

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

AGENDA

Tuesday, February 3, 2015

7:00 PM

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Vineyard.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Vineyard CPAC Chair, Tim Murphy at (310) 483-9501 or timmurphyvcpac@gmail.com. The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or lundgrenj@saccounty.net and Steve Prosser at (916) 874-6578 or prossers@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen at (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Vineyard@saccounty.net. Please identify the relevant project using the project name, control number or address.

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|------------------|-----------------------|-------------------|
| OFFICERS: | TIM MURPHY | <u>CHAIR</u> |
| | JAG NAGENDRA | <u>VICE-CHAIR</u> |
| | SOPHIA TROTTER-GOETZE | <u>SECRETARY</u> |

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|-----------------|----------------|--------------|
| MEMBERS: | TAMMY TRUJILLO | ROBERT SMITH |
| | MARY DUNCAN | |

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|-------------------------|--|
| REPRESENTATIVES: | JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW |
| | STEVE PROSSER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW |

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION: Yes No

COUNTY REPRESENTATIVE: Yes No

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: **PLNP2014-00194**

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1778>

Project Name: **WILDHAWK CREEK COMMUNITY PLAN AMENDMENT, COMPREHENSIVE PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, EXCEPTION TO GRADING ORDINANCE, AND ABANDONMENT OF VARIOUS EASEMENTS**

Assessor's Parcel No.: **122-0010-013 and 122-0010-014**

Location: The two adjacent properties are located on the south side of Gerber Road (no address), approximately 1,600 feet east of the Gerber Road and Bradshaw Road intersection, in the Vineyard community. (Supervisor District 2: Patrick Kennedy)

Applicant/Phone/Email: Doug Bayless
Capitol Valley Investors, LLC
3001 I Street, Suite 200 Sacramento, CA 95816
916-641-0300; doug@baylessproperties.com

Planner: Bruce Walters
Walters Land Planning
7498 Griggs Way, Sacramento, CA 95831

County Project Manager: *Steve Prosser, Planner II, 874-6578; prossers@saccounty.net*

- Request:**
- 1) A Community Plan Amendment to amend the Vineyard Community Plan from 13.6± acres of RD-10(F) and 7.2± acres of Recreation to 11.9± acres of RD-7 and 8.9± acres of "O" Floodway/Recreation.
 - 2) A Comprehensive Plan Amendment to amend the Vineyard Springs Comprehensive Plan from 12.2± acres of RD4-6, 1.4± acres of RD 7-10 and 7.2± acres of "O" Floodway/Recreation to 11.9± acres of RD-7 and 8.9± acres of "O" Floodway/Recreation.
 - 3) A Rezone from 9.6± acres of AR-10(Agricultural Residential 10) and 11.2± acres of AR-10(F) (Agricultural Residential 10 Flood Combining Zone) to 11.9± acres of RD-7 (Residential Density 7) and 8.9± acres of O (Recreation/Floodway).
 - 4) A Tentative Subdivision Map to divide 20.8± acres into 76 single family residential lots, one park lot, one drainage lot, one open space (floodway) lot, and two landscape lots.
 - 5) An Exception to the County Standard Grading Ordinance to allow cut and fill in excess of two-feet along portions of the project boundary.
 - 6) Abandonment of various easements, as shown on the Tentative Map.

Investigating Member:

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| <u>COUNCIL RECOMMENDATION:</u> | | | | |
| Motion by: | | Seconded by: | | |
| Vote: | Yes | No | Abstain | Absent |
| Action: | | | | |
| Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. | | | | |
| Motion by: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |

2. Control No.: PLNP2013-00213

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1556>

Project Name: Northeast Bradshaw Florin General Plan Amendment, Community Plan Amendment And Rezone – Update and Discussion of Proposed Staff Alternative

Assessor’s Parcel No.: 066-0050-009

Location: The property is located at 6901 Bradshaw Road, at the corner of Bradshaw Road and Florin Road, in the Vineyard community. (Supervisor District 5: Nottoli)

Owner/Phone/Email: John Glikbarg
Taylor/Village Sacramento Investment Partners LP
940 Emmett Ave #200, Belmont, CA 94002
415-227-2208; john@villageprop.com

Applicant/Phone/Email: Jim Gillum
Gillum Consulting, Inc.
1632 Weinreich Court, Folsom, CA 95630
916-388-8900; jim@gillumco.com

County Project Manager: *Charity Gold, Assistant Environmental Analyst, 874-7529; goldc@saccounty.net*

- Request:
1. A General Plan Amendment to change the existing land use designation of the approximately 45.45 acre parcel from Commercial & Offices (C&O) to Low Density Residential (LDR).
 2. A Community Plan Amendment and Rezone to change the existing land use designation of the approximately 45.45 acre parcel from SC (Shopping Center, with Mixed Use overlay) to RD-5 (Residential).

Investigating Member:

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|---|------|--------------|----------|---------|
| <u>COUNCIL RECOMMENDATION:</u> | | | | |
| Motion by: | | Seconded by: | | |
| Vote: | Yes | No | Abstain | Absent |
| Action: | | | | |
| Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. | | | | |
| Motion by: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |

OTHER BUSINESS:

- **Elder, Gerber, Laguna Creek Drainage Program – George Booth/County Water Resources**
- **Southgate Recreation and Park District – Update on Current Projects within Vineyard CPAC Area – Eric Jones/Southgate Recreation and Park District**
- **No Meeting in March – Discuss Potential Joint Meeting with Cordova CPAC on March 19th to Hear Tentatively Scheduled County Update on Jackson Highway Master Plans**

PUBLIC COMMENT:

APPROVAL OF MINUTES:**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1

Outside unincorporated Sacramento County

Dial 916-875-4311