



**AGENDA**  
**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](mailto: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](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

### 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.

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/>.

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## 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

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

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

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

## 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

4. Annual Election Of Officers
5. Staff Update
6. Council Member Comments
7. Public Comments

Adjournment

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

**COUNTY OF SACRAMENTO  
CALIFORNIA**

**3**

For the Agenda of:  
August 13, 2020

To: Vineyard Community Planning Advisory Council

From: Clerk

Subject: 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

**RECOMMENDED ACTION**

Nominate a member and alternate member from the Vineyard Community Planning Advisory Council (CPAC) to the Sacramento Central Groundwater Authority as the Agricultural-Residential Representative for the term effective September 14, 2020 through September 13, 2024.

**BACKGROUND**

No new material is associated with today's item. Please refer to the material from July 9, 2020, Item No. 3, for background information.

On July 9, 2020, the Vineyard CPAC continued consideration of the nominations to the August 13, 2020.