

# AMENDED AGENDA

Tuesday, June 6, 2017

7:00 PM

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Smedberg Middle School (Library)  
8239 Kingsbridge Drive  
Sacramento, CA 95829

<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** Tim Murphy (310) 483-9501 [timmurphyvcpac@gmail.com](mailto:timmurphyvcpac@gmail.com)

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

**Senior Planner** John Lundgren (916) 874-8043 [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net)

**Associate Planner** Charity Gold (916) 874-7529 [goldc@saccounty.net](mailto:goldc@saccounty.net)

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

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:** Tim Murphy Chair  
Jag Nagendra Vice-Chair  
Sophia Trotter-Goetze Secretary

**MEMBERS:** Tammy Trujillo Mary Duncan  
John Costa Belinda Beeks-Malone  
Bill Thompson Bartley Baer

**COUNTY PLANNING REPRESENTATIVES:** John Lundgren Charity Gold

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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
- Council to consider approval of the May 2, 2017 minutes

**PLANNING ITEMS FOR REVIEW:**

**1.** **Entitlement(s):** XSP

**Control No.:** PLNP2017-00134 Johnson Property Subdivision

**APN:** 066-0070-017

Applicant: Ross Johnson

Owner: RA and SD Johnson 1996 Trust

Location: The project is located at 7396 Bradshaw Road on the west side of Bradshaw Road approximately one-half mile north of Gerber Road in the 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 the expiration date five (5) years from the date of final action by the hearing body for a previously approved Vesting Tentative Subdivision Map (Control Number 04-0890) to divide 9.5 gross acres into 40 lots in the RD-7 Zoning District.

Final Hearing Body: Board of Supervisors

Investigating Member:

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

[Click here for more information](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**2.** **Entitlement(s):** SDP, SPP, DRS

**Control No.:** PLNP2016-00277 Vineyard Creek Parcel Tentative Subdivision Map, Special Development, and Design Review

**APN:** 065-0270-004

Applicant/ Owner: Lennar Homes of California  
Sean MacDiarmid

Location: The project is located on the south side of the future Waterman Road extension approximately 1,700 feet north of Gerber Road in the Vineyard community.

Request:
 

1. A **Tentative Subdivision Map (SDP)** to divide 6.77± gross acres into 79 single family lots, four landscape/common area lots, and three alley/parking area lots on a site that has a General Plan designation of LDR, Community Plan and Specific Plan designation of MFR 12-22, and a Zoning Designation of RD-20.
2. A **Special Development Permit (SPP)** to deviate from setbacks, number of required guest parking spaces, and open space requirements.
3. A **Design Review (DRS)** to comply with the Countywide Design Guidelines.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: Wendy W. Hartman, Senior Planner, 875-0527, [hartmanwt@saccounty.net](mailto:hartmanwt@saccounty.net)

[Click here for more information](#)

<b>COUNCIL RECOMMENDATION:</b>				<b>TIME:</b>	
Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
Action:					
<p><b>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.</b></p>					
Motion by:			Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:	
Comments:					

**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 1-800-735-2929*



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Dial 916-875-4311

# MINUTES

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Smedberg Middle School (Library)  
8239 Kingsbridge Drive  
Sacramento, CA 95829

Tuesday, May 2, 2017

7:00 PM

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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** Tim Murphy (310) 483-9501 [timmurphyvcpac@gmail.com](mailto:timmurphyvcpac@gmail.com)

**Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area**

**Senior Planner** John Lundgren (916) 874-8043 [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net)

**Associate Planner** Charity Gold (916) 874-7529 [goldc@saccounty.net](mailto:goldc@saccounty.net)

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**OFFICERS:** Tim Murphy **P** Chair  
Jag Nagendra **EXC** Vice-Chair  
Sophia Trotter-Goetze **P** Secretary

**MEMBERS:** Tammy Trujillo **EXC** Mary Duncan **EXC**  
John Costa **EXC** Belinda Beeks-Malone **P**  
Bill Thompson **P** Bartley Baer **P**

**COUNTY PLANNING REPRESENTATIVES:** John Lundgren **P** Charity Gold

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

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### CALL MEETING TO ORDER:

- Call meeting to order 7:08pm
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the April 4, 2017 minutes (if available)

Motion to approve April 4, 2017 Vineyard CPAC minutes as written made by Belinda Beeks-Malone  
2<sup>nd</sup> by Bill Thompson

Unanimous approval

**PLANNING ITEMS FOR REVIEW:**

**1. Entitlement(s): XVB**

**Control No.:** PLNP2017-00050 **Morvai South Time Extension**

**APN:** 066-0070-050

**Applicant/ Owner:** Morvai II, LLC

**Location:** The project is located 1,100± feet south of Florin Road, and 2,600± feet west of Bradshaw Road, 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 the expiration date five years from the date of final action by the hearing body for:

- A Vesting Tentative Subdivision Map (Control Number 2004-0869) to divide approximately 13.4 acres into 70 residential lots, four landscape corridor parcels, and one park site in the RD-5 zone.

**Final Hearing Body:** Board of Supervisors

**Investigating Member:**

**Lead Planner:** Wendy W. Hartman, Senior Planner (916) 875 0527, [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)

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**COUNCIL RECOMMENDATION:** **TIME: 7:11 AM**

Motion by: Sophia Trotter-Goetze Seconded by: Bartley Baer

Vote	Yes 5	No 0	Abstain 0	Absent 4
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Action: **APPROVAL**

**2. Entitlement(s): UPZ**

**Control No.:** PLNP2016-00466 **Voqui Residential Accessory Dwelling**

**APN:** 063-0180-019

**Applicant/ Owner:** Thuy Voqui

**Location:** The project is located at 9759 Elder Creek Road, located on the north side of Elder Creek Road approximately 600 feet east of Bradshaw Road in the Vineyard community.

**Request:** A Use Permit to legalize an existing 1,196 square foot residential accessory dwelling on approximately 13-acres in the Interim Agricultural Reserve (IR) zoning district.

**Final Hearing Body:** Zoning Administrator

**Investigating Member:**

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

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<b>COUNCIL RECOMMENDATION:</b>			<b>TIME: 7:19</b>	
Motion by: Belinda Beeks-Malone		Seconded by: Bill Thompson		
Vote	Yes 5	No 0	Abstain 0	Absent 4
Action: <b>APPROVAL</b>				
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Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

Present committee members shared their overall vision for the Vineyard community. Although individual visions differed, general consensus was a desire to keep Vineyard as rural as possible particularly as it extends away from Bradshaw. There was also an acknowledgement that we as committee members would always strive to provide a voice for community members who attended CPAC meetings with concerns.

**PUBLIC COMMENT:**

**ADJOURNMENT: 7:59pm**

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