

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

TUESDAY

APRIL 2, 2019

7:01 PM

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

1. [PLNP2017-00243 – Carli Expansion Mining Use Permit](#)

APPLICANT: Vulcan Materials Company

ASSESSOR'S PARCEL NO: 067-0120-073 and 067-0120-069

LOCATION: A property located at 11509 Florin Road, on the north side of Florin Road between Eagles Nest Road and Sunrise Boulevard, in the Vineyard community.

CPAC RECOMMENDATION: On Tuesday April 2, 2019, the Vineyard Community Planning Advisory Council (CPAC) met and continued the proposed project (5 Yes, 0 No, 3 Absent).

REQUEST:

1. An **Amendment to a Use Permit** (1994-0715, ZMA 5296) to allow surface mining on one parcel totaling approximately 153 acres. The mining activities will disturb approximately 140 acres, to allow processing on-site to include an asphalt/concrete recycling plant and a ready mix concrete plant adjacent to existing processing plant.
2. A **Community Plan Amendment and Rezone** to change the community plan land designation and corresponding zoning for 153 acres from Permanent Agriculture-Extensive (AG-160) to Permanent Agriculture-Extensive with Surface Mining Combining Zone (SM).
3. A **Reclamation Plan Amendment** to include open space and dry grazing as the end use of the mine.
4. A **Development Agreement** between the applicant and the County of Sacramento.

FINAL HEARING BODY: Board of Supervisors

START TIME: 7:05 PM

CPAC ACTION: Continued TBD when EIR is complete.

AYES: John Costa, Bartley Baer, Sophia Trotter-Goetze, Tammy Trujillo, Bill Thompson

NOES: None

ABSTAIN: None

ABSENT: Mary Duncan, Belinda Beeks-Malone, Jofil Borja

RECUSAL: None

END TIME: 7:25 PM

2. [PLNP2018-00291 – Napa Valley Subdivision](#)

APPLICANT: John F. Kautz/Claybar Engineering, Inc.

ASSESSOR'S PARCEL NO: 128-0380-058

LOCATION: A Property Is Located At The Terminus of Lemas Road (private), East of Elk Grove Florin Rd, Where The North Boundary Is Adjacent To Napa Valley Way, In The Vineyard Community.

CPAC RECOMMENDATION: On Tuesday April 2, 2019, the Vineyard Community Planning Advisory Council (CPAC) met and approved the proposed project (5 Yes, 0 No, 1 Abstain, 2 Absent).

REQUEST:

1. A **Rezone** request to convert the zoning on the existing property from A-10 to RD-5.
2. A **Community Plan Amendment** to convert the existing community plan land use from A-10 to RD-5.
3. A **Tentative Subdivision Map** to create 14 residential lots on a 2.65 acre property with A-10 Zoning.
4. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Board of Supervisors

START TIME: 7:25 PM

CPAC ACTION: Recommended Approval with a recommended condition that the 14 lots be single story homes.

AYES: John Costa, Bartley Baer, Sophia Trotter-Goetze, Tammy Trujillo, Bill Thompson

NOES: None

ABSTAIN: Jofil Borja (Arrived at 7:35 PM)

ABSENT: Mary Duncan, Belinda Beeks-Malone

RECUSAL: None

END TIME: 8:20 PM

3. [PLNP2018-00341 – SMUD Power Academy](#)

APPLICANT: SMUD

ASSESSOR'S PARCEL NO: 064-0036-005 and 006

LOCATION: A property located at 9268 Tokay Lane, on the south side of Tokay Lane approximately 2,000 feet east of Hedge Avenue in the Vineyard community.

CPAC RECOMMENDATION: On Tuesday April 2, 2019, the Vineyard Community Planning Advisory Council (CPAC) met and approved the proposed project (6 Yes, 0 No, 2 Absent).

REQUEST:

1. A **Use Permit** for a private trade school at an existing training facility in the M-1 (Light Industrial) Zoning District.
2. A **Special Development Permit** to deviate from landscaping requirements for the trash enclosure and parking lot landscaping.
3. A **Design Review** to comply with the Countywide Design Guidelines.

FINAL HEARING BODY: Zoning Administrator

START TIME: 8:20 PM

CPAC ACTION: Recommended Approval

AYES: John Costa, Bartley Baer, Sophia Trotter-Goetze, Tammy Trujillo, Bill Thompson, Jofil Borja

NOES: None

ABSTAIN: None

ABSENT: Mary Duncan, Belinda Beeks-Malone

RECUSAL: None

END TIME: 8:35 PM

WORKSHOPS

4. [PLNP2019-00069 – 7363 Bradshaw Road- Early CPAC Workshop](#)

APPLICANT: Javed T. Siddiqui, P.E.

ASSESSOR'S PARCEL NO: 066-0100-033-0000

LOCATION: The project site is located at 7363 Bradshaw Road, on the east side of Bradshaw Road, east/northeast of Ballinger Drive in the Vineyard community.

An **Early CPAC Workshop** to discuss a rezone of a vacant 4.6-acre property from AG-20 to a commercial zoning designation. The property is located within the North Vineyard Station Specific Plan Area, which identifies the property as RD-10 (low to mid density residential). The rezone would permit development of the property for two retail buildings totaling 28,500 square feet and two restaurants/coffee house totaling 7,672 square feet. The justification for this proposal is to provide the existing community a place to shop and eat close to home.

REQUEST: **Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with the Office of Planning and Environmental Review. 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 Leanne Mueller, Associate Planner, Office of Planning and Environmental Review, at muellerl@saccounty.net or (916) 874-6155. Please include the Control Number and Project Name in your inquiry.

START TIME: 8:40 PM

END TIME: 9:10 PM