



ACTION SUMMARY
Vineyard Area
Planning Advisory Council (CPAC)
Thursday, August 13, 2020 at 6:30 PM
(Teleconference-Video)

PUBLIC COMMENT PROCEDURES

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

Live meeting comment

Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment

- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW 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/cgfwjgat>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/cgfwjgat> (Enter Event ID Code: **cgfwjgat**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **4201757#**)

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.

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 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
(Members Costa and Johnson were not present)

County of Sacramento Staff

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

Sign up to receive notifications or information about public meetings at <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>.

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

CALL MEETING TO ORDER

ROLL CALL

PLEDGE

INTRODUCTIONS

CPAC ANNOUNCEMENTS

PLANNING PROJECT MATTERS FOR REVIEW

1. [PLNP2014-00112 – Wildhawk 9](#)

Supervisorial District(s): Kennedy

Assessor Parcel No: 122-0050-033

Applicant/Owner: B & Z Investments, LLC

Location: 9942 Gerber Road In The Vineyard Community.

Request: 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 10 (RD-10) And 4.1± Acres Of Recreation (O).

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 10 (RD-10) And 4.1± Acres Of Recreation (REC).

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 10 (RD-10) And 4.1± Acres Of Flood And Recreation (F-REC).

Tentative Subdivision Map To Create 51 Rd-10 Single Family Lots, One 1.4 Acre Park Site, And One 2.8 Acre Open Space Lot.

Special Development Permit To Allow A Reduced Corner Lot Area Of 3,700 Square Feet (4,000 Square Feet Required In Vineyard Springs Comprehensive Plan) And Reduce Corner Lot Side Yard Setback To 10 Feet (25 Feet Required Per Multifamily Development Standards Of Sacramento County Zoning Code).

Design Review To Comply With The Countywide Design Guidelines And The Vineyard Springs Comprehensive Plan.

Affordable Housing Strategy To Fulfill The Project's Affordable Housing Obligation Through The Payment Of Fees In Lieu.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Thursday, August 13, 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

7:01 PM CPAC ACTION: Sophia Trotter-Goetze /Lee Miller – Recommended the Board of Supervisors approve the Rezone, Community Plan Amendment, Comprehensive Plan Amendment, Tentative Subdivision Map, Special Development Permit, Design Review and Affordable Housing Strategy, subject to staff recommendations.

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

2. [PLNP2019-00308 – Caselman Northwest Tentative Subdivision Map](#)

Supervisorial District(s): Kennedy

Assessor Parcel No: 115-0091-057

Applicant/Owner: Caselman 20, LLC/ Galaxidas Family Trust

Location: 3,500 Feet West Of The Intersection Of Caselman Road And Elk Grove Florin Road In The Vineyard Community.

Request: Tentative Subdivision Map To Divide A 17.9 Acre Property Into 66 RD-5 Lots, One Detention Basin Lot And One Channel Lot.

General Plan Amendment To Amend The Land Use Designation From 17.9 Acres Of Agricultural Residential (AG-RES) To 17.9 Acres Of Low Density Residential (LDR).

Community Plan Amendment To Amend The Land Use Designation From 17.9 Acres Of Agricultural Residential 1-2 (AR 1-2) To 17.9 Acres Of Residential Density 3-5 (RD 3-5).

Rezone To Amend The Land Use Designation From 17.9 Acres Of Agricultural-10 (A-10) To 17.9 Acres Of Residential Density 5 (RD-5).

Design Review To Comply With The Countywide Design Guidelines.

Exception To Title 22 Section 22.110.040(B)(2) Requiring Two Points Of Access.

Final Hearing Body: Board Of Supervisors

CPAC Recommendation: On Thursday, August 13, 2020, The Vineyard Area Community Planning Advisory Council (CPAC) Met And Recommended Denial Of The Proposed Project (3 Yes, 2 No, 2 Absent).

Lead Planner: Emma Patten, Associate Planner, 916-875-4197
pattene@saccounty.net

7:55 PM CPAC ACTION: Continued the item on a motion by Member Thompson and seconded by Member Miller.

7:57 PM CPAC ACTION: Withdrew the motion to continue the item on a motion by Member Thompson and seconded by Member Miller.

8:00 PM CPAC ACTION: Sophia Trotter-Goetze /Lee Miller – Recommended the Board of Supervisors deny the Tentative Subdivision Map, General Plan Amendment, Community Plan Amendment, Rezone, Design Review and Exception to Title 22, subject to staff recommendations.

AYES: Lee Miller, Bill Thompson, Sophia Trotter-Goetze

NOES: Jofil Borja, Mary Duncan

ABSTAIN: None

ABSENT: John Costa, Elisha Johnson

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 \(Continued From July 9, 2020; Item No. 3\).](#)

Final Hearing Body: Board Of Supervisors

8:05 PM CPAC ACTION: Bill Thompson/Mary Duncan – Continued to September 10, 2020.

AYES: Jofil Borja, Mary Duncan, Lee Miller, Bill Thompson, Sophia Trotter-Goetze

NOES: None

ABSTAIN: None

ABSENT: John Costa, Elisha Johnson

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

4. Annual Election Of Officers

8:12 PM CPAC ACTION: Bill Thompson/Lee Miller - Continued to September 10, 2020.

AYES: Jofil Borja, Mary Duncan, Lee Miller, Bill Thompson, Sophia Trotter-Goetze

NOES: None

ABSTAIN: None

ABSENT: John Costa, Elisha Johnson

RECUSAL: None

(PER POLITICAL REFORM ACT (§ 18702.5.))

5. Staff Update

8:12 PM CPAC ACTION: Planning staff provided an update on the proposed amendments to the Community Planning Advisory Councils' Bylaws and Zoning and County Code Ordinances that will be presented to the Board of Supervisors on August 18, 2020.

6. Council Member Comments

8:10 PM CPAC ACTION: Member Bill Thompson requested the County Department of Transportation follow up regarding unsafe U-turns occurring at Rodgers Road and Bradshaw Road.

7. Public Comments

8:20 PM CPAC ACTION: No public comments were made.

Adjourned at 8:20 p.m.

Monthly Meeting Scheduled Every Second (2nd) Thursday