

Please notice meeting location is at the alternative location

AGENDA

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

ALTERNATIVE LOCATION:

**Heritage Peak Charter School
8065 Elk Grove-Florin, Suite 160
Sacramento, CA 95829**

Tuesday, July 11, 2017

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 Tim Murphy (310) 483-9501 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

Associate Planner Charity Gold (916) 874-7529 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. 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

EXA – Excused Absence	U - Unexcused Absence	P – Present
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
- Council to consider approval of the June 6, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **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

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

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.

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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*Outside unincorporated Sacramento County
Dial 916-875-4311*

**VINEYARD AREA
COMMUNITY PLANNING ADVISORY COUNCIL**

MINUTES

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

Tuesday, June 6, 2017

7:00 PM

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Jag Nagendra **EXA** Vice-Chair
Sophia Trotter-Goetze Secretary
EXA

MEMBERS: Tammy Trujillo **EXA** Mary Duncan **P**
John Costa **P** Belinda Beeks-Malone **U**
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>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

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CALL MEETING TO ORDER:

- Call meeting to order at 7:08pm
 - Committee called for motion to fill chair and secretary for the meeting. Bartley Baer, chair (motion by John Costa, second by Bill Thompson). John Costa, secretary (motion by Bartley Baer, second by Bill Thompson)
 - The chair requested to amend the agenda, due to lack of quorum, moved up other business to the beginning of the agenda to allow time for quorum.
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the May 2, 2017 minutes

- Minutes were postponed until next meeting, due to lack of quorum.

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*

[Click here for more information](#)

COUNCIL RECOMMENDATION: TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action: Committee heard the project and took questions from the public. No recommendation was made, due to lack of quorum. Committee requested that the applicant return to the August 1st meeting.

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

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COUNCIL RECOMMENDATION:

TIME:

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Vote	Yes	No	Abstain	Absent

Action: Committee heard the project and took questions from the public. No recommendation was made, due to lack of quorum. Committee requested that the applicant return to the July 11th meeting.

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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Vote:	Yes:	No:	Abstain:	Absent:

Comments:

OTHER BUSINESS:

Staff presented request for the committee to consider a potential development project in July. The July meeting falls on July 4th, committee discussed moving the July meeting to the following week, July 11th. Committed requested an email be sent out to the committee to confirm everyone's ability to attend the July meeting, ensuring a quorum.

PUBLIC COMMENT:

PROPERTY OWNER EXPRESSED CONCERNS OVER THE COSTS OF PERMITS/ENTITLEMENTS IN THE AREA.

ADJOURNMENT: 8:15pm

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