

Requirements:	SEATS IN THE ASSEMBLY	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
• 1 STALL PER 4 SEATS IN THE ASSEMBLY	236	54	54
• SCREEN PARKING WITH BERRY, SHRUBS, OR OTHER LANDSCAPE FEATURES 3' IN HEIGHT			
• PLANTERS NO LESS THAN 6' WIDE & 40 SF.			
• END CAP PLANTERS NO LESS THAN 8' WIDE			
• IMPERVIOUS AREAS NOT TO EXCEED 25%			
• LANDSCAPE ISLAND EVERY 8 STALLS			
• 50% PARKING LOT SHADE IN 15 YEARS			
• 30" TALL VEGETATION SHALL SCREEN PARKING FROM JACKSON ROAD			

PARKING LANDSCAPE STANDARDS

Requirements:	SEATS IN THE ASSEMBLY	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
• 1 STALL PER 4 SEATS IN THE ASSEMBLY	236	54	54
• SCREEN PARKING WITH BERRY, SHRUBS, OR OTHER LANDSCAPE FEATURES 3' IN HEIGHT			
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PARKING LANDSCAPE STANDARDS

Requirements:	SEATS IN THE ASSEMBLY	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
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• SCREEN PARKING WITH BERRY, SHRUBS, OR OTHER LANDSCAPE FEATURES 3' IN HEIGHT			
• PLANTERS NO LESS THAN 6' WIDE & 40 SF.			
• END CAP PLANTERS NO LESS THAN 8' WIDE			
• IMPERVIOUS AREAS NOT TO EXCEED 25%			
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• 30" TALL VEGETATION SHALL SCREEN PARKING FROM JACKSON ROAD			

PARKING LANDSCAPE STANDARDS

Requirements:	SEATS IN THE ASSEMBLY	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
• 1 STALL PER 4 SEATS IN THE ASSEMBLY	236	54	54
• SCREEN PARKING WITH BERRY, SHRUBS, OR OTHER LANDSCAPE FEATURES 3' IN HEIGHT			
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PARKING LANDSCAPE STANDARDS

Requirements:	SEATS IN THE ASSEMBLY	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
• 1 STALL PER 4 SEATS IN THE ASSEMBLY	236	54	54
• SCREEN PARKING WITH BERRY, SHRUBS, OR OTHER LANDSCAPE FEATURES 3' IN HEIGHT			
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• 50% PARKING LOT SHADE IN 15 YEARS			
• 30" TALL VEGETATION SHALL SCREEN PARKING FROM JACKSON ROAD			

PARKING LANDSCAPE STANDARDS

Requirements:	SEATS IN THE ASSEMBLY	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
• 1 STALL PER 4 SEATS IN THE ASSEMBLY	236	54	54
• SCREEN PARKING WITH BERRY, SHRUBS, OR OTHER LANDSCAPE FEATURES 3' IN HEIGHT			
• PLANTERS NO LESS THAN 6' WIDE & 40 SF.			
• END CAP PLANTERS NO LESS THAN 8' WIDE			
• IMPERVIOUS AREAS NOT TO EXCEED 25%			
• LANDSCAPE ISLAND EVERY 8 STALLS			
• 50% PARKING LOT SHADE IN 15 YEARS			
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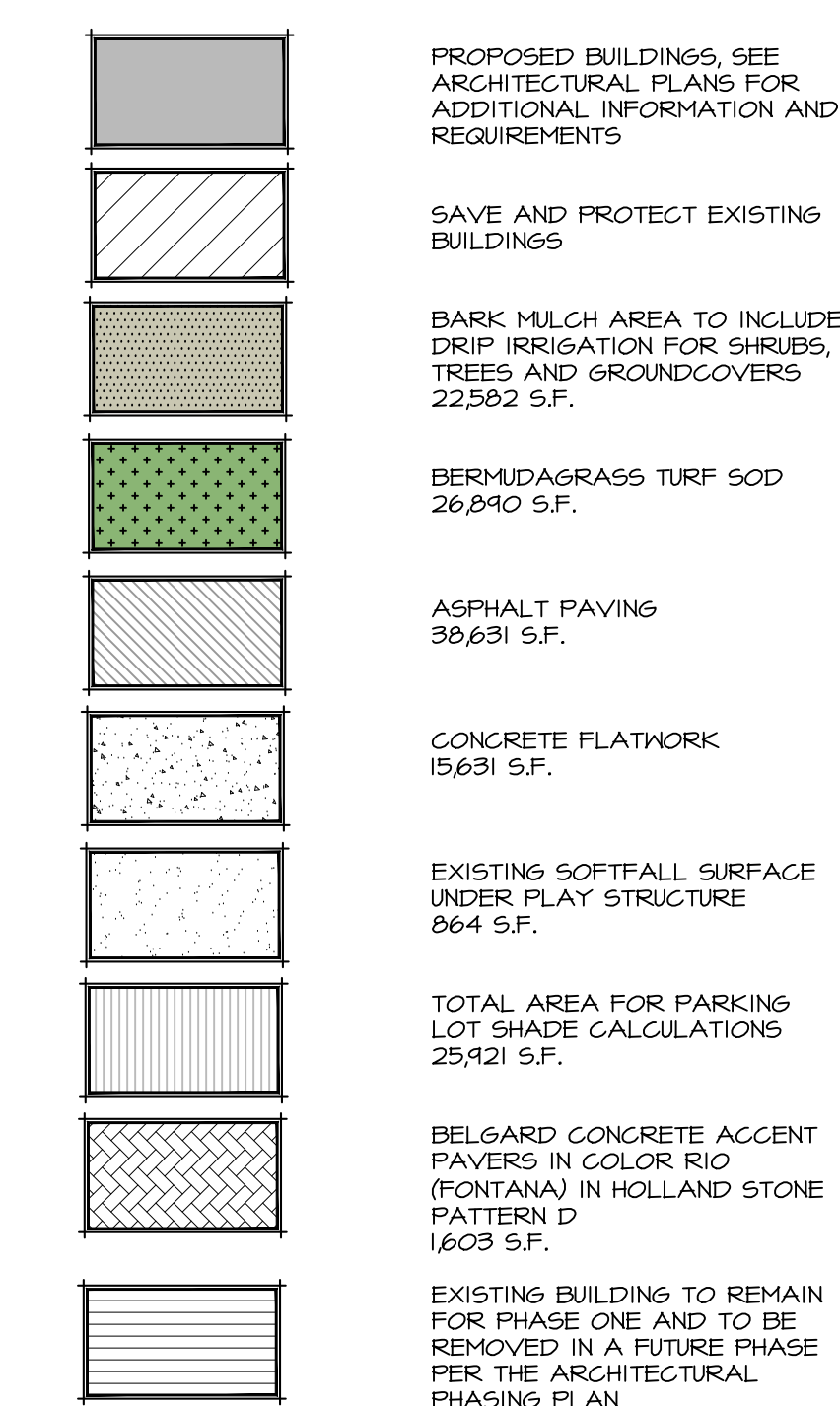
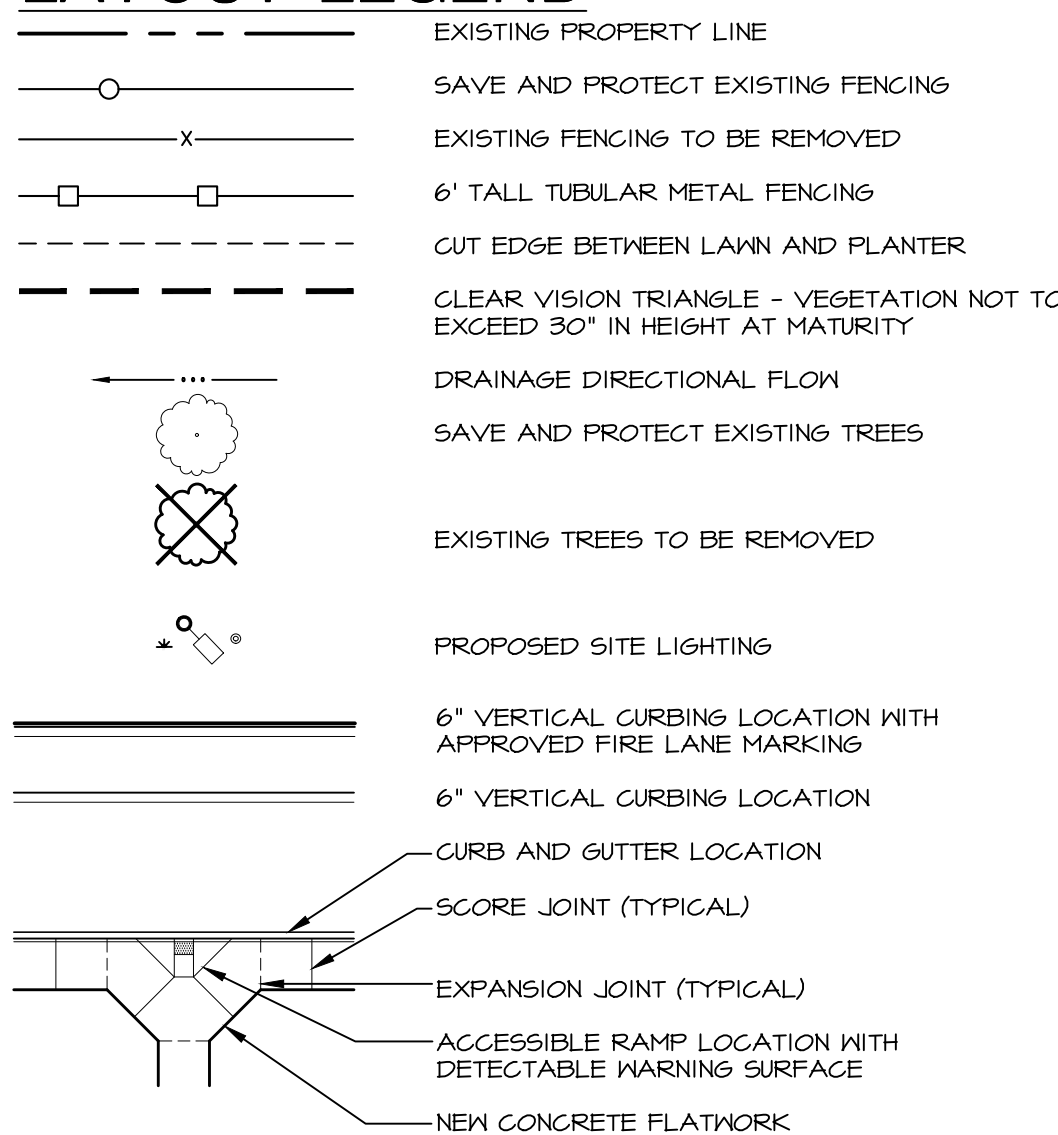
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LAYOUT LEGEND



PROJECT INFORMATION

CURRENT ZONING: (IR) INTERIM AGRICULTURE RESERVE

NUMBER OF PARKING STALLS REQUIRED: 17 (1 ADA STALL) PROVIDED: 75 (8 ADA STALL) TOTAL: 82

NUMBER OF BICYCLE RACKS REQUIRED: 2 (1 PER 50 PARKING STALLS) PROVIDED: 2

BUILDING SIZE: PROPOSED BUILDING: 8,470 SF LOT SIZE: 124,571 S.F. 2.41± ACRES

SETBACKS: FRONT YARD: 56' FROM RIGHT-OF-WAY SIDE YARD: 12'-6" BACK YARD: 20'

WIDTH OF STREET BUFFER: 25'-0"

BUFFER BETWEEN DIFFERENT LAND USES: N/A

WIDTH OF PARKING LOT PERIMETER LANDSCAPE STRIP: 1'-0"

LINEAR STREET FRONTAGE: 180'-0"

NUMBER OF STREET TREES: 3

TOTAL IRRIGATED LANDSCAPE AREA: 44,412 S.F.

* EASEMENTS ARE NOTED ON PLAN

CALLOUT LEGEND

- DRIVEWAY CLEAR VISION TRIANGLE
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- BIKE RACKS PER ARCHITECTURAL PLANS
- SAVE AND PROTECT EXISTING TREES
- SAVE AND PROTECT EXISTING UTILITY BOX
- EXISTING BUILDING TO REMAIN FOR PHASE ONE AND TO BE REMOVED IN A FUTURE PHASE PER THE ARCHITECTURAL PHASING PLAN
- CONCRETE FLATWORK
- SAVE AND PROTECT EXISTING CONCRETE
- SAVE AND PROTECT EXISTING PLAY STRUCTURE
- SAVE AND PROTECT EXISTING FIRE HYDRANT
- ENTRY GATES PER ARCHITECTURAL PLANS
- PROPOSED MONUMENT SIGN PER ARCHITECTURAL PLANS
- PROPOSED STORMWATER STORAGE AREA, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS
- EXISTING SHADE STRUCTURE TO REMAIN
- FRONT LOWER PLAZA
- SAVE AND PROTECT EXISTING 6' HEIGHT CHAIN LINK FENCING
- 30" TALL VEGETATION HEDGE TO SCREEN PARKING FROM JACKSON HIGHWAY
- PROPOSED 6'-0" TALL TUBULAR METAL FENCE
- PROPOSED SITE LIGHTING
- RELOCATE EXISTING WATER METER
- BAPTISMAL FONT, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- FIRE LANE IDENTIFIED PER SACRAMENTO METRO FIRE DISTRICTS FIRE PREVENTION STANDARDS AND THE CALIFORNIA VEHICLE CODE
- ACCENT PLANTINGS TO ENHANCE ENTRANCE
- EXISTING FENCE TO BE REMOVED
- SUBSURFACE CONTECH STORMFILTER CONTAINMENT SYSTEM FOR STORM WATER RUNOFF

TREE INVENTORY

SYMBOL	DESCRIPTION	BOTANICAL NAME	COMMON NAME	SIZE
(M-0)	TO BE REMOVED	Fraxinus 'Modesto'	Modesto Ash	37.6" Cal.
(M-02)	TO BE REMOVED	Fraxinus 'Modesto'	Modesto Ash	21.3" Cal.
(M-03)	SAVE AND PROTECT	Acer t. ginnala	Amur maple	4.2" Cal.
(M-04)	SAVE AND PROTECT	Pinus pinea	Stone Pine	30.3" Cal.
(M-05)	TO BE REMOVED	Prunus amygdalus	Almond	16.2" Cal.
(M-06)	TO BE REMOVED	Picea glauca	White Spruce	7.6" Cal.
(M-07)	TO BE REMOVED	Arbutus unedo	Strawberry Tree	8.3" Cal.
(M-08)	TO BE REMOVED	Olea spp.	Olive	8" Cal.
(M-09)	TO BE REMOVED	Quercus agrifolia	Coast Live Oak	13.7" Cal.
(M-10)	TO BE REMOVED-SHRUB	Euonymus japonica	Japanese Euonymus	8" Cal.
(M-11)	TO BE REMOVED	Citrus spp.	Citrus	8.3" Cal.
(M-12)	TO BE REMOVED	Morus alba	White Mulberry	9.9" Cal.
(M-13)	TO BE REMOVED	Pistacia chinensis	Chinese Pistache	10.8" Cal.
(M-14)	TO BE REMOVED	Gleditsia tricanthos	Honeylocust	10.8" Cal.
(M-15)	TO BE REMOVED	Quercus agrifolia	Coast Live Oak	28" Cal.
(M-16)	TO BE REMOVED	Quercus agrifolia	Coast Live Oak	15.6" Cal.
(M-17)	SAVE AND PROTECT	Quercus agrifolia	Coast Live Oak	27.4" Cal.
(M-18)	TO BE REMOVED	Gleditsia tricanthos	Honeylocust	12.1" Cal.
(M-19)	TO BE REMOVED	Gleditsia tricanthos	Honeylocust	17.2" Cal.

MWEO COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I



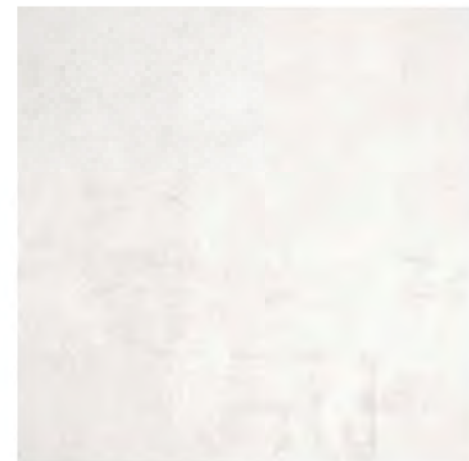
4
A5.0
VIEW FROM JACKSON HWY (NORTH ELEVATION)
1/8" = 1'-0"

KEYNOTES:

- A SMOOTH WHITE STUCCO
- B STONE VENEER
- C WOOD FACIA - STAINED & SEALED
- D TERRA-COTTA STANDING SEAM METAL ROOF
- E PRECAST STONE
- F HOLLOW METAL DOORS, PAINTED
- G PAINTED SIGNAGE LETTERS

GENERAL NOTES:

- COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL.
- PROVIDE GUTTERS AND DOWN SPOUTS - SEE ROOF PLAN.
- FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A9 SERIES.



A. SMOOTH WHITE STUCCO
COLOR: SW 7010 DUCK WHITE



B. STONE VENEER, KO NATURAL STONE - SIG-
NATURE COLLECTION MULTI, DRY STACK



C. DARK WOOD
STAIN COLOR: RED OAK 215 MINWAX



D. TERRA-COTTA STANDING SEAM METAL ROOF
AEP-SPAN, DURA TECH™ 5000 COOL ROOF



E. IVORY PRECAST STONE TRIM
COLOR: GLIDDEN OLD FOSSILSTONE GREY
40YY 64/035



F. HOLLOW METAL DOORS PAINTED
COLOR: GLIDDEN OLD FOSSILSTONE GREY
40YY 64/035



G. MARQUE SIGNAGE LETTERS
COLOR: Pantone / PMS 401 C / #afa9a0 Hex
Color



H. DARK BRONZE
COLOR: Matthews Paint Dark Bronze / 41313SP /
#5a504c Hex Color Code

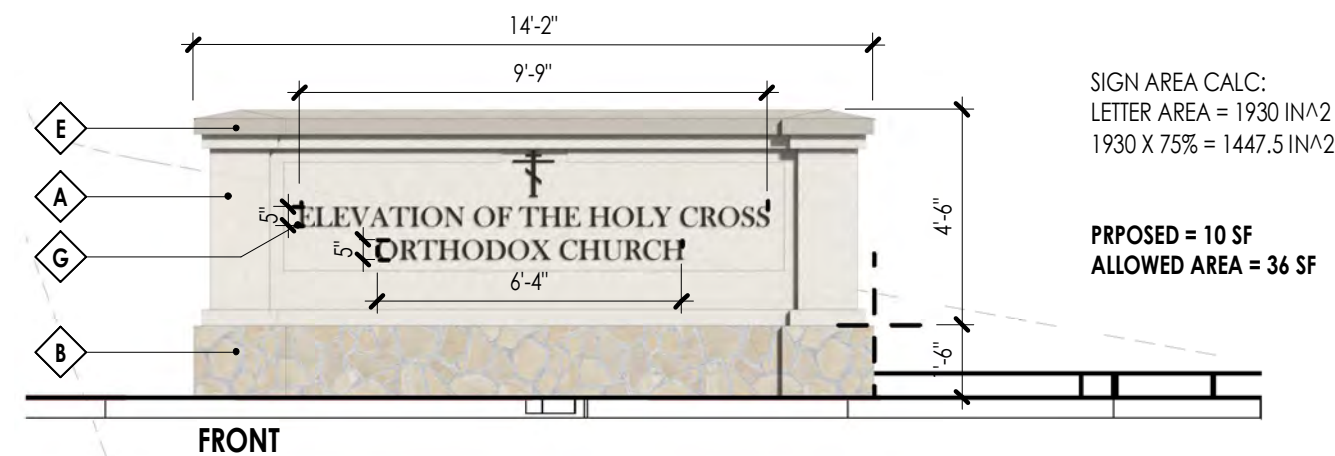
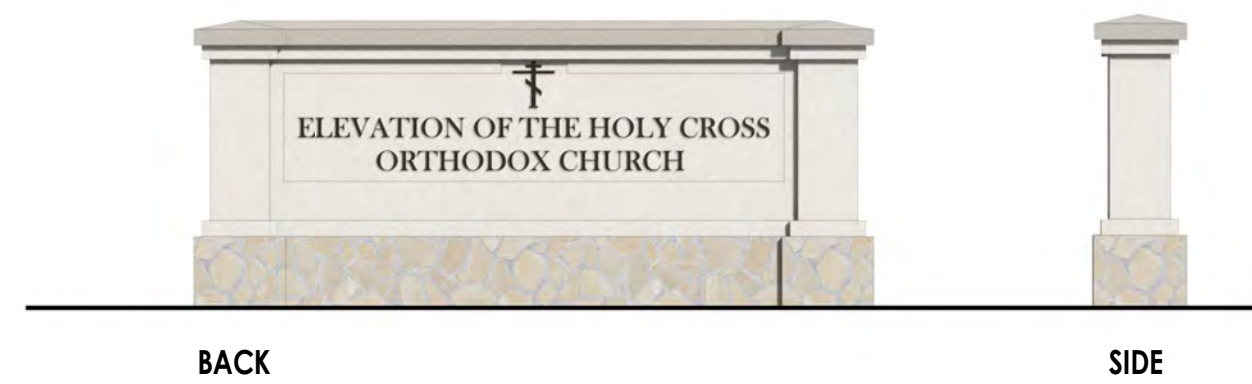
MATERIAL BOARD

HOLY CROSS | 08.14.2023 | SCHEMATIC DESIGN

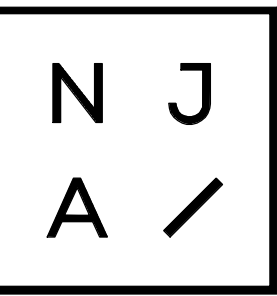
N J
A /



3
A5.0
VIEW FROM EXISTING CHAPEL (SOUTH ELEVATION)
1/8" = 1'-0"



1
A5.0
MONUMENT SIGN ELEVATION (FRONT & BACK)
1/4" = 1'-0"

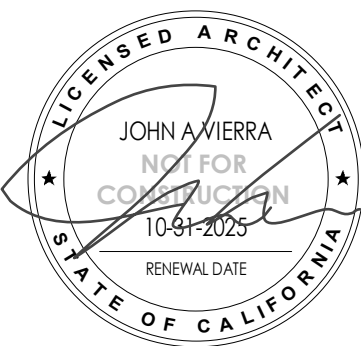


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CLIENT
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ORTHODOX CHURCH**
9000 JACKSON ROAD
SACRAMENTO, CA 95826
916.857.0806

PROJECT
**ELEVATION OF THE HOLY CROSS
ORTHODOX CHURCH**
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SACRAMENTO, CA 95826

CONSULTANT



REVISIONS		
No.	Description	Date

SITE PLAN REVIEW
05.20.24

EXTERIOR ELEVATIONS

A5.0



2
A5.1
1/8" = 1'-0"

LEFT SIDE VIEW (EAST ELEVATION)



1
A5.1
1/8" = 1'-0"

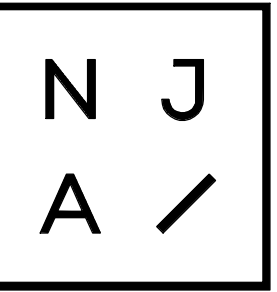
RIGHT SIDE VIEW (WEST ELEVATION)

GENERAL NOTES:

- COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL.
- PROVIDE GUTTERS AND DOWN SPOUTS - SEE ROOF PLAN.
- FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A9 SERIES.

KEYNOTES:

- SMOOTH WHITE STUCCO
- STONE VENEER
- WOOD FACIA - STAINED & SEALED
- TERRA-COTTA STANDING SEAM METAL ROOF
- PRECAST STONE
- HOLLOW METAL DOORS, PAINTED
- PAINTED SIGNAGE LETTERS

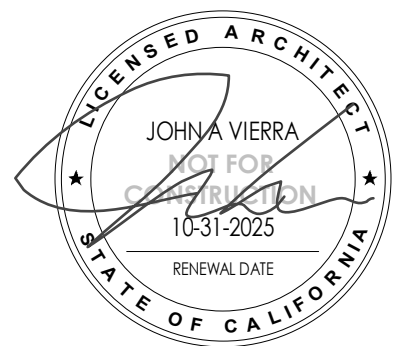


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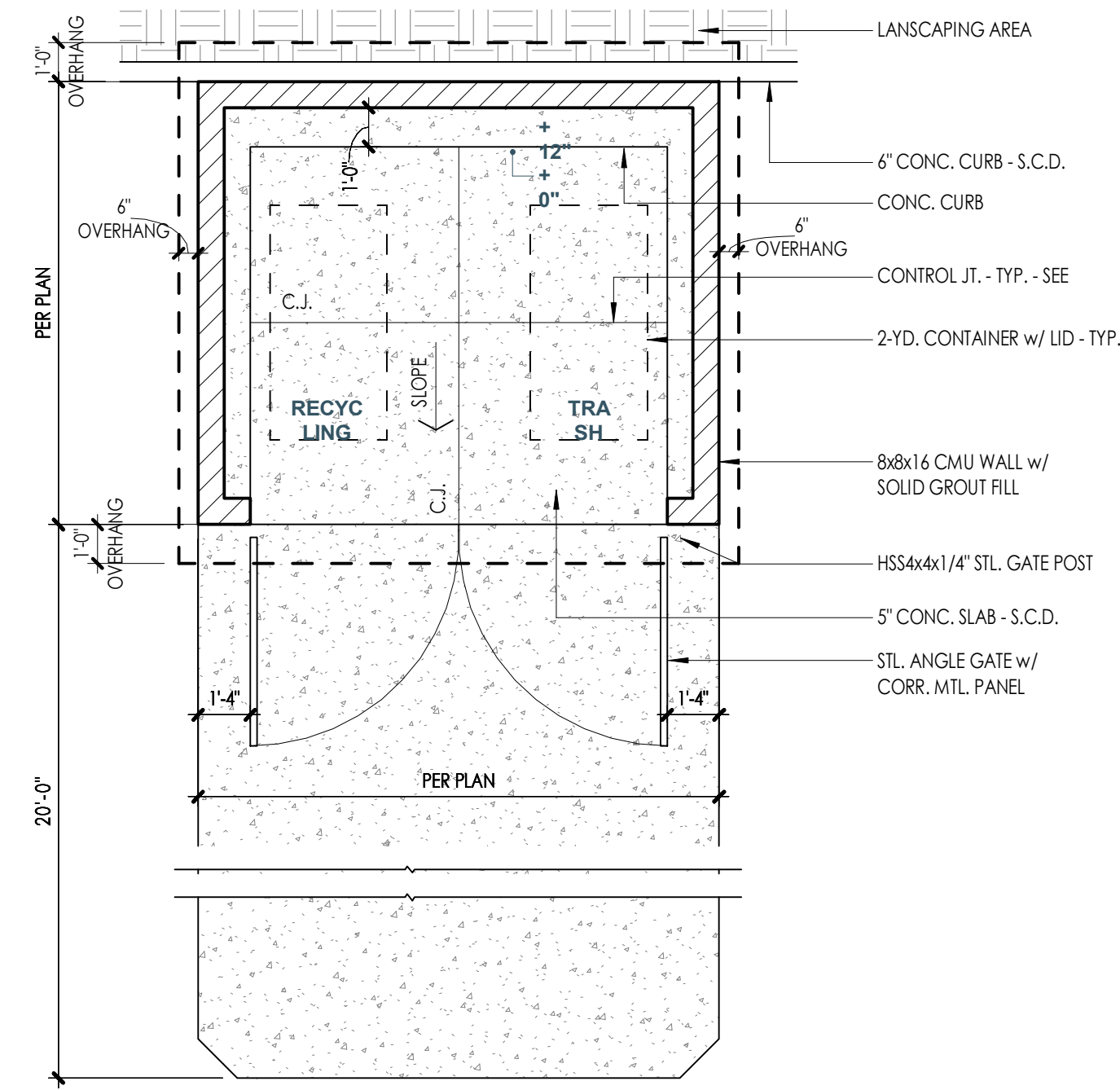


REVISIONS		
No.	Description	Date

SITE PLAN REVIEW
05.20.24

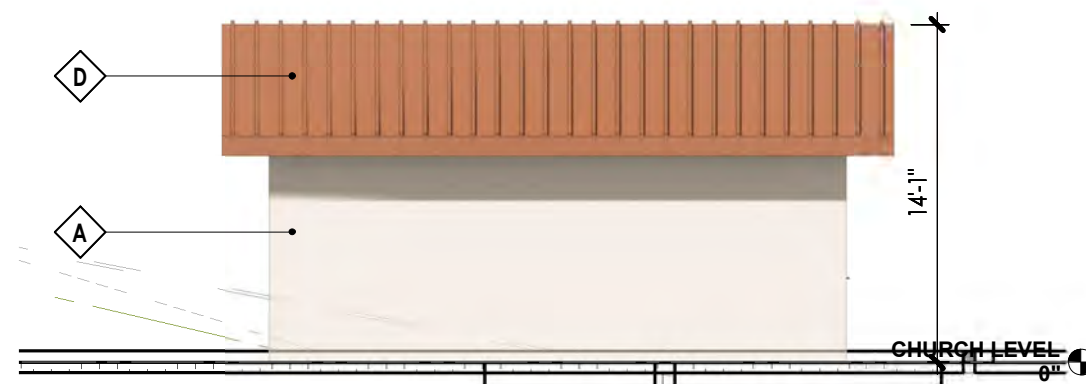
EXTERIOR ELEVATIONS

A5.1



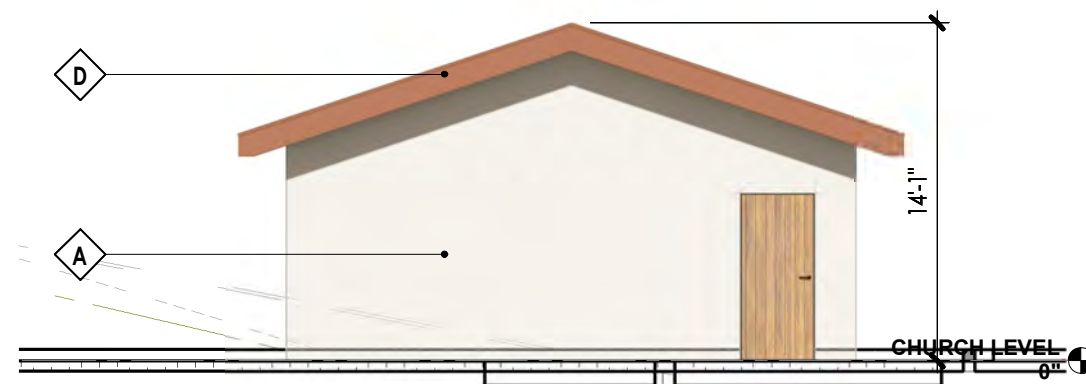
8 TRASH ENCLOSURE PLAN

8
A5.2
1/4" = 1'-0"



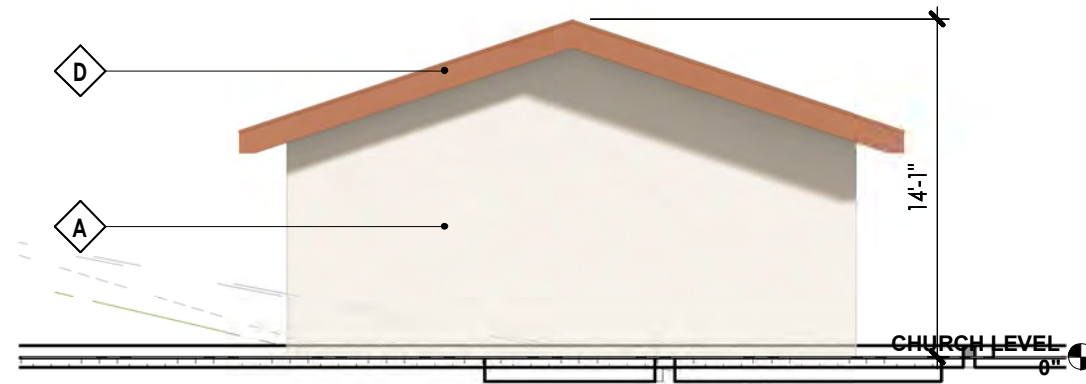
1 BUILDING C EAST ELEVATION

1
A5.2
1/8" = 1'-0"



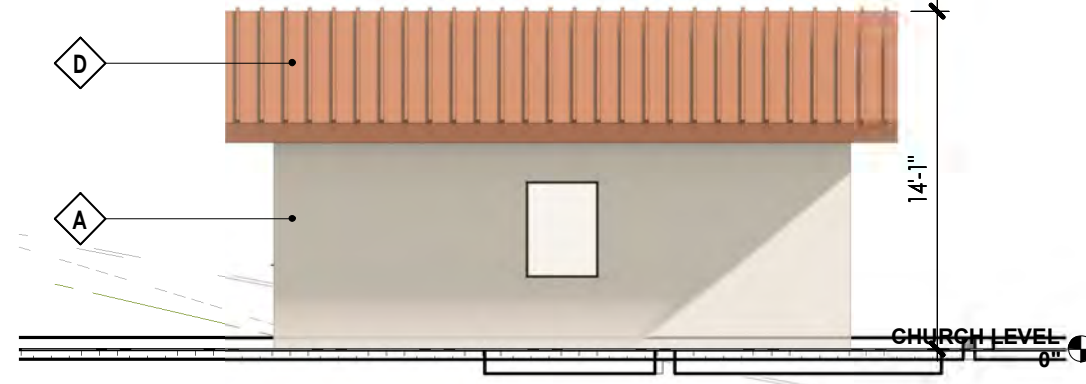
2 BUILDING C NORTH ELEVATION

2
A5.2
1/8" = 1'-0"



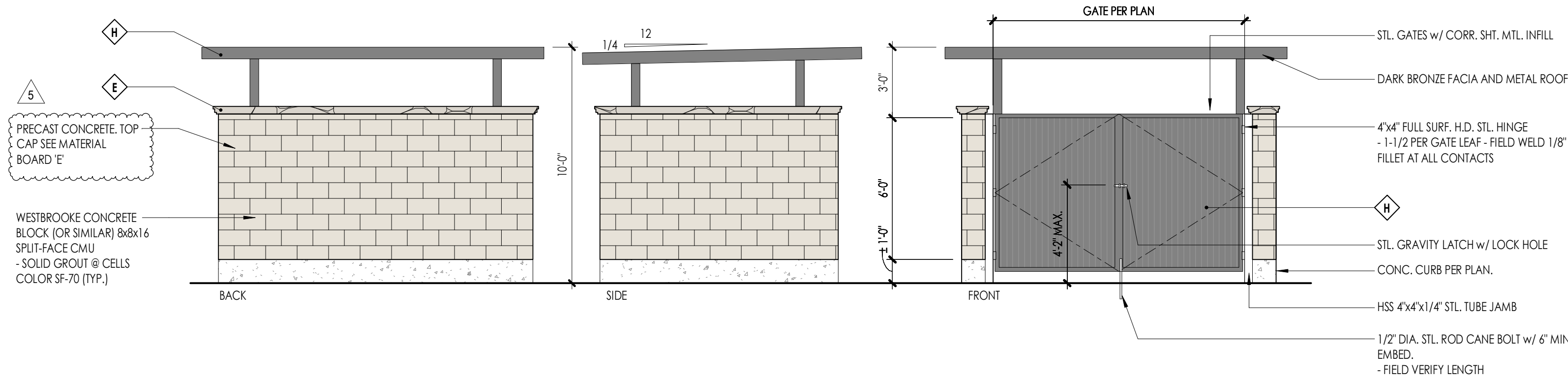
3 BUILDING C SOUTH ELEVATION

3
A5.2
1/8" = 1'-0"



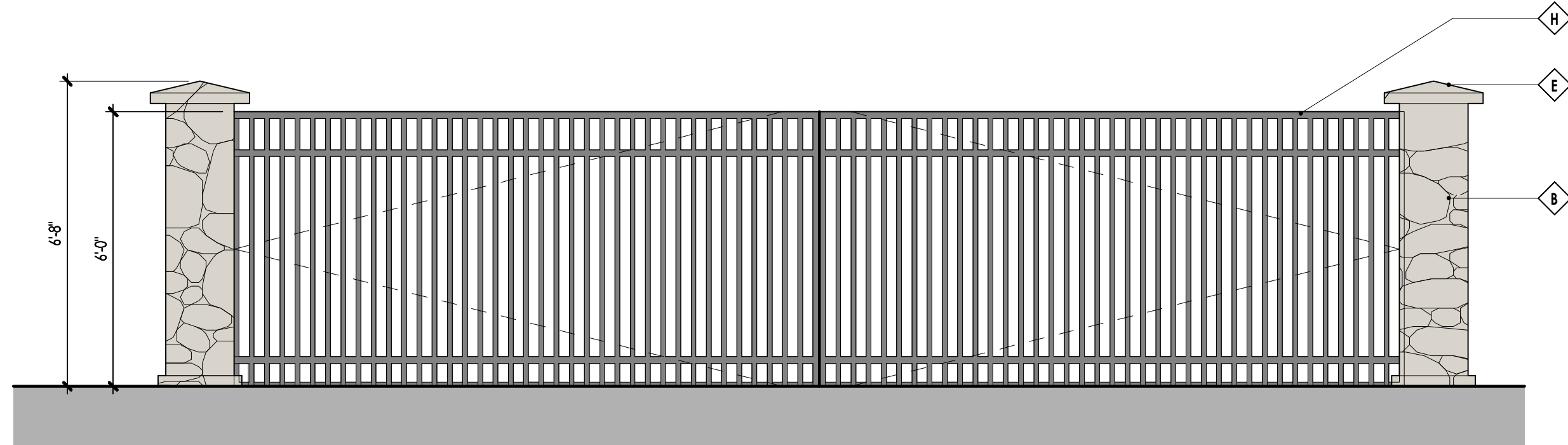
4 BUILDING C WEST ELEVATION

4
A5.2
1/8" = 1'-0"



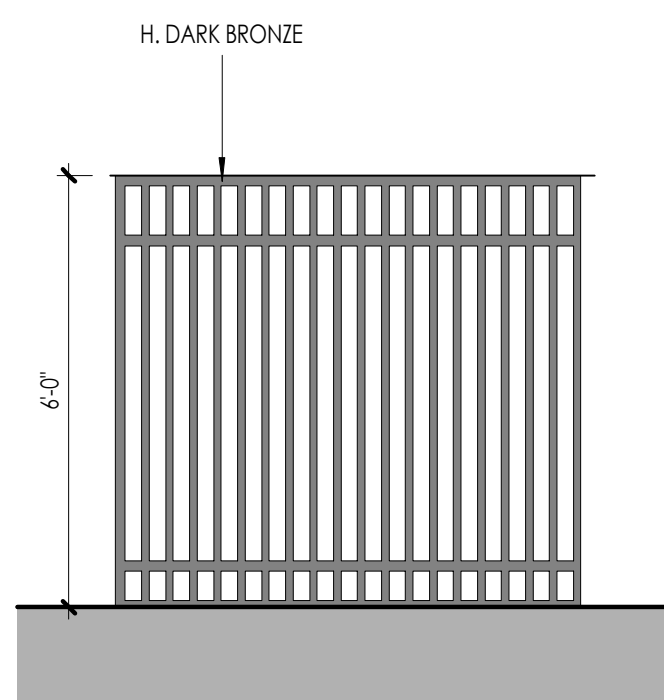
7 TRASH ENCLOSURE ELEVATION

7
A5.2
1/4" = 1'-0"



5 ENTRY GATE ELEVATION

5
A5.2
3/8" = 1'-0"



6 TYPICAL FENCE ELEVATION

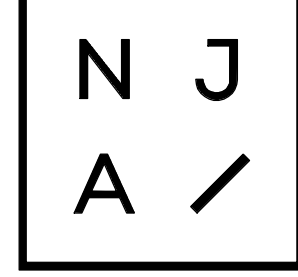
6
A5.2
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GENERAL NOTES:

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KEYNOTES:

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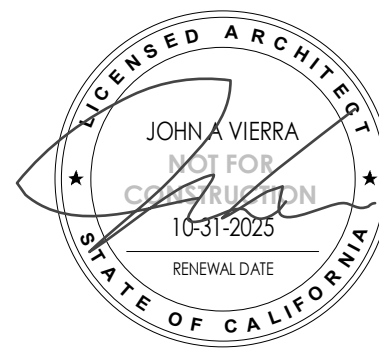


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CONSULTANT



REVISIONS

No.	Description	Date
5	Revision 5	05.10.24

SITE PLAN REVIEW
05.20.24

EXTERIOR ELEVATIONS

A5.2

New Business:

- c) PLNP2024-00093 Anne Rudin
Preserve Williamson Act Contract**

PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA

To: Agricultural Advisory Committee

Subject: **PLNP2024-00093.** Anne Rudin Preserve Williamson Act Contract (APB).
A request to form an Agricultural Preserve through a Williamson Act contract on 287.71 acres in the AG-80 zone, in the Natomas community.

Decision Body: Board of Supervisors

APN: 225-0110-061

Supervisory District: District 1 (Serna)

Contact: Nate Doberneck, Associate Planner
doberneckn@sacounty.gov, (916) 874-2562

Details of Request:

1. A request to amend an existing **Agricultural Preserve** for Williamson Act contract 2004-AP-005 by adding 53.33 acres in the AG-40 zone (the Natomas Basin Conservancy's Anne Rudin Preserve) to the existing collection of ten properties aggregating to ~226-ac, resulting in a total of ~278-ac under 2004-AP-005.

Agent:

Jennifer Skupic
Contracts & Compliance Manager
Natomas Basin Conservancy
jskupic@natomasbasin.org
(916) 649-3331

Property Owner:

Natomas Basin Conservancy
2150 River Plaza Dr Ste 460
Sacramento, CA 95833
<https://natomasbasin.org/>

Summary of Key Points:

- Project Location and Setting. The property is an unaddressed 232,3054-sf / 53.33-ac, trapezoidal shaped lot (APN 225-0110-061) composed of 40.36-ac of dendric sloughs and 12.97-ac of upland crop (clover) farm fields.
- Nearby Properties. The south abutting property (APN 225-0110-060) is also owned by the Natomas Basin Conservancy (named the Cummings property, 53.33-ac), and this land is also composed of dendric sloughs and fields. To the north is a drainage canal connecting suburban City of Sacramento to the Sacramento River. Similar properties

composed of fields and drainage sloughs existing further to the north and south of the subject property, all owned by the Sacramento Area Flood Control Agency.

- Land Use Entitlements - none. Since both the south abutting property ("Cummins") and the subject property ("Anne Rudin") share a common property ownership by the Natomas Basin Conservancy, a Lot Merger is obviated, as allowed per Sacramento County Resolution No. 74-1037, § 8 *Criteria for Agricultural Preserves* (see below).
- Land Use Classification. The property is designated as an Agricultural Cropland (AG CROP) land use in the 2030 General Plan, not within any Community Plan land use area, and within the County's Agricultural 80-acre (AG 80) zoning district.
- Applicants Project Description.

Anne Rudin Preserve: This property was recently acquired from Sacramento Area Flood Control Agency (SAFCA) in 2023 without Williamson Act provisions. The property is adjacent to the Conservancy's Cummings property which is enrolled in the Williamson Act program therefore allowing those acres to be combined to meet the minimum threshold of 100 acre minimum for enrollment.

Figure 1: Regional Context Map



Williamson Act - background

- Williamson Act Contract. The California Land Conservation Act of 1965 - commonly referred to as the [Williamson Act](#) - enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The Open Space Subvention Act of 1971 provided local governments an annual subvention of forgone property tax revenues from the state through the year 2009; these payments have been suspended in more recent years due to revenue shortfalls.
- Agricultural Preserve Land Area. In 1974 the Board of Supervisors adopted Resolution 74-1037 regulating the Williamson Act program in Sacramento County. Resolution 74-1037, § 8 *Criteria for Agricultural Preserves*, requires agricultural preserves be a minimum of 100-ac on a single parcel, or two or more parcels under common ownership.

"An agricultural preserve established during the calendar year 1975 and each succeeding calendar year thereafter shall consist of not less than one hundred (100) acres provided that in order to meet the one hundred (100) acre requirement, two (2) or more parcels may be combined if said parcels are contiguous or if in common ownership.

An agricultural preserve of less than one hundred (100) acres may be established if the unique characteristics of the agricultural enterprises in the area indicate that an operation of less than one hundred (100) acres is an economic commercial agricultural unit or land within a scenic highway corridor, and that the agricultural preserve of less than one hundred (100) acres is consistent with the General Plan of the County."

The Natomas Basin Conservancy owns this property (the Anne Rudin Preserve) of ~53-ac, and is thus smaller than 100-ac minimum necessary to establish an agricultural preserve. The south abutting property (the Cummins Preserve) is a 56-ac property enrolled within Williamson Act contract 2004-AP-005. Thus, the combined Anne Rudin and Cummins properties would exceed the 100-ac minimum threshold.

Also, this Anne Rudin property would be aggregated with ten other properties (including Cummins) totaling 226-ac enrolled within Williamson Act contract 2004-AP-005. Thus the Anne Rudin property would be the eleventh property included within Williamson Act contract 2004-AP-005, which would expand to 279-ac.

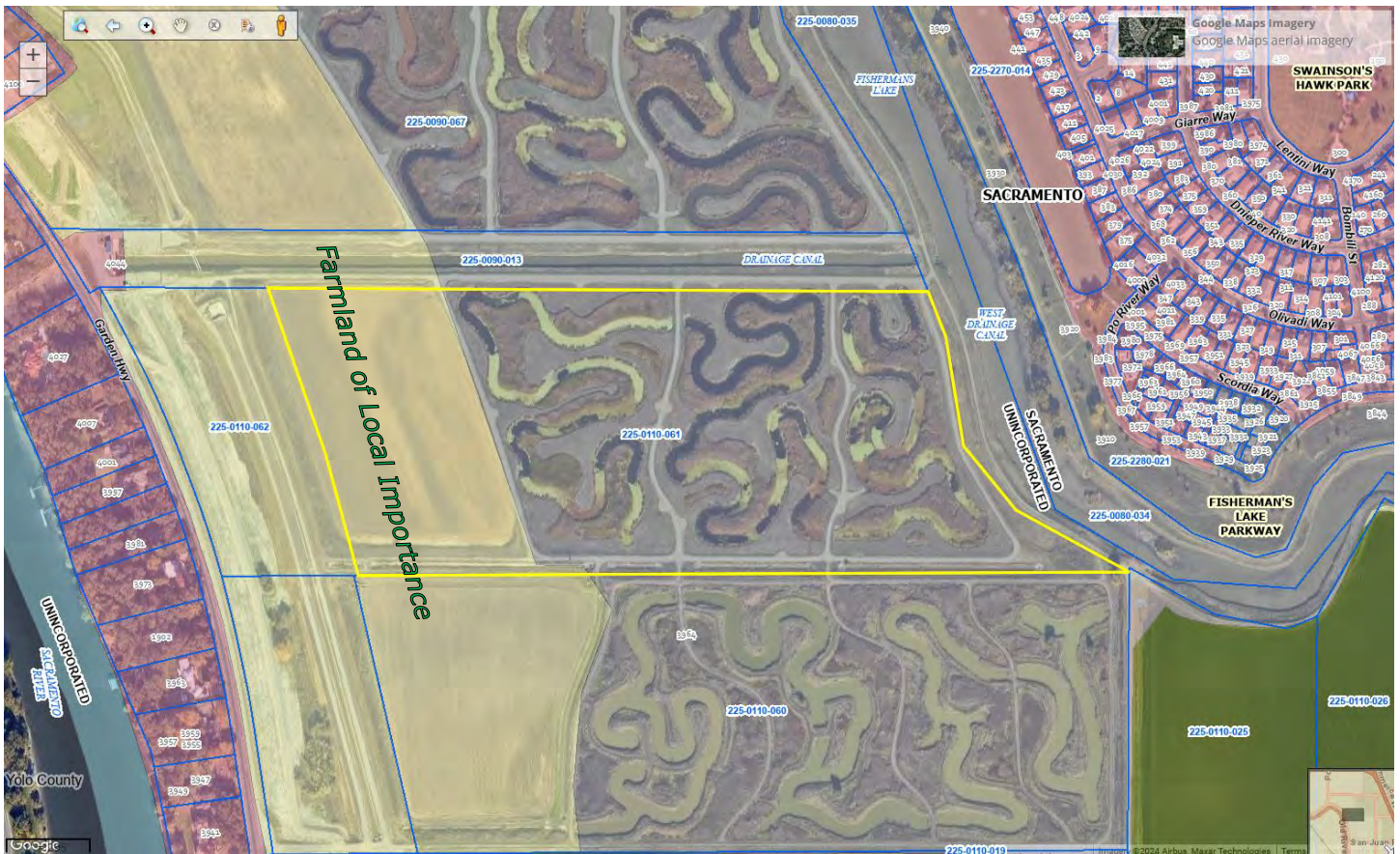
1) Site History. A review of available aerial imagery shows former row crop farming, with the land fallow in 2006 and channelized in 2014. This property was recently acquired by the Natomas Basin Conservancy from Sacramento Area Flood Control Agency (SAFCA) in 2023 without any Williamson Act provisions. The property is north-adjacent to the Conservancy's Cummings property which is enrolled in the Williamson Act program (2004-AP-005) therefore would allow the combined acres to meet the minimum threshold of 100 acre minimum for enrollment per Sacramento County Resolution No. 74-1037, § 8 *Criteria for Agricultural Preserves*.

Figure 2: Aerial view of subject property (yellow outline)



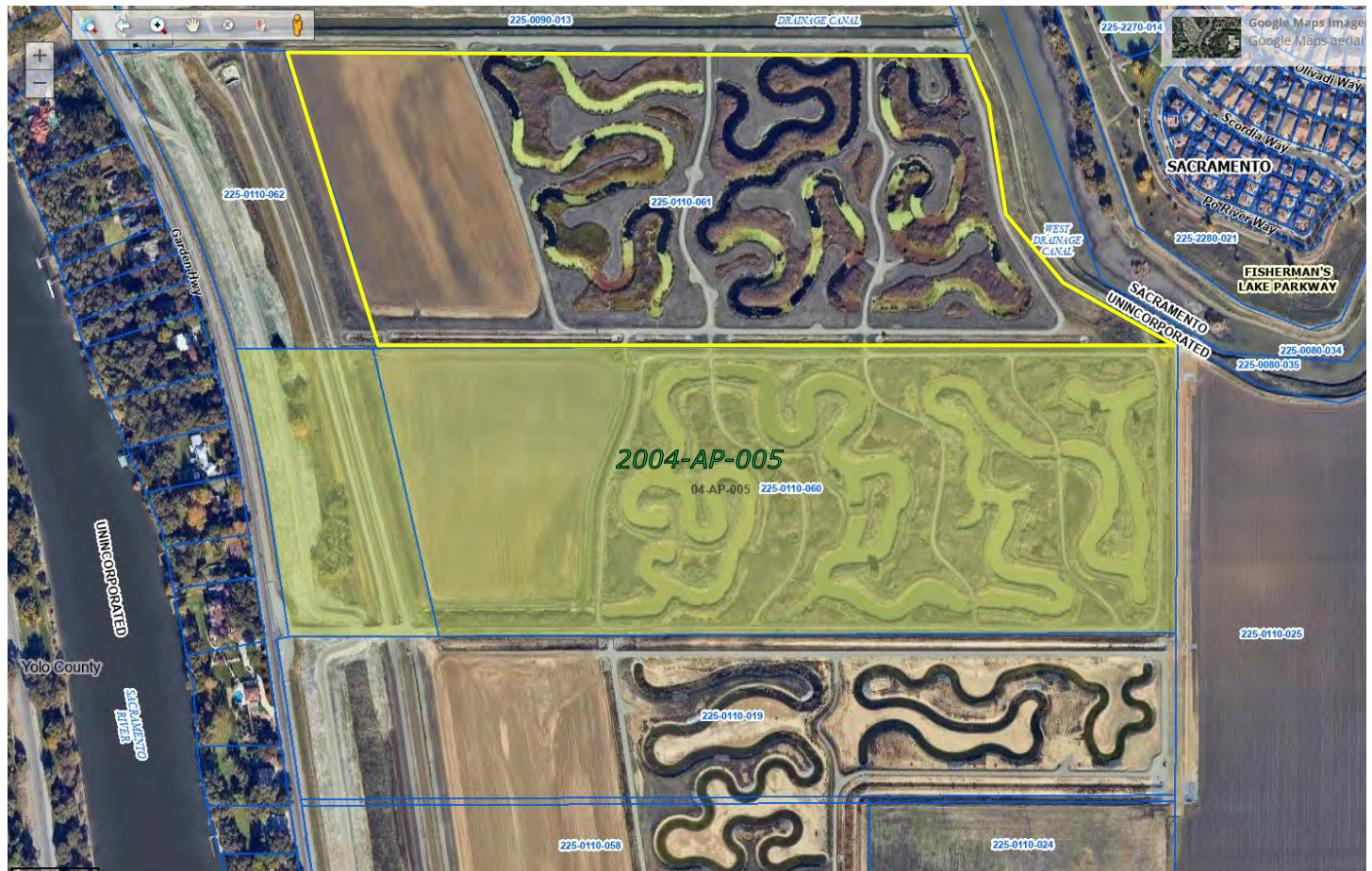
2) Farmland. Per the California Department of Conservation (which displays slightly different total land area for this property), the property's entire 53.33 acres is apportioned as 41.20 of "Other Land" (dendric sloughs), 15.20-ac of "Farmland of Local Importance" (upland crops), and 0.02-ac of "Prime Farmland" (unknown).

Figure 3: California Department of Conservation, Farmland mapping overlay image



3) Williamson Act Contract modification. Including an additional property within the existing Williamson Act contract 2004-AP-005 would require modification of the Williamson Act Contract by the Board of Supervisors. Modification entails rescinding the existing contract followed immediately by adoption of a new contract reflecting the altered property boundaries (i.e., inclusion on one additional property, “Anne Rudin”). Procedurally, this would be accomplished by a Board Letter at a single public hearing.

Figure 4: South abutting property ("Cummins") showing existing 2004-AP-005 (green tone)

☒ Soils CA FMMP 2018

-  Urban & Built-Up Land
-  Grazing Land
-  Farmland of Local Importance
-  Prime Farmland
-  Farmland of Statewide Importance
-  Unique Farmland
-  Water
-  Other Land

4) Agricultural Preserve 2004-AP-005. The existing Cummings agricultural preserve 2004-AP-005 property contains ten parcels totlling 226.45-ac, as outlined in the table and graphic below. With the proposed addition of the Anne Rudin Preserve, the modified 2004-AP-005 would increase to 279.78-ac.

The Williamson Act contract 2004-AP-005 includes the following clauses which would allow the use of the "Anne Rudin" property as an 'open space" designation.

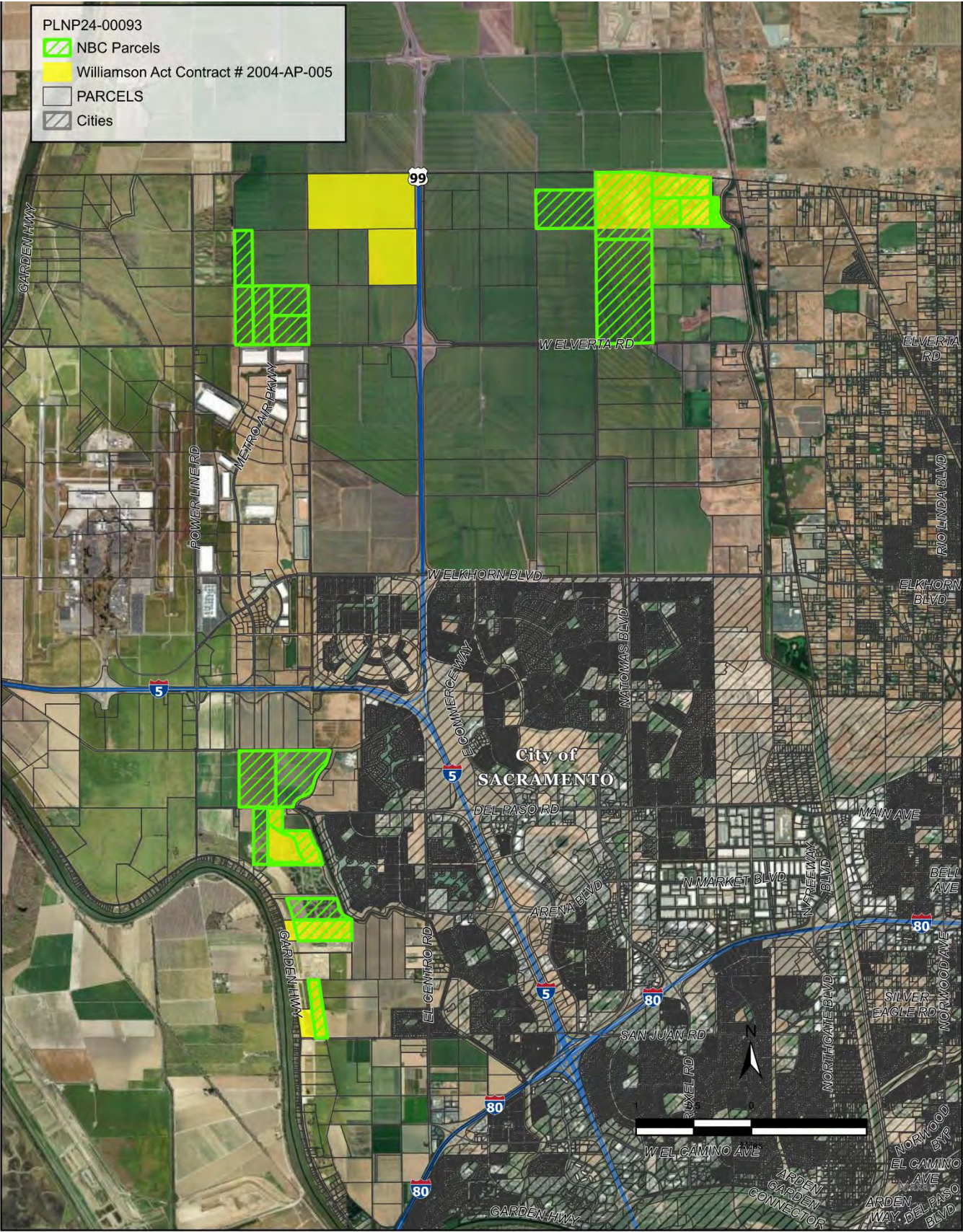
- 2004-AP-005 Agricultural Preserve, Exhibit "B" *Compatible Uses:*
"(s) Open Space Use, as defined on the date of execution of this Resolution and as hereinafter may be defined in [Section 51201\(o\)](#) of the Government Code."
- 2004-AP-005 Agricultural Preserve, Exhibit "D" *Excluded Uses:*
"(r) Recreational Use, as defined in [Section 51201\(n\)](#) of the Government Code."

Williamson Act contract 2004-AP-005

name	owner	APN - current	acre
	Sacramento Area Flood Control Agency	225-0190-024	30.42
	Natomas Basin Conservancy	225-0190-023	19.86
Kismat	Natomas Basin Conservancy	201-0040-005	40.00
	Natomas Basin Conservancy	201-0091-001	2.39
	Natomas Basin Conservancy	201-0091-002	2.39
	Sacramento Area Flood Control Agency	201-0091-004	1.43
	Natomas Basin Conservancy	201-0091-005	0.16
	Natomas Basin Conservancy	201-0040-003	63.00
Cummings	Natomas Basin Conservancy	225-0110-060	56.38
Cummings	Sacramento Area Flood Control Agency	225-0110-059	10.42
			226.45
Anne Rudin	Natomas Basin Conservancy	225-0110-061	53.33
			279.78

PLNP2024-00093. Anne Rudin Preserve Williamson Act Contract

Figure 5: Diagram of Natomas Basin Conservancy property holdings, and, Williamson Act contract 2001-AP-005



Attachments:

ATT 1 - Aerial Images & Diagrams

ATT 2 - Application Packet

ATT 3 - Property Survey NBC240314 (Anne Rudin Preserve)

ATT 4 - Property Title Report NBC240326 (Anne Rudin Preserve) [2024]

ATT 5 - Williamson Act 04-AP-005 [2005.02.02] annotated

ATT 6 - Natomas Basin Conservancy – Regional Map

For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, **PLNP2024-00093**.

For more information about the subject parcel, visit [parcel viewer](#) and enter the project address or assessor parcel number.

New Business:

- d) PLNP2024-00094 Elsie Williamson
Act Contract**

PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA

To: Agricultural Advisory Committee

Subject: **PLNP2024-00094. Elsie Williamson Act Contract (APB).**
A request to amend an Agricultural Preserve through a Williamson Act contract on a trio of properties totalling 157.32 acres in the AG-80 zone, in the Natomas community.

Decision
Body: Board of Supervisors

APN: 201-0130-019, -020, & 201-0130-030

Supervisory
District: District 1 (Serna)

Contact: Nate Doberneck, Associate Planner
doberneckn@saccounty.gov, (916) 874-2562

Details of Request:

1. A request to amend an existing **Agricultural Preserve** for Williamson Act contract 1972-AP-051 by adding 157.32 acres in the AG-80 zone (the Natomas Basin Conservancy's Elsie properties) to the existing property of 51.77-ac (Paulson South), resulting in a total of ~209-ac under 1972-AP-051.

Agent:

Jennifer Skupic
Contracts & Compliance Manager
Natomas Basin Conservancy
jskupic@natomasbasin.org
(916) 649-3331

Property Owner:

Natomas Basin Conservancy
2150 River Plaza Dr Ste 460
Sacramento, CA 95833
<https://natomasbasin.org/>

Summary of Key Points:

- Project Location and Setting. A trio of abutting rectangular properties used for rice farming, consisting of roughly equal portions of Prime Farmland and Farmland of Statewide Importance, totalling ~157-ac, and immediately north of the Metro Air Park Special Planning Area, northeast of the Sacramento International Airport.
- Nearby Properties. To the south, is the Metro Air Park Special Planning Area, and across Elverta Road are an existing pair of Amazon retail logistics processing and distribution warehouses (western building is 602,000-sf and eastern building is 800,000-sf). All other properties to the west, north, and east are rice fields.

- Land Use Entitlements - none. Since all three properties share a common property ownership by the Natomas Basin Conservancy, a Lot Merger is obviated, as allowed per Sacramento County Resolution No. 74-1037, § 8 *Criteria for Agricultural Preserves* (see below). Furthermore, establishment of a new Agricultural Preserve through a Williamson Act contract is not a land use entitlement.
- Land Use Classification. All three properties are designated as an Agricultural Cropland (AG CROP) land use in the 2030 General Plan, not within any Community Plan land use area, and within the County's Agricultural 80-acre (AG 80) zoning district.
- Applicants Project Description.

Elsie: This property has been owned by the Conservancy since 2006. A number of years ago the Conservancy attempted to enroll this property in Williamson Act but was declined because its proximity to the airport. The Conservancy requests that this property be entered into the Williamson Act as the neighboring properties, closer in proximity to the airport, all owned by the Conservancy, are in the Williamson Act.

Figure 1: Regional Context Map



Williamson Act - background

- Williamson Act Contract. The California Land Conservation Act of 1965 - commonly referred to as the [Williamson Act](#) - enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The Open Space Subvention Act of 1971 provided local governments an annual subvention of forgone property tax revenues from the state through the year 2009; these payments have been suspended in more recent years due to revenue shortfalls.
- Agricultural Preserve below 100-acres. In 1974 the Board of Supervisors adopted Resolution 74-1037 regulating the Williamson Act program in Sacramento County. Resolution 74-1037, § 8 *Criteria for Agricultural Preserves*, requires agricultural preserves be a minimum of 100-ac on a single parcel, or two or more parcels under common ownership.

"An agricultural preserve established during the calendar year 1975 and each succeeding calendar year thereafter shall consist of not less than one hundred (100) acres provided that in order to meet the one hundred (100) acre requirement, two (2) or more parcels may be combined if said parcels are contiguous or if in common ownership.

An agricultural preserve of less than one hundred (100) acres may be established if the unique characteristics of the agricultural enterprises in the area indicate that an operation of less than one hundred (100) acres is an economic commercial agricultural unit or land within a scenic highway corridor, and that the agricultural preserve of less than one hundred (100) acres is consistent with the General Plan of the County."

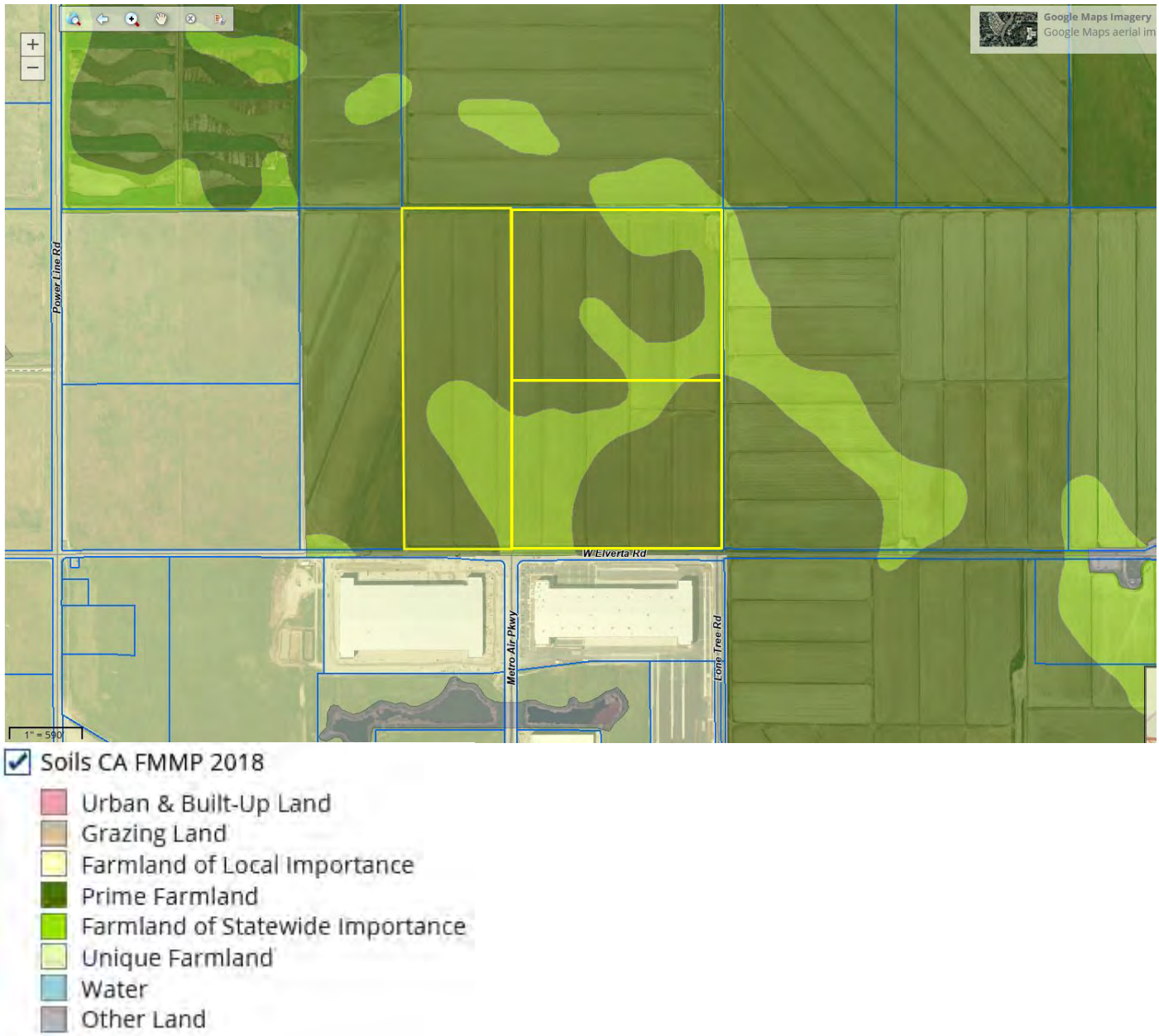
1) Site History. For all three properties, a review of available aerial imagery beginning in 1937 shows whorls and numerous seasonal ponds. By 1953 the land has been extensively graded with winding terraces, likely to support rice farming. Farming uses appear in images from 1985, 1995, 2001, and 2006 in much the same form. In 2009 the land appears to have been reworked into smaller rectangular fields, which it remains to this day. The property is east-adjacent to the Conservancy's Elsie property which is enrolled in the Williamson Act program (1972-AP-051) therefore would allow the combined acres to meet the minimum threshold of 100 acre minimum for enrollment per Sacramento County Resolution No. 74-1037, § 8 *Criteria for Agricultural Preserves.*

Figure 2: Aerial view of subject properties (yellow outline)



2) Farmland. Per the California Department of Conservation, the trio of properties is apportioned in roughly equal portions of Prime Farmland and Farmland of Statewide Importance.

Figure 3: California Department of Conservation, Farmland mapping overlay image



3) Williamson Act Contract modification. The westernmost property (APN 201-0130-030) was formerly enrolled in an agricultural preserve per Williamson Act contract 1972-AP-051 ("Lots 246 and 247 of Natomas Central Subdivision") which encompassed 103.75-ac per (current) APNs 201-0130-029 and -030. However, on 10 Feb 1984, a Notice of Non-Renewal of Land Conservation Agreement was filed on 1972-AP-051 for only APN 201-0130-030. As such, for the subject property APN 201-0130-030, the Williamson Act contract 1970-AP-0037 expired 9-years later, on 10 Feb 1993. However, available records indicate that the other property, APN 201-0130-029 (Lots 246 of Natomas Central Subdivision) remained enrolled in Williamson Act contract 1972-AP-051.

Including this trio of properties within the existing Williamson Act contract 1972-AP-051 would require modification of the Williamson Act Contract by the Board of Supervisors. Modification entails rescinding the existing contract followed immediately by adoption of a new contract reflecting the altered property boundaries (i.e., inclusion on three additional properties, "Elsie"). Procedurally, this would be accomplished by a Board Letter at a single public hearing.

Figure 4: West abutting properties showing existing 1972-AP-051 (green tone beneath label)



4) Agricultural Preserve 1972-AP-051. The existing agricultural preserve 1972-AP-051 property contain a single parcels of 51.77-ac, as outlined in the table and graphic below. With the proposed addition of the trio of Elsie properties, the modified 1972-AP-051 would increase to 209.09-ac.

The Williamson Act contract 1972-AP-051 includes the following clauses which would allow the use of the “Elsie” property as an ‘open space” designation.

- o 1972-AP-051 Agricultural Preserve, Exhibit “D” *Compatible Uses:*
“(s) *Open Space Use, as defined on the date of execution of this Resolution and as hereinafter may be defined in [Section 51201\(o\)](#) of the Government Code.*”

Williamson Act contract 1972-AP-051

name	owner	APN - current	acre
Paulson S.	Natomas Basin Conservancy	201-0130-029	51.77
		<i>subtotal existing</i>	<i>51.77</i>
Elsie	Natomas Basin Conservancy	201-0130-030	51.98
	Natomas Basin Conservancy	201-0130-019	52.67
	Natomas Basin Conservancy	201-0130-020	52.67
		<i>subtotal proposed</i>	<i>157.32</i>
		<i>total proposed</i>	<i>209.09</i>

Attachments:

- ATT 1 - Aerial Images & Diagrams
- ATT 2 - Application Packet
- ATT 3 - Property Survey NBC060511 (Elsie)
- ATT 4 - Property Title Report NBC240318 (Elsie Preserve) [2024]
- ATT 5 - Williamson Act 72-AP-051 [1972.02.29]
- ATT 6 - Natomas Basin Conservancy – Regional Map

For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, **PLNP2024-00093**.

For more information about the subject parcel, visit [parcel viewer](#) and enter the project address or assessor parcel number.

New Business:

- e) PLNP2024-00095 Elverta Preserve
Williamson Act Contract**

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

To: Agricultural Advisory Committee

Subject: **PLNP2024-00095.** Elverta Preserve Williamson Act Contract (APB).
A request to form a new Agricultural Preserve through a Williamson Act contract on 287.71 acres in the AG-80 zone, in the Natomas community.

Decision Body: Board of Supervisors

APN: 201-0110-027

Supervisory District: District 1 (Serna)

Contact: Nate Doberneck, Associate Planner
doberneckn@sacounty.gov, (916) 874-2562

Details of Request:

1. A request to form a new Agricultural Preserve through a Williamson Act contract on 287.71 acres in the AG-80 zone, in the Natomas community.

Agent:

Jennifer Skupic
Contracts & Compliance Manager
Natomas Basin Conservancy
jskupic@natomasbasin.org
(916) 649-3331

Property Owner:

Natomas Basin Conservancy
2150 River Plaza Dr Ste 460
Sacramento, CA 95833
<https://natomasbasin.org/>

Summary of Key Points:

- Project Location and Setting. The property is an unaddressed 12,532,648-sf / 287.71-ac, rectangular shaped lot (APN 201-0110-027) used entirely for active rice farming.
- Nearby Properties. The north abutting property (APN 201-0040-008) is also owned by the Natomas Basin Conservancy (named the Silva property, 184.74-ac), and this land is composed of dendric sloughs and seasonal ponds. The subject property is surrounded on the west, south, and east by the pending [Grandpark Specific Plan](#). Within the Grandpark SP, proposed abutting land uses are: west "Stormwater Management Open Space" (GSP-OS) / east "Low Density Residential" (GSP-LDR) / "Park" / "Medium Density Residential" (GSP-MDR) / and southward across Elverta Road

are southwest "Neighborhood Mixed Use" (GSP-NMU) / south "Medium High Density Residential (GSP-MHDR) / southeast "Medium Density Residential" (GSP-MDR).

- Land Use Entitlements - none. Establishment of a new Agricultural Preserve through a Williamson Act contract is not a land use entitlement.
- Land Use Classification. The property is designated as an Agricultural Cropland (AG CROP) land use in the 2030 General Plan, not within any Community Plan land use area, and within the County's Agricultural 80-acre (AG 80) zoning district.
- Applicants Project Description.

Elverta: The Conservancy acquired this property in 2021 without Williamson Act provisions. The property is being farmed for rice agriculture and will continue to be farmed for rice in the foreseeable future.

Figure 1: Regional Context Map



Williamson Act - background

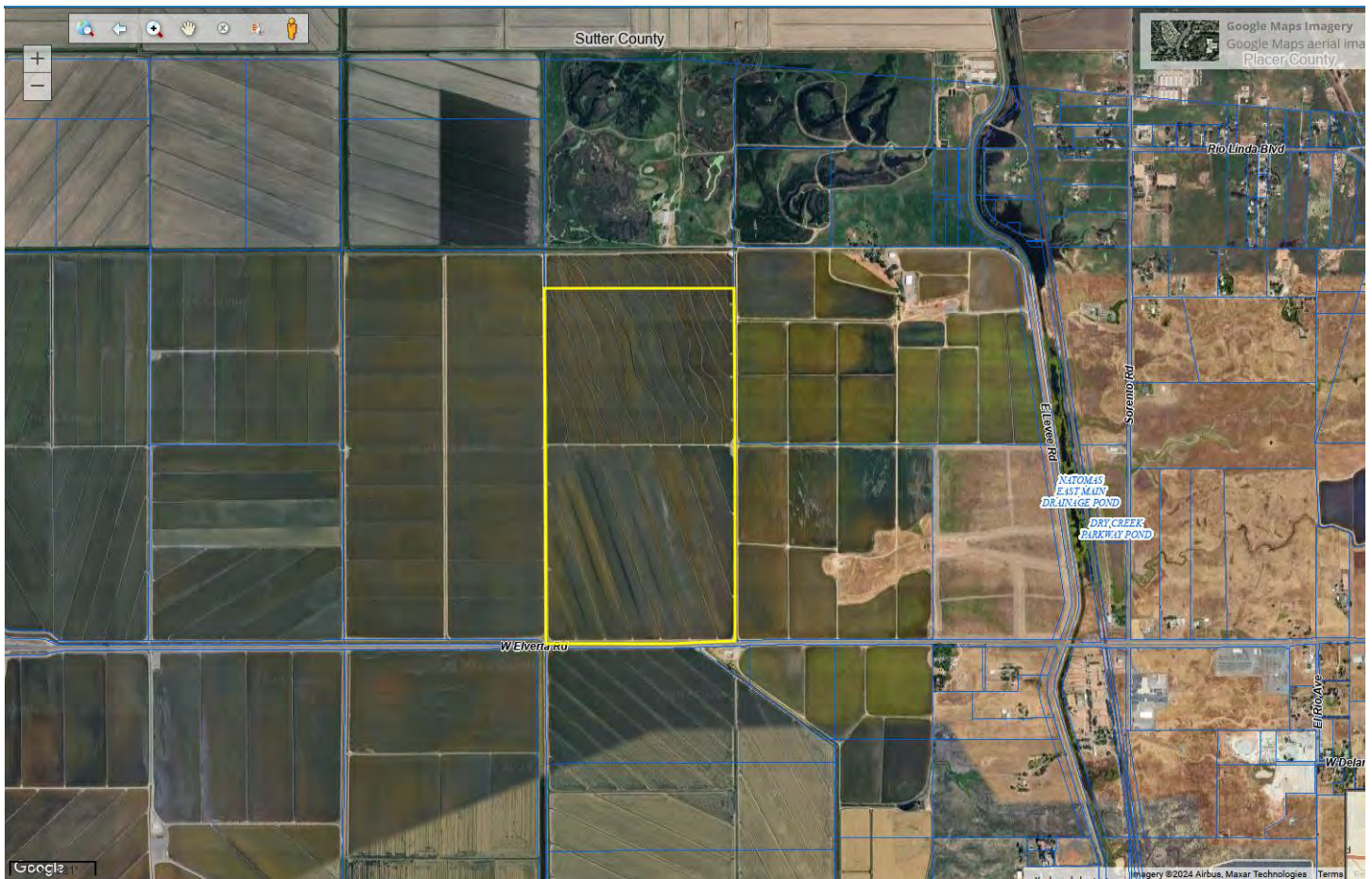
- Williamson Act Contract. The California Land Conservation Act of 1965 - commonly referred to as the [Williamson Act](#) - enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The Open Space Subvention Act of 1971 provided local governments an annual subvention of forgone property tax revenues from the state through the year 2009; these payments have been suspended in more recent years due to revenue shortfalls.
- Agricultural Preserve below 100-acres. In 1974 the Board of Supervisors adopted Resolution 74-1037 regulating the Williamson Act program in Sacramento County. Resolution 74-1037, § 8 *Criteria for Agricultural Preserves*, requires agricultural preserves be a minimum of 100-ac on a single parcel, or two or more parcels under common ownership.

"An agricultural preserve established during the calendar year 1975 and each succeeding calendar year thereafter shall consist of not less than one hundred (100) acres provided that in order to meet the one hundred (100) acre requirement, two (2) or more parcels may be combined if said parcels are contiguous or if in common ownership.

An agricultural preserve of less than one hundred (100) acres may be established if the unique characteristics of the agricultural enterprises in the area indicate that an operation of less than one hundred (100) acres is an economic commercial agricultural unit or land within a scenic highway corridor, and that the agricultural preserve of less than one hundred (100) acres is consistent with the General Plan of the County."

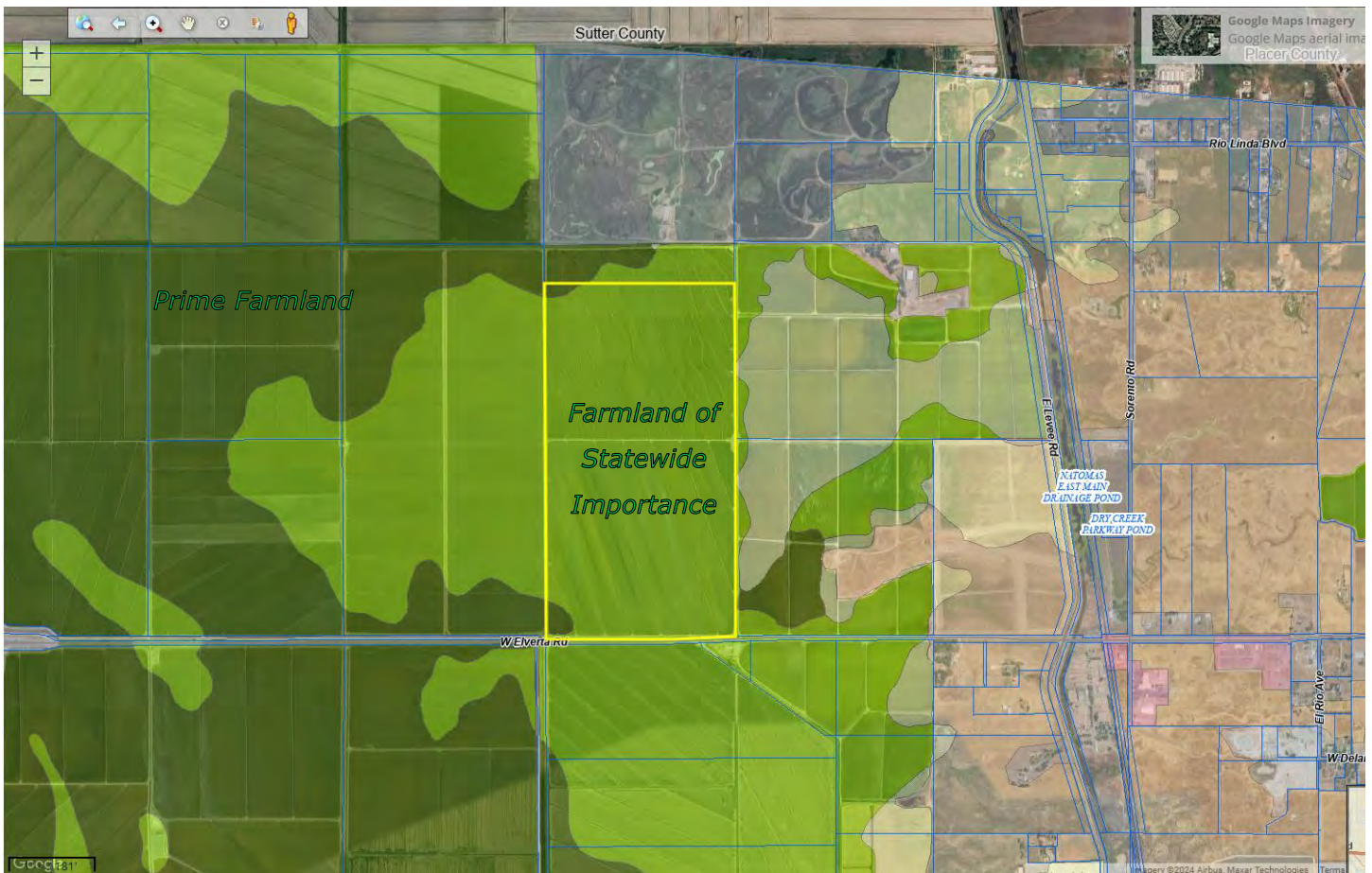
1) Site History. A review of available aerial imagery shows former row crop farming, with the land fallow in 2006 and channelized in 2014. This property was recently acquired by the Natomas Basin Conservancy from Sacramento Area Flood Control Agency (SAFCA) in 2023 without any Williamson Act provisions. The property is north-adjacent to the Conservancy's Cummings property which is enrolled in the Williamson Act program (2004-AP-005) therefore would allow the combined acres to meet the minimum threshold of 100 acre minimum for enrollment per Sacramento County Resolution No. 74-1037, § 8 *Criteria for Agricultural Preserves*.

Figure 2: Aerial view of subject property (yellow outline)



2) Farmland. Per the California Department of Conservation (which displays slightly different total land area for this property), the property is composed of 275.09-ac (98.4%) of "Farmland of Statewide Importance", 4.48-ac (1.6%) of "Prime Farmland", and 0.02-ac (0.01%) of "Unique Farmland".

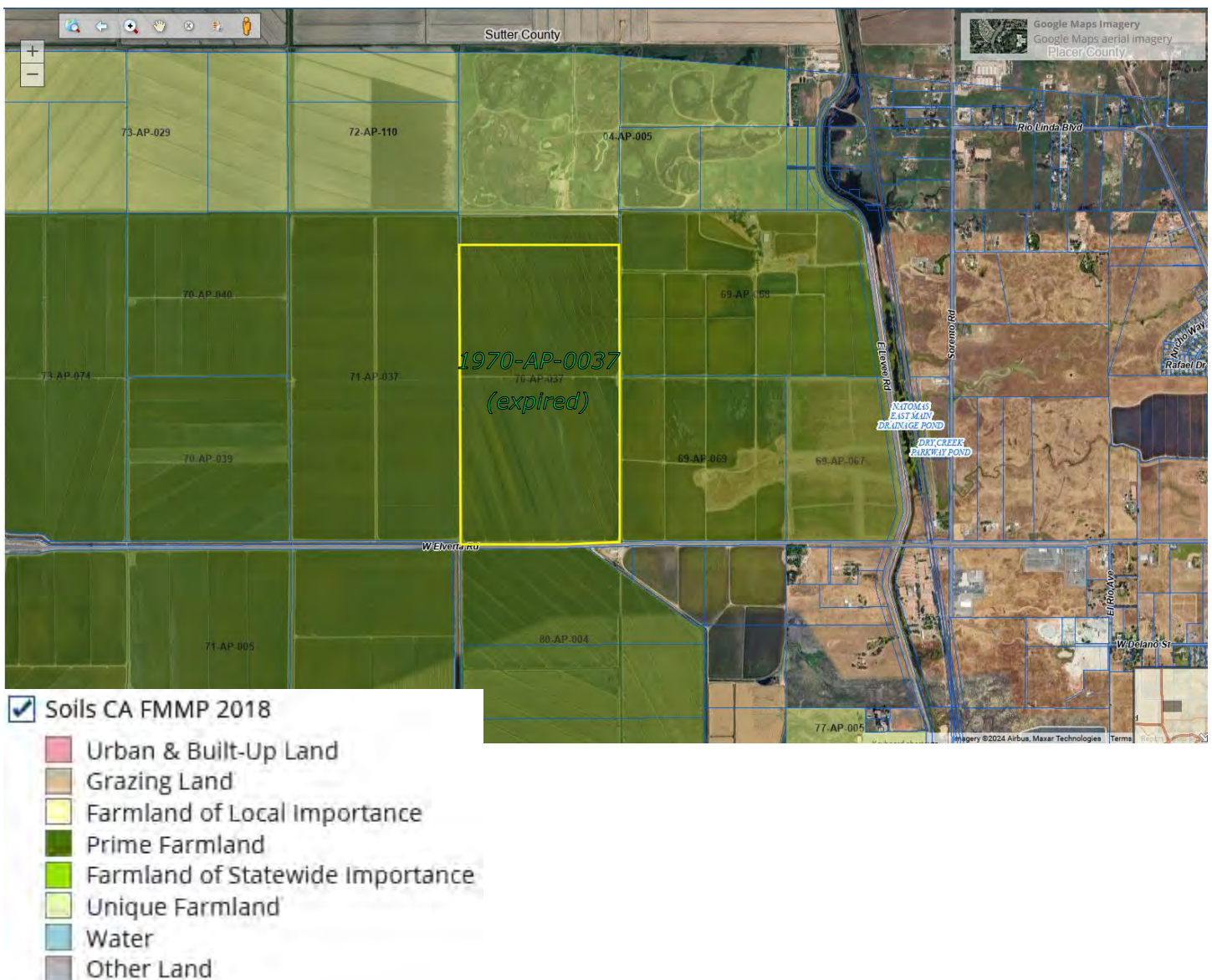
Figure 3: California Department of Conservation, Farmland mapping overlay image



Williamson Act Contract - former. This property was formerly enrolled in an agricultural preserve per Williamson Act contract 1970-AP-0037 which encompassed 657-ac per (formerly) APNs 225-100-06, 08 & 12, and 225-110-09, 10, 11, 12, 13, 14, 15 & 16. However, on 07 Dec 1987, a Notice of Non-Renewal of Land Conservation Agreement was filed on 1970-AP-0037 for only (formerly) APN 201-0110-022. This parcel (then, APN 201-0110-022) was a bit larger and encompassed the entirety of the subject property (now, APN 201-0110-027). As such, for the subject property, the Williamson Act contract 1970-AP-0037 expired 9-years later, on February 28, 1998.

Establishing a new Williamson Act contract for this property would require approval of the Williamson Act Contract by the Board of Supervisors. Approval entails presenting a new contract to the Board for their review and consideration. Procedurally, this would be accomplished by a Board Letter at a single public hearing.

Figure 4: County GIS image, showing extend and expired Williamson Act contracts.



3) Agricultural Preserve. The proposed new agricultural preserve property would contain a single parcels of 287.71-ac, as outlined in the table and graphic below.

The proposed Williamson Act contract would include the following clauses which would allow the use of the “Elverta” property as an ‘open space” designation.

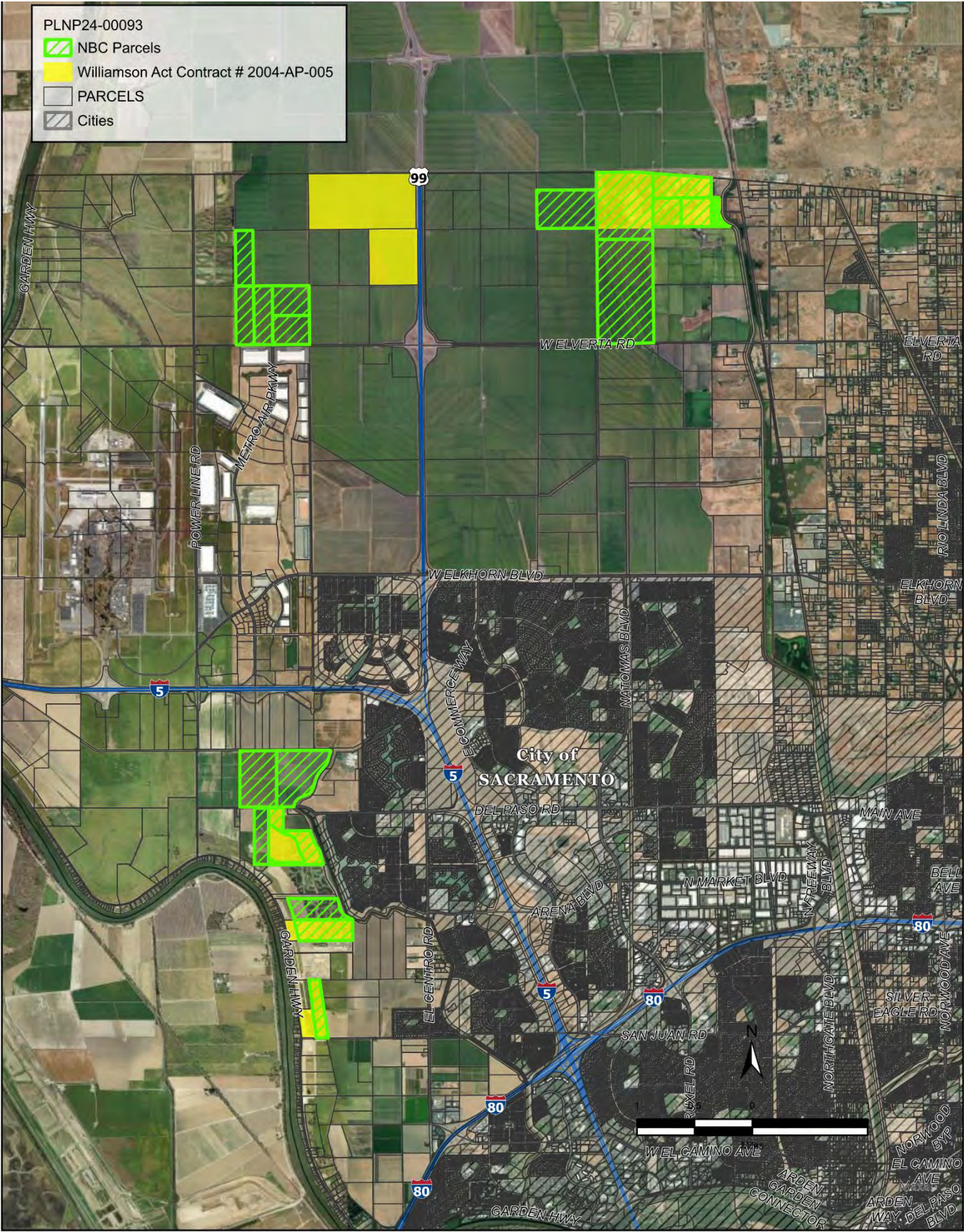
- Agricultural Preserve, Exhibit “B” *Compatible Uses:*
“(s) *Open Space Use, as defined on the date of execution of this Resolution and as hereinafter may be defined in [Section 51201\(o\)](#) of the Government Code.*”

Williamson Act contract

name	owner	APN - current	acre
Elverta	Natomas Basin Conservancy	201-0110-027	287.71

PLNP2024-00095. Elverta Williamson Act Contract

Figure 5: Diagram of Natomas Basin Conservancy property holdings, and, Williamson Act contract 2001-AP-005



PLNP2024-00095. Elverta Williamson Act Contract

Attachments:

ATT 1 - Aerial Images & Diagrams

ATT 2 - Application Packet

ATT 3 - Property Survey NBC210629 (Elverta)

ATT 4 - Property Title Report NBC240318 [2024] (Elverta)

ATT 5 - Williamson Act 70-AP-0037 [1970.20.16]

ATT 6 - Natomas Basin Conservancy – Regional Map

For more information about the project, visit the [Planning Project Viewer](#) enter the project application number, **PLNP2024-00093**.

For more information about the subject parcel, visit [parcel viewer](#) and enter the project address or assessor parcel number.