

# AGENDA

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Pat O'Brien Community Center  
8025 Waterman Road  
Sacramento, CA 95829

Thursday, January 9, 2020

6:30 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

**Vineyard CPAC Chair** John Costa (916) 919-4290

**County of Sacramento, Office of Planning and Environmental Review representatives for the Vineyard Area**

**Senior Planner** Joelle Inman (916) 874-7575 [inmanj@saccounty.net](mailto:inmanj@saccounty.net)

**Associate Planner** Leanne Mueller (916) 874-6155 [muellerl@saccounty.net](mailto:muellerl@saccounty.net)

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**Current Planning projects,** visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

**To submit project comments to CPAC members, email them to [CPAC-Vineyard@saccounty.net](mailto:CPAC-Vineyard@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** John Costa Chair  
Bartley Baer Vice-Chair  
Sophia Trotter-Goetze Secretary

**MEMBERS:** Bill Thompson Mary Duncan  
Elisha Johnson Jofil Borja

**COUNTY PLANNING REPRESENTATIVES:** Joelle Inman Leanne Mueller

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

## PLANNING ITEMS FOR REVIEW:

1.

**Control No.:** PLNP2018-00054 – Excelsior Ranch

**APN:** 123-0080-005-0000

**Applicant/Owner:** Real Investing LLC/ Surwinder Gill

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

**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

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

[Click here for more information.](#)

2.

**Control No.:** PLNP2014-00112 – Wildhawk 9

**APN:** 122-0050-033-0000

**Applicant/Owner:** B & Z Investments LLC

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

**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

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

[Click here for more information.](#)

3.

**Control No.:** PLNP2018-00077 – Wildhawk North Unit 10

**APN:** 122-0790-014, 015

**Applicant/Owner:** B & Z Investments LLC

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

**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

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

[Click here for more information.](#)

4.

**Control No.:** PLNP2019-00332 – Vintage Park Estates Time Extension

**APN:** 121-0110-056

**Applicant/Owner:** Steve Chamberlain/ Roman Catholic Bishop of Sacramento

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

**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

**Lead Planner:** Kimber Gutierrez, Associate Planner, (916) 874-7529, [gutierrezk@saccounty.net](mailto:gutierrezk@saccounty.net)

[Click here for more information.](#)

**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. During the Appeal hearing, the applicant or appointed representative must be present.**

**STAFF UPDATE:**

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

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

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

*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 of Sacramento, Office of the Clerk of the Board at (916) 874-5411, 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 1-800-855-7100.*



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