

VINEYARD AREA COMMUNITY PLANNING  
ADVISORY COUNCIL

AGENDA

Tuesday, April 7, 2015  
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](mailto: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](mailto:lundgrenj@saccounty.net) and Charity Gold at (916) 874-7529 or [goldc@saccounty.net](mailto:goldc@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen at (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 <http://www.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](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                      ROBERT SMITH  
   MARY DUNCAN

**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.: [PLNP2014-00199](#)

**Project Name:** SOUTHEAST WATT DEVELOPMENT REZONE, TENTATIVE SUBDIVISION MAP, AND SPECIAL DEVELOPMENT PERMIT

**Assessor's Parcel No.:** 064-0080-001/002/039/040

**Location:** The four parcel project site is located at 6803 S. Watt Avenue (approximately 2,000 feet north of Florin Road), 6950 Hedge Avenue (approximately 1,300 feet north of Florin Road) and "0" Tokay Lane (approximately 2,400 feet north of Florin Road) between S. Watt Avenue and Hedge Avenue in the Vineyard community. (Supervisor District 5: Don Nottoli)

**Applicant/Phone/Email:** Gus Galaxidas  
SW57, LLC  
7700 College Town Drive, Suite 201 Sacramento, CA 95826  
916-386-8800; [ggalaxidas@metropropertiesoffice.com](mailto:ggalaxidas@metropropertiesoffice.com)

**Engineer:** Paul Hart  
MacKay & Somps Civil Engineers  
1552 Eureka Road, #100, Roseville, CA 95661  
916-773-1189; [prhart@msce.com](mailto:prhart@msce.com)

**Planner:** Bruce Walters  
Walters Land Planning  
7498 Griggs Way, Sacramento, CA 95831  
916-502-1723; [wlp12@com.cast.net](mailto:wlp12@com.cast.net)

**County Project Manager:** Charity Gold, Planner II, 874-7529; [goldc@saccounty.net](mailto:goldc@saccounty.net)

- Request:**
- 1) A Rezone from 30.1± acres of M-1 (Light Industrial) and 31.0± acres of IR (Industrial Reserve) to 25.7± acres of RD-7 (Residential Density 7), 25.8± acres of RD-5 (Residential Density 5), and 9.6± acres of O (Open Space/Recreation).
  - 2) A Tentative Subdivision Map to divide 61.1± acres into 299 single family residential lots, one park lot, one drainage lot, two open space lots, and five landscape lots.
  - 3) A Special Development Permit to allow reductions in lot area, lot depth, and setbacks for RD-7 zoned parcels.
  - 4) Abandonment of various easements, as shown on the Tentative Map.

**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:**

- Neighborhood Livability Initiative Update – Barry Chamberlain
- Groundwater Board Appointee Recommendation Discussion

**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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*Outside unincorporated Sacramento County*

*Dial 916-875-4311*