

AGENDA

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, August 15, 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.

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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
Vacant 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>
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 July 11, 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*

[Click here for more information](#)

COUNCIL RECOMMENDATION: **TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. **Entitlement(s): CZB, SDP, PRJ, ZGB, SPPadd**

Control No.: **PLNP2014-00119 Silver Springs Lot P**

APN: **122-0110-019**

Applicant: Silver Springs, LLC. c/o AKT

Owner: Angelo K. Tsakopoulos

Location: The property is located immediately northwest of the Calvine Road/Excelsior Road intersection, in the Vineyard community.

Request:

1. A Community Plan Amendment to change the land use designations on the Vineyard Community Plan from AR-2 to AR-1 for the 91.5 acre site.
2. A Zoning Ordinance Amendment to change the land use designation from AR-2 to AR-1 on the Vineyard Springs land use map contained in Vineyard Springs Comprehensive Plan, Title VI, Chapter 6, Article 1 of the Zoning Code (Ordinance No. SZC 2000-0030) for the 91.5 acre site.

3. Amendment to the Vineyard Springs Comprehensive Plan to change the individual property allocation for the Lot P site to include up to 57 dwelling units.
4. A Rezone to change the zoning of the site from AR-2 to AR-1.
5. A Zoning Agreement Amendment to the agreement adopted in 1991 by Resolution No. 91-1615 for the original Silver Springs development; specifically, deleting Conditions 17 through 22 that restrict use of the 91.5 acre site to open space and require the protection of all wetlands, and regulate activities such as fencing, grading, and maintenance of the subject site.
6. A Tentative Subdivision Map to divide the 91.5 acre site into 57 single-family lots totaling 31.0 acres; one 50.5 acre parcel proposed as a "Wetland Preserve;" five landscape corridor lots totaling 3.4 acres; one trail corridor lot totaling 0.7 acre; and 5.9 acres of roadways (Calvine Road and Excelsior Road) in the proposed AR-1 zone.
7. A Special Development Permit to deviate from the Sacramento County Zoning Code Standards for the Tentative Subdivision Map by:
 - a) Redistributing the overall density from the northerly 51.2 acres of the project site (the wetland preserve and trail corridor) to the southerly 34.4 acres of the project site.
 - b) Reducing the minimum net lot area to no less than 20,000 square feet.
 - c) Amending the Vineyard Springs Comprehensive Plan street sections for arterial streets (Excelsior Road), including deletion of the sound wall adjacent to the wetland preserve and possible inclusion of a multi-use trail in lieu of a meandering sidewalk.
 - d) Amending the Vineyard Springs Comprehensive Plan street sections for neighborhood streets (project internal streets and entries into project).

Final Hearing Body: Planning Commission and Board of Supervisors

Investigating Member:

Lead Planner: *Tim Hawkins, Principal Planner, (916) 874-5909, hawkinst@saccounty.net*

[Click here for more information](#)

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

Comments:

OTHER BUSINESS:

- **Officer's Elections**

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

Please notice meeting location is at the alternative location

MINUTES

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:

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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

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

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

COUNTY PLANNING REPRESENTATIVES: Wendy Hartman **P**

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

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CALL MEETING TO ORDER:

- Call meeting to order **7:05**
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the June 6, 2017 minutes

Motion to approve minutes from June 6, 2017 made by John Costa. Second to the motion made by Bill Thompson. Motion carries unanimously.

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: APPROVAL **TIME: 7:30**

Motion by: John Costa		Seconded by: Bartley Baer		
Vote	Yes 6	No 0	Abstain 0	Absent 3

Action: Approval. If the application is denied by the Planning Commission the Vineyard CPAC would like to appeal that decision.

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: John Costa		Seconded by: Bartley Baer		
Vote:	Yes: 6	No: 0	Abstain: 0	Absent: 3

Comments:

Concern that Poinsettia Street being 50 ft wide will not allow for two way traffic if parking is allowed on both sides of the street.

Vineyard CPAC members would like the minutes to reflect that we asked for and received a special presentation regarding the Affordable Housing requirement as it pertains to this project.

OTHER BUSINESS:

1. Wendy Hartman presented PLNP2017-00142. Urgency Ordinance to Extend SZC-2017-0010 Relating to Accessory Dwelling Units which was presented to the Board of Supervisors today. This Urgency Ordinance was drafted to bring Sacramento County into compliance with changes to the California State Government Code Section 65852.2 that came into effect on January 1, 2017.
2. Staff requested we consider moving our August Vineyard CPAC meeting from August 1st to a later date. Lot P, an issue that has sparked a lot of community interest in the past, is set to come before the CPAC in August. Since August 1st is National Night Out, there is concern that all of the community members interested in sharing comments on the Lot P issue will not be able to attend the meeting as they may be committed to National Night Out events. The CPAC members present shared that August 8 would be a good option. Mary Duncan noted that she will be out of town for most of the month of August.
3. Tim Murphy announced that Jag Nagendra has moved out of our boundaries and is no longer eligible to serve on our CPAC. In addition, due to a new position and an increased work load in his district, Tim will be leaving the Vineyard CPAC following the August 2017 meeting. We will hold new elections next month.

PUBLIC COMMENT:

ADJOURNMENT: 8:10pm

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