

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## AGENDA

Tuesday, August 5, 2014

7:00 PM

**BRADSHAW CHRISTIAN SCHOOL LIBRARY**  
**9555 CALVINE ROAD**  
**SACRAMENTO 95829**

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Vineyard CPAC Chair, Tim Murphy at (310) 483-9501 or [timmurphyvcpac@gmail.com](mailto:timmurphyvcpac@gmail.com). The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net) and Tim Kohaya at (916) 874-5982 or [kohayat@saccounty.net](mailto:kohayat@saccounty.net). To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.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-Vineyard@saccounty.net](mailto:CPAC-Vineyard@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	TIM MURPHY	<u>CHAIR</u>
	DAVID LOPEZ	<u>VICE-CHAIR</u>
	SOPHIA TROTTER-GOETZE	<u>SECRETARY</u>

<b>MEMBERS:</b>	TAMMY TRUJILLO	JAG NAGENDRA
	MARY DUNCAN	ROBERT SMITH

<b>REPRESENTATIVES:</b>	JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
	TIM KOHAYA - 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.: PLNP2014-00112

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1666>

**Project Name:** WILDHAWK NORTH UNITS 9, 10, AND 11 COMMUNITY PLAN AMENDMENT, COMPREHENSIVE PLAN AMENDMENT, REZONE, SPECIAL DEVELOPMENT PERMIT, TENTATIVE SUBDIVISION MAP, AND EXCEPTIONS TO GRADING AND SITE IMPROVEMENTS

Hearing Body: BOARD OF SUPERVISORS

**Assessor's Parcel No.:** 122-0050-033 (Unit 9), 122-0790-014 and 015 (Unit 10) and 122-0020-009 (Unit 11)

**Location:** The three project sites are located south of Gerber Road, between Bradshaw Road and Vineyard Avenue in the Vineyard community.

**Applicant/Phone/Email:** B & Z Investments, LLC, Attention: Bruce Bell  
2882 Prospect Park Drive, Suite 250, Rancho Cordova, CA 95670  
916-635-0146; [bruce@bzprop.com](mailto:bruce@bzprop.com)

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

County Project

**Manager:** Steve Prosser, Planner II, 874-6578; [prossers@saccounty.net](mailto:prossers@saccounty.net)

**Request:**

- 1) Project Requests:
  - a) A **Tentative Subdivision Map** to divide a total of 38.9± acres into 150 single family lots, two park lots, two open space (floodway) lots, and four landscape lots.
  - b) **Exceptions** to the County Standard Grading Ordinance to allow cut and fill in excess of two feet along portions of the project boundary and to the Site Development Standards for right-of-way and sidewalk widths.
- 2) Specific Requests for **Unit 9:**
  - a) A **Community Plan Amendment** to amend the Vineyard Community Plan from 10.4± acres of RD-5, RD-7, and Recreation to 6.3± acres of RD-10(F) and 4.1± acres of "O" Floodway/Recreation.
  - b) A **Community Plan Amendment** to amend the Vineyard Springs Comprehensive Plan from 10.4± acres of RD4-6 and Floodway/Recreation to 6.3± acres of RD-10(F) and 4.1± acres of "O" Floodway/Recreation.
  - c) A **Rezone** from .4± acres of RD-7 (Residential Density 7) and 10.0± acres of AR-10 (Agricultural Residential 10) to 6.3± acres of RD-10(F) (Residential Density 10 and Flood Combining Zone) and 4.1± acres of O (Recreation/Floodway) ~ Unit 9.
  - d) A **Special Development Permit** to allow modified site development standards for RD-7 and RD-10 lots.
  - e) **Boundary Line Adjustment** located at the northeast corner of parcel.
- 3) Specific Requests for **Unit 10:**
  - a) A **Community Plan Amendment** to amend the Vineyard Community Plan from 14.2± acres of RD-5, RD-7, and Recreation to .07± acres of

- RD-7(F), 4.8± acres of RD-5(F), and 8.7± acres of “O” Floodway/Recreation.
- b) A **Community Plan Amendment** to amend the Vineyard Springs Comprehensive Plan from 14.2± acres of RD4-6, RD7-10, and Recreation to .07± acres of RD-7(F), 4.8± acres of RD-5(F), and 8.7± acres of “O” Floodway/Recreation.
- c) A **Rezone** of 14.0± acres of O (Recreation/Floodway), 0.1± acres of AR-10 (Agricultural Residential 10), and 0.1 ± acres of RD-5 (Residential Density 5) to .7± acres of RD-7(F) (Residential Density 7 and Flood Combining Zone), 4.8± acres of RD-5(F) (Residential Density 5 and Flood Combining Zone), and 8.5± acres of O (Recreation/Floodway).
- d) A **Special Development Permit** to allow modified site development standards for the RD-5, RD-7 and RD-10 lots.
- e) **Boundary Line Adjustments** located at the north and east property lines.
- 4) Specific Request for **Unit 11**:
  - a) A **Rezone** of 14.3± acres from AR-10 (Agricultural Residential 10) to RD-5 (Residential Density 5).

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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