

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

AGENDA

TUESDAY, APRIL 5, 2016

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 Charity Gold at (916) 874-7529 or goldc@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (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 <https://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.

OFFICERS:	TIM MURPHY JAG NAGENDRA SOPHIA TROTTER-GOETZE	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	TAMMY TRUJILLO JOHN COSTA	MARY DUNCAN BELINDA BEEKS-MALONE
REPRESENTATIVES:	JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW CHARITY GOLD - 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.: [PLNP2016-00026](#)

Project Name: MURPHY PROPERTY TIME EXTENSION

Assessor’s Parcel No.: 066-0100-024

Location: The property is located on the east side of Bradshaw Road, approximately 1/2 mile north of the intersection of Bradshaw Road and Gerber Road in the Vineyard community.
(Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Attention: George M. Carpenter, Jr.
Family Real Property Limited Partnership
3001 I Street, Suite 300, Sacramento, CA 95816
916-343-2401; georgemcarpenter@comcast.net

Other: Attention: Timothy Denham
Wood Rodgers
3301 C Street, Bldg 100-B, Sacramento, CA 95816
916-341-7760; tdenham@woodrodgers.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net*

Request: A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0534) to divide approximately 39.8 acres into 179 lots in the RD-3, RD-5, and RD-20 zones.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to allow an affordable housing density bonus consisting of 80 additional single-family lots distributed within the proposed RD-3 zoned area.

Investigating Member:

COUNCIL RECOMMENDATION:

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:
Comments:				

2. Control No.: [PLNP2016-00005](#)

Project Name: LELANI VILLAGE TIME EXTENSION

Assessor’s Parcel No.: 065-0070-006

Location: The property is located at 7416 Elk Grove Florin Road approximately 2,500 feet south of Florin Road in the South Sacramento community. (Supervisor District 2: Patrick Kennedy)

Owner: Attention: Ron Debler
Joseph Pettinato Living Trust & Ron and Elaine Debler
4453 Sycamore Avenue, Sacramento, CA 95841
916-482-3715; pettinatos@sbcglobal.net

Applicant/Phone/Email: Attention: Michael Stumbos
Stumbos & Company
2251 Fair Oaks Boulevard, #300, Sacramento, CA 95825
916-225-4095; mws@scrc.biz

Engineer: Attention: Vance Jones
MacKay & Soms
1552 Eureka Road, Suite 100, Roseville, CA 95661
916-773-1189; vjones@msce.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net*

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of five years from the date of final action by the hearing body for:

A Tentative Subdivision Map (Control Number 2004-0206) to divide approximately 9.8 acres into 62 residential lots in the RD-7 zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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:
Comments:				

3. Control No.: [PLNP2014-00201](#)

Project Name: ASPEN 8 AND 9 MINING USE PERMIT, COMMUNITY PLAN AMENDMENT AND REZONE, RECLAMATION PLAN AND DEVELOPMENT AGREEMENT

Assessor’s Parcel No.: 063-0180-005, 063-0180-006, 063-0160-001 (Aspen 8); 066-0020-006, 066-0030-001, 066-0050-003 (Aspen 9), and 063-0190-027 (Conveyor extension to Aspen 5 South)

Location: The project is located on both sides of Elder Creek Road approximately 4,000 feet east of Bradshaw Road, in the Vineyard community. (Supervisor District 5: Don Nottoli)

Owner: Attention: Ron Gatto
Teichert Land Company and Triangle Properties
3500 American River Drive, Sacramento, CA 95684
916-484-3011; rgatto@teichert.com

Applicant/Phone/Email: Attention: John Lane
Teichert Materials
3500 American River Drive, Sacramento, CA 95864
916-484-3256; jlane@teichert.com

Consultant: Attention: Beth Kelly
Burleson Consulting, Inc.
950 Glenn Drive, Suite 245, Folsom, CA 95630
916-984-4651 ext 14; bk@burlesonconsulting.com

Engineer: Attention: Steve Greenfield
Cunningham Engineering
2940 Spafford Street, Suite 200
Davis, CA 95618
530-758-2066; seve@cecwest.com

County Project Manager: Mark Michelini, Planner III, 874-5648; michelinim@saccounty.net

Request: 1. A **Use Permit** to allow surface mining on approximately 357 acres of a 690 acres project site.

2. A **Use Permit** to allow a conveyor system to transport the mined materials across adjacent parcels to an off-site processing plant.
3. A **Rezone** to add the Surface Mining Combining Zone to 690 acres of IR (F), AG-80 (F) and AG-160 (F) land.
4. A **Reclamation Plan** to include agricultural uses as the end use of the mine.
5. A **Development Agreement** between the applicant and the County of Sacramento.

Investigating Member:

COUNCIL RECOMMENDATION:

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:
Comments:				

4. Control No.: [PLNP2016-00002](#)

Project Name: VINEYARD MARKET SQUARE TIME EXTENSION

Assessor's Parcel No.: 121-0010-051

Location: The property is located at 7635 Elk Grove Florin Road, at the southeast corner of the intersection of Gerber Road and Elk Grove Florin Road in the Vineyard community.
(Supervisor District 2: Patrick Kennedy)

Owner: Attention: Paul S. Petrovitch
Chesapeake Investment Company, LLC
c/o Petrovich Development Company
825 K Street, Sacramento, CA 95815
916-442-4600; paul@petrovichdevelopment.com

Applicant/Phone/Email: Attention: Philip Harvey
 Chesapeake Investment Company, LLC
 c/o Petrovich Development Company
 825 K Street, Sacramento, CA 95815
 916-442-4600 x212; phil@petrovichdevelopment.com

County Project Manager: *Thomas Vogt, Assistant Planner, 916-875-5563, vogtt@saccounty.net*

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:
 Key Points to Date:

A Tentative Subdivision Map (Control Number 2004-0209) to divide approximately 36.89 acres into seven lots in the SC (Shopping Center) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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:
Comments:				

OTHER BUSINESS:

- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

For questions, contact: Kevin Messerschmitt, 916-874-7941; Messerschmitt@saccounty.net

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



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