



**ACTION SUMMARY**  
**Vineyard Area**  
**Planning Advisory Council (CPAC)**  
**Thursday, July 9, 2020 at 6:30 PM**  
**(Teleconference-Video)**

**ANNOUNCEMENT**

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to the public. Temporary procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Members of the public are encouraged to submit public comments electronically. Public comments will be distributed to members of the Board and filed in the meeting record. Public comments may be related to a specific agenda item number or for a matter that is not posted on the agenda, referred to as an "off agenda" item. Off agenda comments are addressed at the conclusion of the regular agenda.

**How to make a public comment**

- Email [boardclerk@saccounty.net](mailto:boardclerk@saccounty.net). Include agenda item number. First and last name optional.
- Mail or drop off at 700 H Street, Suite 2450, Sacramento, CA 95814

**How to view or listen to a meeting**

The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: <https://primetime.bluejeans.com/a2m/live-event/sgqhqbtt>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/sgqhqbtt> (Enter Event ID Code: **sgqhqbtt**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **2755117#**)

**How to access meeting material**

The on-line version of the agenda and associated material is available at <http://sccob.saccounty.net> (click on "Community Planning Advisory Councils" and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

**How to request an accommodation**

Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or [BoardClerk@saccounty.net](mailto:BoardClerk@saccounty.net) prior to the meeting.

## CPAC Members

John Costa – District 2 Appointee (Chairperson)  
Jofil Borja – District 5 Appointee (Vice Chairperson)  
Sophia Trotter-Goetze – District 2 Appointee (Secretary)  
Elisha Johnson – District 2 Appointee  
Bill Thompson – District 2 Appointee  
Mary Duncan – District 5 Appointee  
Lee Miller – District 5 Appointee  
(Member Miller was not present)

## County of Sacramento Staff

Joelle Inman, Senior Planner (916) 874-7575 [inmanj@saccounty.net](mailto:inmanj@saccounty.net)  
Leanne Mueller, Senior Planner (916) 874-6155 [muellerl@saccounty.net](mailto:muellerl@saccounty.net)  
Rena McClain-White, Meeting Clerk (916) 874-8022 [townsends@saccounty.net](mailto:townsends@saccounty.net)

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

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View current projects from the Planning Projects Viewer at <https://planningdocuments.saccounty.net/>.

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## CALLED MEETING TO ORDER

### ROLL CALL

### INTRODUCTIONS

### CPAC ANNOUNCEMENTS

## PLANNING PROJECT MATTERS FOR REVIEW

### 1. [PLNP2019-00276 – Gerber Walmart Fueling Station](#)

Supervisorial District(s): Nottoli

Assessor Parcel No: 065-0080-124

Applicant/Owner: Walmart Stores, Inc.

Location: 8915 Gerber Road, At The Corner Of Elk Grove Florin Road And Gerber Road In The Vineyard Community.

Request: Use Permit To Allow An Eight-Island Gas Station And Convenience Store On A 1.03 Acre Lot In The SC (Shopping Center) Zone.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Thursday, July 9, 2020, The Vineyard Area Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (5 Yes, 0 No, 2 Absent).

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197  
[pattene@saccounty.net](mailto:pattene@saccounty.net)

7:20 PM CPAC ACTION: Jofil Borja/Sophia Trotter-Goetze – Recommended the Board of Supervisors approve the Use Permit and Design Review, subject to staff recommendations.

AYES: Jofil Borja, John Costa, Elisha Johnson, Bill Thompson, Sophia Trotter-Goetze

NOES: None

ABSTAIN: None

ABSENT: Mary Duncan, Lee Miller

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

## 2. [PLNP2020-00118 – Gerber Walmart Fueling Station PCN](#)

Supervisorial District(s): Nottoli

Assessor Parcel No: 065-0080-124

Applicant/Owner: Walmart Stores, Inc.

Location: 8915 Gerber Road, At The Corner Of Elk Grove Florin Road And Gerber Road In The Vineyard Community.

Request: Public Convenience And Necessity Letter (PCN) From The Board Of Supervisors For An Off-Sale Type 20 (Beer And Wine) Liquor License For A Proposed Convenience Store And Fuel Station.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Thursday, July 9, 2020, The Vineyard Area Community Planning Advisory Council (CPAC) Met And Recommended Approval Of The Proposed Project (3 Yes, 2 No, 2 Absent).

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197  
[pattene@saccounty.net](mailto:pattene@saccounty.net)

7:49 PM CPAC ACTION: Bill Thompson/Jofil Borja - Recommended the Board of Supervisors approve the Letter of Public Convenience and Necessity, subject to staff recommendations.

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

### **MISCELLANEOUS MATTERS**

3. Vineyard Community Planning Advisory Council Recommended Nomination Of The Agricultural-Residential Representative To The Sacramento Central Groundwater Authority

Final Hearing Body: Board Of Supervisors

8:00 PM CPAC ACTION: Member Costa made a motion to table the item until August 13, 2020.

8:00 PM CPAC ACTION: Member Thompson made a motion to continue the item until the next in person meeting.

8:00 PM CPAC ACTION: Continued to August 13, 2020.

4. Staff Update

8:01 PM CPAC ACTION: No updates were made.

5. Council Member Comments

8:02 PM CPAC ACTION: Member Thompson requested the Department of Transportation look into the intersection of Bradshaw Road and Rogers Road due to multiple accidents.

6. Public Comments

8:05 PM CPAC ACTION: No public comments were made.

Adjourned at 8:05 p.m.

Monthly Meeting Scheduled Every Second (2<sup>nd</sup>) Thursday