

# ACTION SUMMARY

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Pat O'Brien Community Center

8025 Waterman Road

Sacramento, CA 95829

THURSDAY

JANUARY 9, 2020

6:30 PM

MEMBERS: JOHN COSTA(CHAIR), BARTLEY BAER(VICE-CHAIR),  
SOPHIA TROTTER-GOETZE(SECRETARY), BILL THOMPSON, MARY DUNCAN,  
JOFIL BORJA, ELISHA JOHNSON  
(Members Costa and Thompson were not present)

### 1. [PLNP2018-00054 – Excelsior Ranch](#)

**APPLICANT:** Real Investing LLC/ Surwinder Gill

**ASSESSOR'S PARCEL NO:** 123-0080-005-0000

**LOCATION:** A property located at 8171 Excelsior Road, approximately 2,590 feet north of Calvine Road in the Vineyard community.

**CPAC RECOMMENDATION:** On Thursday, January 9, 2020, the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (4 Yes, 0 No, 3 Absent).

**REQUEST:**

1. A Tentative Parcel Map to divide an approximately 10 acre property into four two-acre lots and one two-acre remainder lot in the AR-2 zone (Agricultural Residential- 2 Acres) in the Vineyard Community.
2. A Special Development Permit to allow the parcels to be accessed by a private road.
3. A Design Review to comply with the Countywide Design Guidelines.

**FINAL HEARING BODY:** Subdivision Review Committee

6:50 PM CPAC ACTION: Jofil Borja/Mary Duncan – Recommended the Subdivision Review Committee approve the request for a Tentative Parcel Map, Special Development Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

AYES: Bartley Baer, Mary Duncan, Jofil Borja, Elisha Johnson

NOES: None

ABSTAIN: None

ABSENT: John Costa, Sophia Trotter-Goetze, Bill Thompson

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

2. [PLNP2014-00112 – Wildhawk 9](#)

**APPLICANT:** B & Z Investments LLC

**ASSESSOR'S PARCEL NO:** 122-0050-033-0000

**LOCATION:** A property located at 9942 Gerber Road in the Vineyard community.

**CPAC RECOMMENDATION:** On Thursday, January 9, 2020, the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (5 Yes, 0 No, 2 Absent).

**REQUEST:**

1. A Rezone of approximately 0.4± acres of Residential Density 7 (RD-7) and 10.0± acres of Agricultural Residential 10 (AR-10) to approximately 6.3± acres of Residential density (RD-7) and 4.1± acres of Recreation (O).
2. A Community Plan Amendment to change the land use designation of 7.8± acres of Residential Density 5 (RD-5) and 2.6± of Recreation (REC) to 6.3± acres of Residential Density 7 (RD-7) and 4.1± acres of Recreation (REC).
3. A Comprehensive Plan Amendment to change the land use designation of 7.8± acres of Residential Density 4-6 (RD 4-6) and 2.6± acres of Flood and Recreation (F-REC) to 6.3± acres of Residential Density 7 (RD-7) and 4.1± acres of Flood and Recreation (F-REC).
4. A Tentative Subdivision Map to create 41 RD-7 single family lots, one 1.4 acre park site, and one 2.8 acre open space lot.
5. A Special Development Permit to allow a 10 foot rear yard setback where a 15 foot rear yard setback is otherwise required.
6. A Design Review to comply with the Countywide Design Guidelines and the Vineyard Springs Comprehensive Plan.

**FINAL HEARING BODY:** Board of Supervisors

7:15 PM CPAC ACTION: Jofil Borja/Mary Duncan – Recommended the Board of Supervisors approve the request for a Rezone, Community Plan Amendment, Comprehensive Plan Amendment, Tentative Subdivision Map, Special Development Permit and Design Review, subject to the findings and conditions listed in Attachment 2.

AYES: Bartley Baer, Sophia Trotter-Goetze, Mary Duncan, Jofil Borja, Elisha Johnson  
NOES: None  
ABSTAIN: None  
ABSENT: John Costa, Bill Thompson  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

**3. [PLNP2018-00077 – Wildhawk North Unit 10](#)**

**APPLICANT:** B & Z Investments LLC

**ASSESSOR'S PARCEL NO:** 122-0790-014, 015

**LOCATION:** A property located 750 feet south of Gerber Road and 1,325 feet east of Bradshaw Road in the Vineyard community.

**CPAC RECOMMENDATION:** On Thursday, January 9, 2020, the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project (5 Yes, 0 No, 2 Absent).

**REQUEST:**

1. A Rezone of approximately 0.1± acres of Agricultural Residential 10 (AR-10), 0.1± acres of Residential Density 5 (RD-5), and 14± acres of Recreation (O) to approximately 0.72± acres of Residential Density 7 (RD-7), 5.8± acres of Residential Density 5 (RD-5) and 7.2± acres of Recreation (O).
2. A Community Plan Amendment to change the land use designation of 4.1± acres of Residential Density 10 (RD-10), 9.2± acres of Residential Density 5 (RD-5), and 0.9± of Recreation (REC) to 0.72± acres of Residential Density 7 (RD-7), 5.8± acres of Residential Density 5 (RD-5) and 7.2± acres of Recreation (O).
3. A Comprehensive Plan Amendment to change the land use designation of 5.5± acres of Residential Density 7-10 (RD 7-10), 7.9 acres of Residential Density 4-6 (RD 4-6), and 0.9 Flood and Recreation (F-REC) to 0.72± acres of Residential Density 7 (RD-7), 6.8± acres of Residential Density 4-6 (RD 4-6) and 7.2± acres of Flood and Recreation (F-REC).
4. A Tentative Subdivision Map to create 5 RD-7 single family lots, 29 RD-5 single family lots, one 6.6± acre park site.
5. A Design Review to comply with the Countywide Design Guidelines and the Vineyard Springs Comprehensive Plan.

**FINAL HEARING BODY:** Board of Supervisors

7:25 PM CPAC ACTION: Jofil Borja/Mary Duncan – Recommended the Board of Supervisors approve the request for a Rezone, Community Plan Amendment, Comprehensive Plan Amendment, Tentative Subdivision Map and Design Review, subject to the findings and conditions listed in Attachment 2.

AYES: Bartley Baer, Sophia Trotter-Goetze, Mary Duncan, Jofil Borja, Elisha Johnson  
NOES: None  
ABSTAIN: None  
ABSENT: John Costa, Bill Thompson  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

**4. PLNP2019-00332 – Vintage Park Estates Time Extension**

**APPLICANT:** Steve Chamberlain/ Roman Catholic Bishop of Sacramento

**ASSESSOR'S PARCEL NO:** 121-0110-056

**LOCATION:** A property located at the southwest corner of the Vintage Park Drive and Bothwell Drive intersection in the Vineyard community.

**CPAC RECOMMENDATION:** On Thursday, January 9, 2020, the Vineyard Community Planning Advisory Council (CPAC) met and recommended approval of the proposed project with the members present (3 Yes, 0 No, 4 Absent). (No quorum).

**REQUEST:** A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend by five years the expiration date of the Vintage Park Estates Tentative Subdivision Map (Control No. 2014-00090), which involves the division of 17.9 acres into 81 single family residential lots zoned RD-5 (Residential 5) in the Vineyard community.

**FINAL HEARING BODY:** Planning Commission

6:46 PM CPAC ACTION: Mary Duncan/Jofil Borja – Recommended the Planning Commission approve the request for a Time Extension, subject to the findings and conditions listed in Attachment 2.

AYES: Bartley Baer, Mary Duncan, Jofil Borja  
NOES: None  
ABSTAIN: None  
ABSENT: John Costa, Sophia Trotter-Goetze, Bill Thompson, Elisha Johnson  
RECUSAL: None  
(PER POLITICAL REFORM ACT (§ 18702.5.))

**STAFF UPDATE**

**5. PLNP2015-00052 – Florin Vineyards I And II**

Planning staff provided an update regarding the project.

**6. DRCP2019-00162 – 8915 Gerber Road Solar**

Planning staff provided an update regarding the project.

Planning staff provided an update regarding the Community Planning Advisory Council bylaw amendments that will be considered by the Board of Supervisors as well as changes in state law related to accessory dwelling units.

Adjourned at 7:51 p.m.