

ACTION SUMMARY
VINEYARD CPAC
Smedberg Middle School Library
8239 Kingsbridge Drive
Sacramento, CA 95829

TUESDAY

August 7, 2018

7:00 PM

MEMBERS: JOHN COSTA(CHAIR), BARTLEY BAER(VICE-CHAIR),
SOPHIA TROTTER-GOETZE(SECRETARY), TAMMY TRUJILLO, BILL THOMPSON, MARY
DUNCAN, BELINDA BEEKS-MALONE, GLENN FLEMING
(Member Belinda Beeks-Malone and Member Mary Duncan were absent)

1. [PLNP2010-00081 NewBridge Specific Plan](#)

- APPLICANT:** East Sacramento Ranch LLC.
- ASSESSOR'S PARCEL NO:** 067-0090-002, 005, 018, 019, and 021; 067-0050-048; 067-0080-013, 014, 015, 016, 025, 029, 030, 037, and 047; 067-0120-018, 059, 060, 066, and 067.
- LOCATION:** The property is located at the northwest corner of Jackson Road and Sunrise Boulevard in the Vineyard community.
- CPAC RECOMMENDATION:** The Vineyard Community Planning Advisory Council met on August 7, 2018 and Recommended Denial (4 Yes – 2 No, 2 absences) of the proposed project.
- REQUEST:**
1. A **General Plan Amendment** to move the Urban Policy Area (UPA) boundary south and west to include approximately 1,095.3 acres encompassing the NewBridge Specific Plan area which includes:
 - NewBridge North Planning Area (658 acres)
 - NewBridge South Planning Area (132.3 acres)
 - NewBridge West Planning Area (305 acres)
 2. A **General Plan Amendment** to amend the Land Use Diagram to:
 - a. Change the land use designations from Extensive Industrial (513.3 acres), General Agriculture (20 acre) (411.6 acres), Recreation (65 acres) to Low Density Residential (471.2 acres), Medium Density Residential (45 acres), Commercial & Offices (48.8 acres), Mixed Use (13.5 acres), Natural Preserve (293.2 acres), Cemetery, Public & Quasi-Public (4.4 acres), and Recreation (110.9 acres). Note: A portion of the NewBridge West Planning Area on the northwest corner of Jackson Road and Eagles Nest Road (105.4 acres) will retain all existing General Plan Land Use Designations.
 - b. Remove the Aggregate Resource Areas combining land use designation on the area designated General Agriculture (20 acre) – Aggregate Resource Areas.
 3. A **General Plan Amendment** to change the Bikeway Master Plan to add and amend on- and off-street bikeways as shown in the Bikeways Master Plan Amendment Diagram.
 4. **Amend the General Plan** Transportation Diagram to change:
 - a. Kiefer Boulevard between Eagles Nest Road to Sunrise Boulevard from developing post-2030 (4-lane arterial) to developing pre-2030 (4-

lane arterial), as shown in the Transportation General Plan Amendment Diagram.

b. Sunrise Boulevard between Kiefer Boulevard to Jackson Road from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare).

c. Jackson Road between Eagles Nest Road and Sunrise Boulevard from developing post-2030 (thoroughfare) to developing pre-2030 (thoroughfare).

5. A **General Plan Amendment** to amend the General Plan, including the Land Use Diagram, to include a Mixed Use Diagram Designation.
6. A **Community Plan Amendment** to amend the Vineyard Community Area Plan to change the Community Plan designation of the parcels located within the NewBridge Specific Plan area (1,095.3 acres) from Permanent Agriculture (AG-160) (411.6 acres), Permanent Agriculture (AG-80) (105.4 acres), Permanent Agriculture (AG-20) (5 acres), Heavy Industrial (313.7 acres), Light Industrial (199.6 acres), and Recreation (60 acres) to NewBridge Specific Plan Area (1,095.3 acres).
7. **Adoption** of the NewBridge Specific Plan for the approximately 1,095.3± acre NewBridge Specific Plan area including a Specific Plan Land Use Diagram, Design Guidelines and Development Standards.
8. **Acceptance of an Affordable Housing Plan** for the NewBridge Specific Plan consisting of on-site construction of affordable units and/or dedication of land.
9. **Adoption of a Development Agreement(s)** for the NewBridge Specific Plan by and between the County of Sacramento and the landowners.
10. **Adoption of a Public Facilities Financing Plan** for the NewBridge Specific Plan area.

The project will also require the following:

1. **Annexation into or creation of a County Service Area (CSA).** A subsequent action may be required by the County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
2. **Annexation into Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD).** Requires SASD and SRCSD Board of Directors approval.
3. **Adoption of a Water Supply Master Plan Amendment:** Amends the existing Zone 40 Water Supply Master Plan to include provision of water service to the NewBridge Specific Plan Area. Requires Sacramento County Water Agency Board of Directors approval.
4. **Approval of a Water Supply Assessment** for the NewBridge Specific Plan. Required by the California Water Code to link land use and water supply planning activities. Requires Sacramento County Water Agency Board of Directors approval

FINAL HEARING BODY:

Board of Supervisors

START TIME: 8:00 pm

CPAC ACTION: Recommended Denial

AYES: Bartley Baer (Vice-Chair), Glenn Fleming, Bill Thompson, Tammy Trujillo

NOES: John Costa (Chair), Sophia Trotter-Goetze (Secretary)

ABSTAIN: (None)

ABSENT: Belinda Beeks-Malone, Mary Duncan

RECUSAL: (None)

END TIME: 9:48 pm

WORKSHOPS

2. [DRCP2018-00060 Walmart Grocery Pick-UP](#)

APPLICANT: Kimley-Horn

ASSESSOR'S PARCEL NO: 065-0080-123

LOCATION: The property is located at 8915 Gerber Road, on the northeast corner of Gerber Road and Elk Grove Florin Road.

REQUEST: A **Major Non-Discretionary Design Review** for a 1,100 square foot addition to an existing Walmart.

START TIME: 7:02 pm

END TIME: 7:30 pm

3. [PLNP2018-00128 NWC Florin and Bradshaw Early Workshop](#)

APPLICANT: TAIT & Associates

ASSESSOR'S PARCEL NO: 066-0040-040

LOCATION: The property is located at 7190 Florin Road, on the northwest corner of Florin Road and Bradshaw Road in the Vineyard Community.

REQUEST: An **Early Workshop** before the Vineyard CPAC to develop the Northwest corner with a gas station, convenience store and a fast food restaurant with a drive thru.

START TIME: 7:30 pm

END TIME: 8:00 pm



Sacramento County
Vineyard CPAC Referral

08-07-2018	NewBridge Specific Plan
MEETING DATE	PROJECT NAME
GPB, GPBAU, CPB, DGB, KAHS	PLNP2010-00081
ENTITLEMENT(S)	CONTROL NO.

ADJACENT CPAC (If Applicable)

FINAL HEARING BODY: Board of Supervisors

Planning Division Project Manager:	Alison Little
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ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 6 Quorum: YES NO

2. Number of community members present: 10

3. Summarize neighborhood response or reaction: Concerns traffic; groundwater; public transportation; number of schools; like project - roads an issue

4. Council recommendation: APPROVAL DENIAL CONTINUE *great project cannot recommend approval because infrastructure specifically traffic concerns outweigh project.*

5. CPAC Comments/Recommendation (If No vote, please explain)
(Note: This section will reflect discussion(s) during meeting.):
traffic improvements a concern (making them in a timely manner) project.
Corridor Sunrise to Watt - wants County to improve to make sure infrastructure is in place more committed to solution on corridor. Needs roads to connect. Groundwater drawdown for existing wells

6. If denied, CPAC pre-authorized appeal: YES (Vote Below) *want guarantee traffic will be fixed.*

St Foster Gertz 8/7/18 8:00 9:48
Chairperson or Secretary Date Start time End time

*EXA - Excused Absence U - Unexcused Absence P - Present

LAST NAME	Attendance (CIRCLE ONE)	MOTION BY:	SECONDED BY:	YES	NO	ABSTAIN	APPEAL
COSTA, Chair	EXA U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BAER, Vice-Chair	EXA U P	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GOETZE, Secretary	EXA U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BEEKS-MALONE	EXA U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DUNCAN	EXA U P	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLEMING	EXA U P	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
THOMPSON	EXA U P	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TRUJILLO	EXA U P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RETURN TO PLANNER AT MEETING



Sacramento County
Vineyard CPAC Workshop Referral

08-07-2018

DRCP2018-00060

MEETING DATE

CONTROL NO. / WORKSHOP NAME

ADJACENT CPAC (If Applicable)

START TIME:

7:02 pm

END TIME:

7:30 pm

Planning Division
Project Manager:

David Oulrey

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 6
2. Number of community members present: 5
3. Summarize neighborhood response or reaction: _____

kimley Horn - Jacob Glazer - online grocery pick-up
- customer order groceries online, pay online, pick up
groceries.

Store has high volume of online orders - directs to
side of store.

applicant explained process
adding trees

drive aisle width & parking space would not be removed.
removing two parking spaces & landscaping

4. CPAC Comments: only access out to light

concerned that would block off access around bldg.

concerned increasing amount of traffic; more traffic pulling in &
out of parking stalls

asked about making stalls parallel; concerned about safety
concerned about safety; applicant losing stalls

Bill Thompson recommends speed bumps

* Carl Worth - shops there, likes to park in spaces; concerned
about bldg. site distance; wants stop signs or speed bumps.

other person

ADDITIONAL SPACE

two way traffic does get congested in that area
doesn't think walmart is large enough for area

~~*~~ bring back status of project back to CPAC



Sacramento County
Vineyard CPAC Workshop Referral

08-07-2018

PLNP2018-00128

MEETING DATE

CONTROL NO. / WORKSHOP NAME

ADJACENT CPAC (If Applicable)

START TIME: 7:30pm

END TIME: 8:00pm

Planning Division
Project Manager:

Meredith Holsworth

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 6
2. Number of community members present: 5
3. Summarize neighborhood response or reaction:

Kim Barnett (Brunne) 3,000 C store - pumps, drive thru, Florin & Bradshaw
C store face Bradshaw - will be 7-11 gas station; 7-11

developer working on getting in quick serve restaurant

Also parcel map

4. CPAC Comments: Bill wanted to know - who will build - 7-11
Gerber & Bradshaw - Glenn - opposition to one @ that intersection
Bart - build out - 7-11 & fuel first - 2nd would be drive thru.
Tammy - ~~do~~ don't have any nice restaurants in community - would prefer nice restaurant
Bill -
don't like 24-hour liquor
Bart - wants to know if will run all entitlements together
Glenn Fleming - wants community to go in different direction - full service
grocery store - more upscale choices; prices of homes in area
warrant better services. "C" store don't bring jobs.

community asking for full-service grocery store - want better services
like Calvine & Elk Grove, Florin

RETURN TO PLANNER AT MEETING

neighbor

ADDITIONAL SPACE

\$67,000 median income - feels in food desert - as idea recommend grocery store - feels too many gas stations in area traffic in morning & afternoon - wants to know how get back in on Bradshaw

- other person - Florin

neighbor

+ address may be incorrect + 7190 Bradshaw - not Florin

- research transit wants to know what is happening in area.