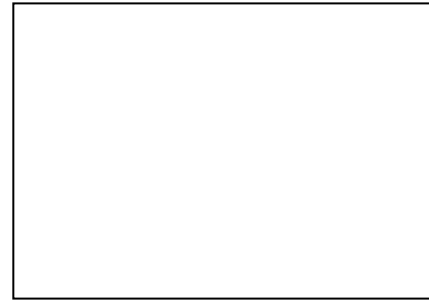


County of Sacramento
 Community Development Department
 Planning and Environmental Review Division (PER)
 827 7th Street, Room 230
 Sacramento, CA 95814
 (916) 874-6141



Planning Application Form

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate.

Application Requests (check all that apply)

- | | | |
|--|--|---|
| <input checked="" 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"/> Affordable Housing Plan |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Review of Parking | <input type="checkbox"/> Special Development Permit |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Design Review | <input type="checkbox"/> Development Plan Review |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Other | |

This request is part of a pending, or approved application Control # PLN 2013-0-0138

Site address: see Justification Statement	Assessor's Parcel Number(s)	
Project Name: Capital SouthEast Connector Project		
Gross Acres: + acres		

Contact Information

Indicate Billing Party in check box below

↓	<input checked="" type="checkbox"/>	Applicant	Name: Capital SouthEast Connector JPA	Contact: Tom Zlotkowski
		Address: 10640 Mather Boulevard, Suite 120	City: Mather	
		State/Zip: CA/95655	Email: zlotkowski@connectorjpa.net	Phone: 916-876-9094
	<input type="checkbox"/>	Owner	Name: Sacramento County	Contact: Dean Blank, Principal Civil Engineer
		Address:	City: Sacramento	
		State/Zip: CA	Email: blankd@saccounty.net	Phone: 916-874-6121
	<input type="checkbox"/>	Other	Name: Sacramento County	Contact: Cindy Storelli, Principal Planner
		Address:	City: Sacramento	
		State/Zip: CA	Email: storellic@saccounty.net	Phone: 916-874-5345
	<input type="checkbox"/>	Other	Name:	Contact:
		Address:	City:	
		State/Zip:	Email:	Phone:
	<input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Developer <input type="checkbox"/> Owner			

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Legal Authority and Consent to File Application

Hyperlink to Instructions: <http://www.per.saccounty.net/applicants/Pages/FormsandFees.aspx>

The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **I understand that the initial deposit for the Planning Department is a deposit to be applied against actual costs based on set hourly rates and actual time and materials used. I understand that additional fees may be required if actual costs exceed the amount of the deposit. I also understand that a cost estimate will be prepared at the time of initial review, and if actual time and material costs reach 80% of the initial deposit, and if the Planning Department determines that the final actual cost will exceed the initial deposit, an additional deposit will be required in order for work on the project to continue. I understand that additional fees for the preparation of required environmental documentation pursuant to the California Environmental Quality Act may be required based on set hourly rates and actual time and materials used. I also understand that once this application is deemed complete, I will receive a separate letter from the Department of Environmental Review and Assessment, if necessary, requiring a deposit of 100% of the estimated costs of environmental document preparation in order to continue with my application process.**

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 my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and 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 Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento 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, attorneys 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. 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.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750.

Yes No www.envirostor.dtsc.ca.gov/public/

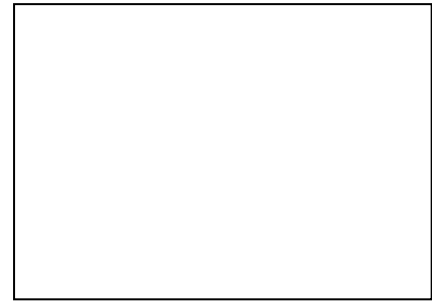
APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

Ownership Contract to Purchase* Letter of Authorization* Power of Attorney*

*Must Attach Evidence

Owners/Agents* Name: Sacramento County	
Signature:	Date:
Owners Name:	
Signature:	Date:
Owners Name:	
Signature:	Date:

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Statement of Applicant Responsibility

Hyperlink to Instructions: <http://www.per.saccounty.net/applicants/Pages/FormsandFees.aspx>

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 of Sacramento 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 Sacramento 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 the applications completed until all the requested items have been submitted to the County the required fees have been paid.

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.

Your application will be heard in a public hearing, and it is important that a reasonable effort be made to advise your neighbors or adjoining property owners (those within 500 feet of your property with a minimum of 30 property owners) of the time and date that your application will be heard. This provides an opportunity for those most affected by a proposed use to provide input to the hearing body. The County is required by law to notify all those property owners within 500 feet with a minimum of 30 property owners that are shown on the latest assessment roll. It is the responsibility of the applicant to contact the Assessor's Office and list the names and addresses on a form that is attached to the application. Following is a statement for the applicant to read and sign.

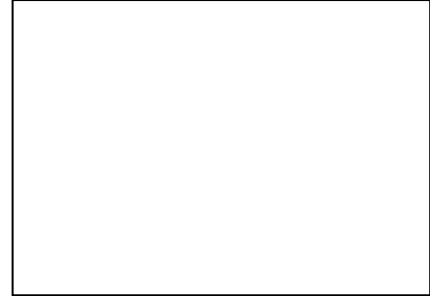
I understand that it is my responsibility to pay the initial deposit at time of submittal. Also, the application is not considered complete until the total Planning initial deposit has been collected.

I understand that it is my responsibility to prepare a 500-foot radius map as described on the "Instructions to Applicant" sheet, to list all the parcel numbers within the 500-foot radius with a minimum of 30 property owners, and to record the name and address (including zip codes) of the property owners of all parcels. I certify that a) the property owner's list is complete and accurate as shown on the latest assessment roll in the County Assessor's Office, and b) I have read and understand the above information regarding application processing. [Note: The radius may expand to greater than 500 feet to reach all property owners.]

My mailing list includes a total of _____ pages and _____ property owners.

Signed _____ Date _____

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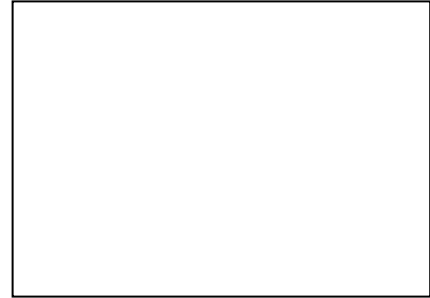


Additional Requirements

- 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 Sacramento County Community Development Department, Planning and Environmental Review Division (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. To avoid this fee, I understand I must complete a NO Effect Determination Form with the California State Department of Fish and Wildlife (CDFW). **Contact PER for more information.**

- I understand that all applicants are required to provide a Neighborhood Outreach Plan. I will include my neighborhood outreach plan in my Justification Statement.

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Justification Statement and Neighborhood Outreach Plan

The Justification Statement 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 neighbors (owners within the 500 foot radius map) about the project and address community concerns. Please see the application instructions for more information.

Justification Statement

The Capital SouthEast Connector Joint Powers Authority (JPA) was formed in 2006 and includes the counties of Sacramento and El Dorado and the cities of Folsom, Rancho Cordova and Elk Grove. The primary purpose of the JPA is to facilitate the planning, environmental review, engineering design and development, and construction of the Capital SouthEast Connector project (Connector project).

The project is an approximately 35 mile-long multi-modal transportation facility that will link communities in Sacramento and El Dorado counties, including Elk Grove, Rancho Cordova, Folsom and El Dorado Hills. The project limits extend from the Interstate 5/Hood Franklin Road Interchange in southwest Sacramento County to approximately 35 miles northeastward, terminating at US Highway 50 in the community of El Dorado Hills near Silva Valley Parkway.

The Project was identified in the new Measure A, which was approved by more than 75% of Sacramento County voters in 2004, and is consistent with SACOG's Metropolitan Transportation Plan. The Connector Project is also a plan participant and covered project in the South Sacramento Habitat Conservation Plan (SSHCP).

In March 2012, the JPA certified a Program-level Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) and adopted a General Alignment for the Project. In May 2012, the County Board of Supervisors adopted Resolution No. 2012-0391 (Attachment A), to support and acknowledge the General Alignment adopted by the JPA.

Resolution 2012-0391 also directed County staff to: (1) participate in the development of guidelines for the design and functioning of the Connector Project; (2) coordinate with JPA staff regarding any development proposals from Property owners in the General Alignment corridor; and (3) coordinate with the JPA on a general plan amendment to incorporate the Connector Project and supporting documentation into the Sacramento County General Plan.

Since the approval of Resolution No. 2012-0391, the Connector JPA has worked closely with County staff and other stakeholders, including but not limited to SACOG, Sacramento Regional Transit District, Sacramento Metropolitan Air Quality Management District, the environmental community, and interested residents and landowners to further the development of the Connector Project.

As directed, County staff has also been working with the Connector JPA staff to prepare for an amendment to the County's Circulation Element, as described below. In addition, JPA staff is working with the staff and governing bodies of Elk Grove, Folsom, Rancho Cordova, and El Dorado County to process similar amendments to their Circulation Elements/General Plans.

The General Alignment of the Connector Project, as approved by the Connector JPA Board, is generally consistent with the planned roadways depicted in the County's current Circulation Element. However, certain minor amendments to the Circulation Element are necessary to incorporate key elements of the project, as studied in the Program EIR, to ensure that the regional nature of the project is maintained.

The proposed modifications will incorporate the key Project elements in the Circulation Element to maintain the regional nature of the Project, including:

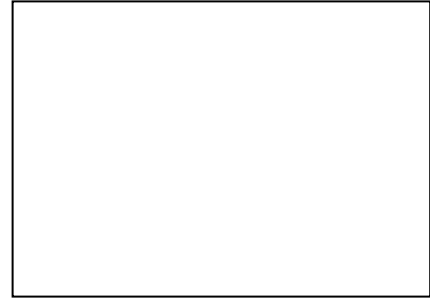
- Identifying right-of-way widths and number of lanes for each project segment within the County;
- Identifying roadway designations for each segment (such as "expressway" or "thoroughfare");
- Identifying acceptable levels of service for the continued operation of the project; and
- Identifying points of access and potential future interchanges, as well as a design exception policy.

Neighborhood Outreach Plan

The Connector JPA and Sacramento County staff will present the requested General Plan amendment to the Community Planning Advisory Councils (CPACs), Planning Commission, and Board of Supervisors.

As a co-applicant, the County has agreed to prepare the necessary mailing list and public notices to notify all property owners within a 1,000-foot radius of the project prior to the CPAC, Planning Commission, and General Plan hearings.

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Rezone Application

General Plan Amendments

Entire parcel(s) to be rezoned? Yes No

Existing General Plan Designation

The County's 2011 Circulation Element currently identifies the roadway improvements within the Connector Alignment as follows:

1. A 6-lane Thoroughfare along the approved Connector Alignment, from the I-5/Hood-Franklin Interchange, along Kammerer Road, Grant Line Road, and to the White Rock Road/Scott Road intersection;
2. A 4-lane arterial from Scott Road to the County line;
3. 2 future grade separations, 3 wildlife grade separated crossings, and a future high capacity intersection at Prairie City Road and White Rock Road;
4. Figure 1 identifies the Connector alignment as a "limited access roadway" from the Grant Line Road/Calvine Road intersection to the White Rock Road/Scott Road intersection.

Gross Acres being rezoned ± acres

Proposed Amendments to the Figures and Text in the Circulation Element:

1. Revise the "Transportation Plan" map (Figures 10/12) to: identify the "Connector Corridor" with purple lines; to add a future grade separation on Kammerer Road for the U.P.R.R./W.P.R.R. rail crossing; to eliminate the planned grade separation on Grant Line Road for the C.C.T.R.R. rail crossing; to convert the future high capacity intersection at Prairie City Road and White Rock Road to a future interchange; and to identify potential post-2030 interchanges, as depicted in Exhibit A.
2. Revise the "Limited Access Roadways" map (Figure 1) to expand the areas defined as a limited access roadway within the Connector Alignment to include Kammerer Road from I-5 to Bruceville Road, Grant Line Road from the Elk Grove City Limit west of Waterman Road to the Elk Grove City Limit east of Freeman Road, and White Rock Road from Scott Road to the County line, as depicted in Exhibit B.
3. Revise the section titled "Transportation Plan and Standards," at page 4, to add a final sentence stating: "The roadways designated as components of the Capital SouthEast Connector Corridor shall be developed according to the latest "Project Design Guidelines" adopted by the Capital SouthEast Connector JPA"
4. Revise the first bullet in the section titled "Thoroughfares," at page 6, to add a second sentence stating: "Within the Capital SouthEast Connector Corridor, thoroughfares shall be developed as set forth in the functional description for the Capital SouthEast Connector Corridor, provided below."
5. Insert a new functional description titled "Capital SouthEast Connector Corridor" at page 8, following the

functional description for “Local Streets,” stating:

Capital SouthEast Connector Corridor

The Capital SouthEast Connector is a limited access facility which includes the improvements depicted in Figure __. Improvements within the Capital SouthEast Connector Corridor shall be developed according to the latest Project Design Guidelines adopted by the Capital SouthEast Connector JPA (hereinafter “the JPA’s Project Design Guidelines”), and shall include:

- A four-lane expressway segment from the I-5 Hood/Franklin Road interchange, east along an extension of Kammerer Road to the existing Kammerer Road/Bruceville Road intersection;
 - A six-lane thoroughfare segment east of Kammerer Road from its intersection with Bruceville Road and then north on Grant Line Road to its intersection with Bond Road;
 - A four-lane special section from Bond Road to Calvine Road through the Sheldon area;
 - A four-to-six lane expressway segment on Grant Line Road from its intersection with Calvine Road to White Rock Road, and on White Rock Road from Grant Line Road to the Sacramento County/El Dorado County line;
 - The location and design of Intersections/interchanges within the Connector Corridor will be consistent with the JPA’s Project Design Guidelines. Improvements to convert at-grade intersections to high capacity intersections and/or grade-separated interchanges will be phased, based on traffic volumes and level of service conditions;
 - An in-corridor multi-use path with non-motorized multi-modal facilities, including Class I, II, and III bike lanes throughout the project corridor, consistent with the JPA’s Project Design Guidelines;
 - Intelligent transportation system (ITS) strategies set forth in the JPA’s Project Design Guidelines will be utilized within the Connector Corridor, and the sustainable design strategies set forth in the JPA’s Project Design Guidelines shall be implemented to the greatest extent feasible.
6. Revise the section titled “Interchanges and Freeway-to-Freeway Interchanges,” at page 8, to add the following final sentence: “Interchanges identified within the Capital SouthEast Connector Corridor shall be constructed if a High Capacity Intersection at that location is inadequate to maintain acceptable levels of service, consistent with functional classification for the Capital SouthEast Connector JPA.”
 7. Revise the first paragraph in the section titled “Limited Access Roadways,” at page 10, to add a final sentence stating: “Access to the limited access roadways within the Capital SouthEast Connector Corridor, as identified in Figure 1, will be consistent with functional classification for the Capital SouthEast Connector JPA.”
 8. Revise the final sentence of Policy CI-7, at page 18, to read as follows: “The County may deviate from the adopted County Improvement Standards and Construction Specifications in circumstances where conditions warrant special treatment, including improvements within the Capital SouthEast Connector Corridor, which shall be consistent with functional classification for the Capital SouthEast Connector JPA.”
 9. Revise Policy CI-33, at page 22, to add a final sentence stating: “Within the Capital SouthEast Connector Corridor, the bicycle and pedestrian facilities will be consistent with functional classification for the Capital

SouthEast Connector JPA.”

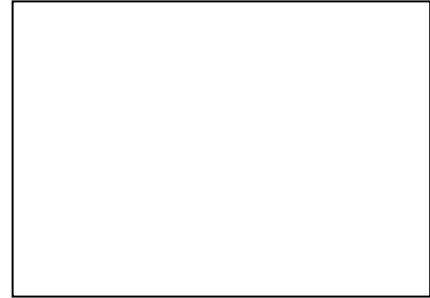
10. Revise Implementation Measure D, at page 22, to include the following sentence: “Within the Capital SouthEast Connector Corridor, the bicycle and pedestrian facilities will be consistent with the functional classification for the Capital SouthEast Connector JPA.”
11. Revise Policy CI-39, at page 23, to include the following sentence: “Within the Capital SouthEast Connector Corridor, ITS strategies identified in the latest Project Design Guidelines adopted by the Capital SouthEast Connector JPA shall be planned and implemented.”
12. Revise the introductory paragraph of the Objective titled “Incorporate ‘green infrastructure’ to the greatest extent feasible,” at page 35, to add a final sentence stating: “Within the Capital SouthEast Connector Corridor, sustainable design strategies shall be incorporated to the greatest extent feasible consistent with functional classification for the Capital SouthEast Connector JPA.”

Community Plan Amendments and Rezones

(Existing Zone) Density (Proposed Zone) Density (Proposed Zone) Density (Proposed Zone) Density

Description of existing zoning and any proposed zoning changes and of existing and proposed uses of the property;

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Design Review Narrative

Hyperlink to Instructions: <http://www.per.saccounty.net/applicants/Pages/FormsandFees.aspx>

The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

N/A

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**Variance
Supplemental Application Form**

Hyperlink to Instructions: <http://www.per.saccounty.net/applicants/Pages/FormsandFees.aspx>

In order for a Variance to be granted, mandatory findings must be made. To assist in understanding why a Variance is necessary for your project, please describe below how your project qualifies under the following findings. Variances shall not be granted for authorized uses or activities which are not otherwise expressly authorized by the Zoning regulation governing the parcel.

Finding 110-20 (a): Because of special circumstances peculiar to the subject property, including size, shape, topography, location or surroundings; or because of the location of Heritage or Land Mark Trees as defined and regulated by Chapter 19.04 of the Sacramento County Code the strict application of the requirements of this Code would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

DESCRIBE WHAT SPECIAL CIRCUMSTANCES ARE APPLICABLE TO THE PROPERTY THAT PREVENT CONFORMANCE TO PERTINENT ZONING REGULATIONS:

N/A

Finding 110-20 (b): The grant of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. (Special circumstances particular to subject property are leading the property owner to be deprived of privileges).

DESCRIBE WHY GRANTING A VARIANCE WOULD NOT BE A SPECIAL PRIVILEGE:

N/A