

**SOUTH SACRAMENTO  
COMMUNITY PLANNING ADVISORY COUNCIL**

# AGENDA

Wednesday, August 19, 2015

6:30 PM

SHERIFF COMMUNITY ROOM  
7000 - 65<sup>TH</sup> STREET, SUITE B  
SACRAMENTO, CA 95823

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the South Sacramento CPAC Chairman, Curtis Banks at (916) 421-7054 or [banks.curtis@metrofire.ca.gov](mailto:banks.curtis@metrofire.ca.gov). To contact the Sacramento County Planning and Environmental Review Division representativeS for the South Sacramento CPAC area, please call Manuel Mejia at (916) 874-7934 or [meijam@saccounty.net](mailto:meijam@saccounty.net) and Kevin Messerschmitt at (916) 874-7941 or [messerschmittk@saccounty.net](mailto:messerschmittk@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

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*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-SouthSacramento@saccounty.net](mailto:CPAC-SouthSacramento@saccounty.net). Please identify the relevant project using the project name, control number or address.*

**MEMBERS:** TODD LAMBERT BURKE LUCY  
JOHN NEWMAN

**REPRESENTATIVES:** MANUEL MEJIA - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
KEVIN MESSERSCHMITT– COUNTY PLANNING AND ENVIRONMENTAL REVIEW

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:	Yes	No
COUNTY REPRESENTATIVE:	Yes	No

**Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.**

**CALL MEETING TO ORDER:**

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

## PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2015-00052](#)

**Project Name:** FLORIN VINEYARDS II COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, LARGE LOT TENTATIVE MAP, SPECIAL DEVELOPMENT PERMIT, EXCEPTION, AND ABANDONMENT.

**Assessor's Parcel No.:** 064-0071-045, 064-0072-003, -014, -024 and -040

**Location:** The property is located at 6855 Gardner Avenue on the west side of South Watt Avenue and northeast of Gardner Avenue, near the intersection of South Watt Avenue and Florin Road, in the Florin Vineyard Gap Community Plan area, in the South Sacramento community. (Supervisor District 1 : Serna)

**Applicant/Phone/Email:** Evergreen Communities Walters Land Planning  
Attention: Pat Hanafee  
1200 Melody Lane, Suite 110, Roseville, CA 95678  
916-474-5340; [pat@evergreencommunities.net](mailto:pat@evergreencommunities.net)

**Land Planner:** Walters Land Planning  
Attention: Bruce Walters  
7498 Griggs Way, Sacramento, CA 95831  
916-502-1723; [wlp12@comcast.net](mailto:wlp12@comcast.net)

**Engineer:** Cardno  
Attention: Jason Reed  
701 University Avenue, Suite 200, Sacramento, CA 95825  
916-692-3100; [Jason.reed@cardno.com](mailto:Jason.reed@cardno.com)

**County Project Manager:** Jessica Brandt, Associate Planner, 875-2593; [brandtj@saccounty.net](mailto:brandtj@saccounty.net)

**Request:** *Note: this proposal includes some components revising an earlier project entitled 'Florin Vineyards I' (Control #04-0207), which was approved as part of the Florin Vineyard Gap Community Plan (Control #04-0096). These components include needed changes to drainage basin areas, park areas, and lotting patterns, and inclusion of a large lot map encompassing the entirety of the two-project area.*

1. An Amendment to the Vineyard Community Plan to change the existing land use designation of 12.9± acres of the project site from RD 3-5 (Residential, 3-5 units per acre) to RD 5-7 (Residential, 5-7 units per acre) (Florin Vineyards II and a portion of Florin Vineyards I).

2. An **Amendment to the Florin Vineyard Gap Community Plan** to change the existing land use designation of 12.9± acres of the project site from RD 3-5 (Residential, 3-5 units per acre) to RD 5-7 (Residential, 5-7 units per acre) (*Florin Vineyards II and a portion of Florin Vineyards I*).
3. A **Rezone** to change the following zoning designations within the project site: 11.6± acres from A-10 (Agricultural, 10 acre minimum) to RD-7 (Residential, 7 units per acre), 1.3± acres from RD-5 (Residential, 5 units per acre) to RD-7, 1.9± acres from M-1 (Light Industrial) to RD-7, and 3.8± acres from "O" (Open Space) to RD-5 (Residential, 5 units per acre) (*Florin Vineyards II and portions of Florin Vineyards I*).
4. A **Tentative Subdivision Map** to subdivide 14.8± gross acres into 83 single-family residential lots, one drainage lot, two landscape lots, and one open space lot (*Florin Vineyards II and a portion of Florin Vineyards I*).
5. A **Large Lot Tentative Map** to subdivide 80.4± acres into 18 large lots (*Florin Vineyards II and Florin Vineyards I*).
6. A **Special Development Permit** to allow deviations from size, width, and front and rear yard setback standards for lots created in the RD-5 and RD-7 zones (*Florin Vineyards II and Florin Vineyards I*).
7. An Exception to the County Land Development Ordinance Title 22, Section 22.110.070 relating to cut and fill standards for grading. This Exception would allow cut and fill in excess of two feet along portions of the project boundary and is in accordance with the Grading Section from the Sacramento County Improvement Standards, Section 10-3 and 10-4 (a) (*Florin Vineyards II only*).
8. Abandonment of easements and public road right-of-ways as shown on the Florin Vineyards II Tentative Map (*Florin Vineyards II only*).

Investigating Member:

**COUNCIL RECOMMENDATION:**

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929***



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