

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

MINUTES

Tuesday, October 7, 2014

7:00 PM

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

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

NOTE: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

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. The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or lundgrenj@saccounty.net and Tim Kohaya at (916) 874-5982 or 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. Please identify the relevant project using the project name, control number or address.

OFFICERS: TIM MURPHY **P** CHAIR
 JAG NAGENDRA **P** VICE-CHAIR
 SOPHIA TROTTER-GOETZE **EXA** SECRETARY

MEMBERS: TAMMY TRUJILLO **P** DAVID LOPEZ **P**
 MARY DUNCAN **P** ROBERT SMITH **P**

REPRESENTATIVES: 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 **7:00pm**
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: PLNP2014-00119 (WORKSHOP)

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1669>

Project Name: Lot P Vineyard Springs

Assessor’s Parcel No.: 122-0110-019

Location: The project is located on the northwest corner of the Calvine Road/Excelsior Road intersection and northerly along the west side of Excelsior Road in the Vineyard Springs Community Planning Area.

Applicant/Owner: Silver Springs LLC c/o AKT Development Corp., Attn.: Ron Bertolina
7700 College Town Drive Suite 101, Sacramento, Ca 95826
916-383-2500; ronb@aktdev.com

Land Use Attorney: Thomas Law Group, Attn: Nicholas Avdis
455 Capitol Mall #801, Sacramento, CA 95814
916-287-9292; navdis@thomaslaw.com

County Project Manager: *Cindy Schaer, Planner 916.874.8624* schaerc@saccounty.net

- Request:**
1. Community Plan Amendment AR-2 to AR-1
 2. Rezone AR-2 to AR-1
 3. Tentative Subdivision Map (91.5 acres)
 - 59 single family ½ acre and smaller parcels (31.4 net acres)
 - 6 landscape parcels (1.1 net acres, total)
 - 1 landscape parcel (53.2 net acres)
 - Calvine Road and Excelsior Roads (5.8 acres)
 4. Special Development Permit – to allow “cluster” (1/2 acre and smaller parcels)
 5. Other – Amendment to Board of Supervisors 1991 approved Zoning Agreement (Resolution No. 91-1615). The agreement would be amended to delete Conditions 18-22 that restrict use of Lot P to open space.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Cindy Schaer, Planner, Planning and Environmental Review Division at schaerc@saccounty.net or (916)874-8624.

Investigating Member:

COUNCIL RECOMMENDATION:

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

Board member concerns:

- Why would we want half acre lots when it doesn't fit with existing homes?
- The new homes would need to be single story if the developer is doing as they say and keeping the homes the same size / type.
- Great concern over losing our wildlife.
- Huge concern over supplying water for new developments. We are already in a severe drought. We need to have a moratorium on development until our water tables come back up.
- 20 years ago there was an agreement that Lot P would remain open space. County needs to zone this area as such so that the issue of developing Lot P does not continue to resurface.
- Concern that Lot P would take the neighborhood from one acre homes to less than half acre homes.
- Concern the proposed development does not have any land set aside for parks.
- Why would we want to destroy a wildlife preserve to make way for more development?
- Fire and sheriff are already spread thin. Concern that bringing in more development will make a poor situation worse in regard to fire and police services.
- Would like to see County create a zoning code for preserves with a permanent conservation easement / endowment.

Public Comments:

Baymiller:

Definitely opposed to this project. We will have two homes built next to us in lots that currently are completely flooded when it rains. We do not want to lose our wildlife.

Childs:

Original homeowners were told there would be no building on Lot P due to wetlands and wildlife. Lot P floods when it rains. If homes built there we are concerned our home will flood. This will negatively affect our current lifestyle.

Patron:

What we are seeing is a recycling of this development. We were promised this land would be held in perpetuity. If this changes I believe we will have a strong lawsuit against the county. Will want to be compensated for loss of property value. Excelsior will have to become a six lane road with dividers. This development is not consistent with the neighborhood.

Hughes:

When we purchased. One of the main selling points was that this land was never going to be built on.

Stillwell:

My parcel backs directly to Lot P. Builder told buyers it would never be built on. The best use for Lot P is for it to stay wetlands and a wildlife preserve. We have been through all of this before. Why are we going through all of this again. There are way too many variances.

Davis:

Property owner faces vernal pools. There is so much wildlife on Lot P which we will lose if developed: owls, hawks, shrimp, egrets, etc. The people adjacent to Lot P will be able to bring lawsuit to developers because this land was never to be built on. This needs to stop.

Can you send out the contact info. For the Feds and those who have the authority to set aside Lot P permanently for wildlife?

Rose:

Why are we losing our country feel? Already have too much traffic. We will not be able to go for walks because it will be unsafe. Handicap people will have no where to walk.

Kalber:

I was never notified about this meeting. My property backs up to wetlands.

Green:

I am opposed to this development because it differs from the existing neighborhood.

Dailey:

I am opposed to this development.

Seaberg:

This is going to create considerable traffic on existing roads.

Pollock:

Opposed to the project completely. I agree with all the previous comments. This land was set aside in perpetuity. It needs to be protected for our wildlife. When will the county start enforcing their own existing agreements?

Kresha:

I think this is a bad project.

Keval:

I am not happy about this project.

Mentelos:

If this development fails will he have a fast track to reapply?

Taylor:

We already have no water. If we do away with the wetlands we are losing what little water we have.

Jordan:

Why is this even in front of us? It is not necessary or needed to build anything there. We want our open space and our wildlife.

Malory:

We were lied to when we bought our properties in that we were told this land would stay wildlife preserve. If Lot P changes go forward, we don't want any two stories as we will lose our privacy and it will not be in alignment with our current neighborhood.

Berkler:

I live in Silver Springs Ranch. I was told that Lot P was going to stay wetlands. Are the road improvements going to impede our road access on Excelsior? I feel we need a lot more information on the roads.

Ford:

Lots that backed to Lot P paid a premium for their lots because they backed to open land. In Dec. 1999 the premium was \$30,000. Will that \$30,000 be refunded by the builder?

Winfrey:

Are there going to be two story homes on the smaller lots? We do not want two story homes as they do not fit in with the current neighborhood.

Facciola:

This project doesn't have room for recreation they are side stepping the rules to get high density.

Coulter:

I live in Silver Springs Ranch. Morrison Homes told us Lot P would never be built on. The proposed development is not consistent with existing homes. This plan changes the density and will bring down the value of our homes.

Breakfield:

School crowding and traffic are already huge issues. We moved here and love to hear all the animals. Why would we want to loose that by having Lot P built on.

Bufford:

Three parcels would back to my home. Flooding is a serious issue as my backyard already floods every year. Safety issues need to be explored as they are paramount. If building does take place, the lots should be the same size as current residents.

Douglas:

My street, Polo Crosse, intersects Calvine. The traffic will be negatively impacted by additional homes. I am opposed to loosing wetlands. I am opposed to two story homes. I am opposed to lot reductions.

Mancill:

South Sacramento Habitat Conservation Plan shows Lot P as part of a Vernal Pool Species Recovery Care Area. Elk Grove Land Use recognizes this area with unique characteristics as part of a "rural lifestyle" and the vision is to preserve and protect this area from urban encroachment. We need to be a good neighbor to Elk Grove and support their effort to keep this area rural. In addition, our local school is overcrowded and my grandson is having to be off loaded to another school.

O'Halloran:

How long has AKT owned the property that makes up Lot P? We want to see the draft EIR. Please make this available to us along with federal information from the Army Corp of Engineers and Fish and Wildlife. We are absolutely opposed to two story homes or single story homes built up on 20ft. mounds in this area.

Neighbors want to know if this is the same developer that sold Silver Springs and lied to the purchasers.

OTHER BUSINESS:

1. UPDATE FROM HUMAN SERVICES COORDINATING COUNCIL (HSCC) ON SAFETY NET SERVICES. ~ Melinda Avey, HSCC Chair, 916-961-8314; mavey50@comcast.net

Department interviewed area CPAC's over four month period. Found number one concern to be homelessness. This information was shared with the County Board of Supervisors who heard the concerns and responded admirably.

2. DEPARTMENT OF TRANSPORTATION PRESENTATION ON FUTURE PLANS FOR VINEYARD ROAD. ~ Patrick Carpenter, Principal Civil Engineer, 916-874-7267; carpenterp@saccounty.net

Vineyard will remain two lanes. Bridge construction to start April 2015 and complete Aug. 2015. Cost \$3.5 million. Round-a-bouts, but likely will be delayed anywhere from 5 to 15 years due to lack of funding. Neighbors are concerned that with current developments already approved and some in the works, round-a-bouts will be needed much sooner.

PUBLIC COMMENT:

APPROVAL OF MINUTES:

Motion to approve the Vinyard CPAC minutes 09-02-14 – Tammy Trujillo
Seconded by David Lopez
Approved unanimous

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