

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

AGENDA

Tuesday, January 6, 2015

7:00 PM

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 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. 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 Steve Prosser at (916) 874-6578 or prossers@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen 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	<u>CHAIR</u>
	JAG NAGENDRA	<u>VICE-CHAIR</u>
	SOPHIA TROTTER-GOETZE	<u>SECRETARY</u>

MEMBERS:	TAMMY TRUJILLO	DAVID LOPEZ
	MARY DUNCAN	ROBERT SMITH

REPRESENTATIVES:	JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
	STEVE PROSSER - 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.: **PLNP2014-00221**

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1795>

Project Name: HERITAGE VINEYARD CREEK USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW

Assessor's Parcel No.: 065-0270-013, 066-0210-030/038

Location: The properties are located south of Florin Road, 2,400± feet east of the Hedge Avenue terminus, in the Vineyard community.
(Supervisor District 5: Don Nottoli)

Owner/Applicant

Phone/E-mail: Don Barnett
Lennar Homes of CA
1420 Rocky Ridge Drive #320, Roseville, CA 95661
(916)-746-8512; don.barnett@lennar.com

Architect: Danielle Jurado
Jeffrey Demure & Associates
5905 Granite Lake Drive, #140, Granite Bay, CA 95746

County Project

Mananger: *Steve Prosser, Planner II, 874-6578; prossers@saccounty.net*

- Request:**
1. A **Use Permit** to allow a Private Recreation Center consisting of a 3,008 square foot club house, swimming pool and spa, bocce courts, outdoor seating area, and an uncovered 20 space parking area on approximately 1.8 acres within the RD-5 (residential) zone. An approximately 1.0 acre parcel within the O (open space) zone will consist of a community garden/open space passive activity area. The Private Recreation Center will serve a gated age-restrictive, active adult community (55 and older) consisting of approximately 187 residential parcels associated with Phase II of the previously approved Vineyard Creek Vesting Subdivision Map.
 2. A **Special Development Permit** to allow the project area to be a gated community served exclusively by private roads, which modifies the prior approval of the Vineyard Creek Tentative Subdivision Map and Special Development Permit (Control No.: 2003-RZB-SVB-SDP-SPP-0385).
 3. An **Exception** to the single family residential public street frontage requirement to allow the project area to be a gated community served exclusively by private roads.
 4. A Design Review of the proposed Private Recreation Center, including Clubhouse.

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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: **PLNP2014-00204**
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1785>

Project Name: **Walmart Store, Inc. #3081 PCN Type 21 License**

Assessor's Parcel No.: **065-0080-101**

Location: Walmart Stores Inc. - Store #3081
 8915 Gerber Road, Sacramento, CA 95829

Applicant/Phone/E-mail: Walmart Stores, Inc. Atten: Jeremy Osborn
 702 Southwest 8th Street, Bentonville, AR 72716
 (310-893-1123); Jeremy@liquorlicense.com

Agent/Phone/Email: Pelosi Law Group, Atten: Miriam Montesinos, Esq.
 560 Mission Street, Suite 2800, San Francisco, CA 94105
 (415-273-9670); Miriam@pelosilawgroup.com

County Project Mananger: *Manuel Mejia, Sr. Planner, 916-874-7934; mejiam@saccounty.net*

Request: Request for Finding of Public Convenience or Necessity for a Type 21 License at the Walmart Store at 8915 Gerber Road (Walmart Store #3081)

Investigating Member:

COUNCIL RECOMMENDATION:

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

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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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Dial 916-875-4311*