

AGENDA

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Smedberg Middle School (Multi-Purpose Room)
8239 Kingsbridge Drive
Sacramento, CA 95829

Tuesday, April 2, 2019

7:00 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) 678-0136

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

Senior Planner Joelle Inman (916) 874-7575 inmanj@saccounty.net

Associate Planner Leanne Mueller (916) 874-6155 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. 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: Tammy Trujillo Mary Duncan
Bill Thompson Belinda Beeks-Malone
Jofil Borja

COUNTY PLANNING REPRESENTATIVES: Joelle Inman Leanne Mueller

| <i>EXA – Excused Absence</i> | <i>U - Unexcused Absence</i> | <i>P – Present</i> |
|--|------------------------------|--------------------|
| QUORUM DETERMINATION: | Yes | No |
| COUNTY PLANNING REPRESENTATIVE: | Yes | No |

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.: PLNP2017-00243 – Carli Expansion Mining Use Permit

APN: 067-0120-073 and 067-0120-069

Applicant/Owner: Vulcan Materials Company

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.

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.

 A **Development Agreement** between the applicant and the County of Sacramento.

Final Hearing Body: Board of Supervisors

Lead Planner: Mark Michelini, Senior Planner, (916) 874-5648, michelini@saccounty.net

[Click here for more information.](#)

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|--------------------------------|-----|--------------|--------------|--------|
| COUNCIL RECOMMENDATION: | | | TIME: | |
| Motion by: | | Seconded by: | | |
| Vote | Yes | No | Abstain | Absent |

Action:

2.

Control No.: PLNP2018-00291 – Napa Valley Subdivision

APN: 128-0380-058

Applicant/Owner: John F. Kautz/Claybar Engineering, Inc.

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.

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

Lead Planner: Desirae Fox, Assistant Planner, (916) 875-3035, foxde@saccounty.net

[Click here for more information.](#)

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|--------------------------------|-----|--------------|--------------|--------|
| COUNCIL RECOMMENDATION: | | | TIME: | |
| Motion by: | | Seconded by: | | |
| Vote | Yes | No | Abstain | Absent |
| Action: | | | | |

3.

Control No.: PLNP2018-00341 – SMUD Power Academy

APN: 064-0036-005 and 006

Applicant/Owner: SMUD

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.

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

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

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|--------------------------------|-----|--------------|--------------|--------|
| COUNCIL RECOMMENDATION: | | | TIME: | |
| Motion by: | | Seconded by: | | |
| Vote | Yes | No | Abstain | Absent |
| Action: | | | | |

4.

Control No.: PLNP2019-00069 – 7363 Bradshaw Road- Early CPAC Workshop

APN: 066-0100-033-0000

Applicant/Owner: Javed T. Siddiqui, P.E.

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.

Request: 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.

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.

Lead Planner: Leanne Mueller, Associate Planner, (916)874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

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

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| Motion by: | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: |

Comments:

STAFF UPDATE:

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 Planning and Environmental Review at (916) 874-5397, 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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