

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## AGENDA

TUESDAY, August 2 , 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](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 (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](mailto:CPAC-Vineyard@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	TIM MURPHY JAG NAGENDRA SOPHIA TROTTER-GOETZE	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	TAMMY TRUJILLO JOHN COSTA	MARY DUNCAN BELINDA BEEKS-MALONE
<b>REPRESENTATIVES:</b>	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.: [PLNP2016-00110](#)

**Project Name: NORTH VINEYARD GREENS II TIME EXTENSION**

**Assessor’s Parcel No.: 065-0260-017/018**

Location: The property is located on the north side of Gerber Road, approximately 3/4 mile east of Elk Grove Florin Road in the Vineyard community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Richard A. Ortiz  
 9254 Madison Avenue, Orangevale, CA 95662  
 916-989-6700; [ipcortiz@sbcglobal.net](mailto:ipcortiz@sbcglobal.net)

Owner: Attention: John Biundo  
 Biundo Family Trust  
 7976 Kelvedon Way, Sacramento, CA 95829  
 916-769-9776; [jbiundo7976@yahoo.com](mailto:jbiundo7976@yahoo.com)

Other: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

County Project Manager: 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 2005-0291) to divide approximately 20 acres into 86 residential lots in the RD-5 zone in the North Vineyard Station Specific Plan.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to reduce yard setbacks, and an Affordable Housing Plan.

Request:  
 Investigating Member:

**COUNCIL RECOMMENDATION:**

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: [PLNP2015-00298](#)

**Project Name:** WILDHAWK NE & WILDHAWK NW VESTING TENTATIVE SUBDIVISION MAP TIME EXTENSIONS

**Assessor's Parcel No.:** Wildhawk NE 122-0050-017, 018, 122-0790-007, 008, 009, 010, 012, 013, 017, 018, & 019 Wildhawk NW 122-0790-003, 004, 005, 006, 014, 015, 016, 020, & 021.

**Location:** The property is generally located south of Gerber Road and west of Vineyard Road, in the Vineyard Springs Comprehensive Plan area of the Vineyard community. (Supervisor District 2: Kennedy)

**Applicant/Phone/Email:** Attention: Bruce Bell  
B& Z Properties  
2882 Prospect Park Dr, Ste 250, Sacramento, CA 95670  
916-635-0146; [bruce@bzprop.com](mailto:bruce@bzprop.com)

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

**County Project Manager:** Wendy Hartman, Senior Planner, 875-0527, [hartmanwt@sacounty.net](mailto:hartmanwt@sacounty.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 (5) years for two **Vesting Tentative Subdivision Maps** (Control Numbers 2003-0045 & 2003-0538)

1. Wildhawk Northeast project divided a 112.4 acres into 567 single family residential lots, two (2) single family agricultural-residential lots, one (1) park site lot, three (3) open space lots, and eight (8) landscape corridor lots.

- Entitlements approved with and pertaining to the above, include: **Rezone** from AG-20 permanent agriculture and AR-10 agricultural-residential, and AR-10 (F) agricultural-residential flood combining to RD-1 residential (2.3 acres), RD-4 residential (44.4 acres), RD-5 residential (33.6 acres), RD-7 residential (16.7 acres), and "O" recreation (15.4 acres); **Special Development Permit** to allow deviations from the lot size and setback standards; an **Affordable Housing Plan**; and **Density Bonus**.

2. Wildhawk Northwest project divided 66.9± gross acres into 254 single family residential lots, one (1) multiple family affordable housing lot, one (1) park site lot, one (1) park site/detention basin lot, one (1) detention basin lot, two (2) open space lots, and three (3) landscape corridor lots.

Entitlements approved with and pertaining to the above, include: **Rezone** from AR-10 agricultural-residential and AR-10 (F) agricultural-residential flood combining to RD-5 residential (32.8 gross acres), RD-7 residential (7.4 gross acres), RD-20 residential (7.5 gross acres), and “O” recreation (19.2 gross acres); **Special Development Permit** to allow deviations from the lot size and setback standards; an **Affordable Housing Plan**; and **Density Bonus**.

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.:** [PLNP2016-00179](#)

**Project Name:** WILLMAN TENTATIVE SUBDIVISION MAP TIME EXTENSION

**Assessor’s Parcel No.:** 122-0050-032

**Location:** The property is generally located 1,000± feet south of Gerber Road and 1,500± feet west of Vineyard Road, in the Vineyard Springs Comprehensive Plan area of the Vineyard community.  
(Supervisor District 2: Kennedy)

Applicant/Phone/E-mail: Attention: Bruce Bell  
 B& Z Properties  
 2882 Prospect Park Dr, Ste 250, Sacramento, CA 95670  
 916-635-0146; [bruce@bzprop.com](mailto:bruce@bzprop.com)

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

County Project Manager: **Wendy Hartman, Senior Planner, 875-0527, [hartmanwt@saccounty.net](mailto:hartmanwt@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 (5) years for A Tentative Subdivision Map (Control Number 2004-0538), to divide 10± gross acres into 54 lots.

- Entitlements approved with and pertaining to the above, specifically: a Rezone from AR-10 agricultural residential and AR-10(F) agricultural-residential flood combining to RD-7 residential (6.0acres) and “O” recreation (4.0 acres); Special Development Permit (SDP) to allow deviations from the lot size and setback standards; and, and Affordable Housing Plan (AHP) and Density Bonus. The time extension will also extend the SDP, AHP and Density Bonus.

Investigating Member:

**COUNCIL RECOMMENDATION:**

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

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Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

4. Control No.: [PLNP2016-00076](#)

**Project Name: VONG RESIDENTIAL ACCESSORY DWELLING**

**Assessor's Parcel No.: 122-0470-001**

Location: The property is located at 8200 Daisy Hill Drive, approximately 500 feet south of Wildhawk Drive in the Vineyard community.  
(Supervisor District 2: Patrick Kennedy)

Owner: Eric Vong  
8200 Daisy Hill Drive, Sacramento, CA 95829

Applicant/Phone/Email: Huy Vo  
P.O. Box 163686, Sacramento, CA 95829

County Project Manager: *Ciara Atilano, Assistant Planner, 874-1628, [atilanoc@saccounty.net](mailto:atilanoc@saccounty.net)*

- Request:
1. A Use Permit to allow a 1,190 square-foot attached accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.
  2. A Special Development Permit to deviate from setback requirements from primary residences. (5.4.5.B.)

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
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Vote:	Yes	No	Abstain	Absent
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Action:

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Motion by:		Seconded by:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

**PRESENTATION(S):****Sacramento Transportation Authority – Presentation of Measure B**

Presenters: Jeffrey Spencer – Executive Director, Sacramento Transportation Authority  
Michael Penrose – Director, Department of Transportation, County of Sacramento

**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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Dial 916-875-4311