

# AGENDA

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, October 3, 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**                      John Costa                      (916) 678-0136

**County of Sacramento, Office of Planning and Environmental Review representatives for the Vineyard Area**

**Senior Planner**                      John Lundgren                      (916) 874-8043                      [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net)

**Associate Planner**                      Charity Gold                      (916) 874-7529                      [goldc@saccounty.net](mailto: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](mailto:CPAC-Vineyard@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:**      John Costa                      Chair  
                         Bartley Baer                      Vice-Chair  
                         Sophia Trotter-Goetze                      Secretary

**MEMBERS:**      Tammy Trujillo                      Mary Duncan  
                         Bill Thompson                      Belinda Beeks-Malone

**COUNTY PLANNING REPRESENTATIVES:**      John Lundgren                      Charity Gold

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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 September 5, 2017 minutes (if available)

**PLANNING ITEMS FOR REVIEW:**

**1.** **Entitlement(s):** GPB, ZOB, RZB, SDB, UPB, DRS

**Control No.:** PLNP2017-00128 North Vineyard Plaza

**APN:** 066-0110-003

**Applicant:** Lex Coffroth, Architect

**Owner:** Johnny Javanifard

**Location:** The property is located at the northeast corner of the Bradshaw Road/Gerber Road intersection in the Vineyard community.

**Request:**

1. A General Plan Amendment from Low Density Residential to Commercial Office on approximately 4.41 net acres.
2. A North Vineyard Station Specific Plan Amendment from Single Family Residential 3-5 dwelling units per acre to Commercial on approximately 4.41 net acres.
3. A Rezone from Agricultural Residential to General Commercial on approximately 7.73 net acres.
4. A Tentative Parcel Map to create six commercial lots on approximately 7.73 net acres.
5. A Use Permit to allow a 24-hour gas station, a 24-hour convenience store, and canopy height of 26 feet 6 inches, in the GC zone.
6. A Design Review to comply with the Countywide Design Guidelines.

**Final Hearing Body:** Board of Supervisors

**Investigating Member:**

**Lead Planner:** Cindy Schaer, Project Manager, (916) 874-8624, [schaerc@saccounty.net](mailto:schaerc@saccounty.net)

[Click here for more information](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:			Seconded by:	
Vote	Yes	No	Abstain	Absent

**Action:**

**2.** **Entitlement(s):** PCN

**Control No.:** PLNP2017-00135 MAYA CHEVRON – PCN

**APN:** 066-0110-022

**Applicant/Owner:** Jahanshir Javanifard

**Location:** The property is located at 9743 Gerber Road, at the northeast corner of Gerber Road and Bradshaw Road in the Vineyard community.

Request: A request for a Public Convenience and Necessity letter from the Board of Supervisor for an Off-Sale Type 20 Beer and Wine Liquor License for a proposed Chevron convenience market and self-serve gas station.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934; [mejiam@saccounty.net](mailto:mejiam@saccounty.net)

[Click here for more information](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:

Seconded by:

Vote Yes

No

Abstain

Absent

Action:

**3.**

**Entitlement(s): RZB, UPB, REB, DGB**

**Control No.:** PLNP2016-00130 Vineyard South Mining Use Permit

**APN:** 063-0110-008, 063-0120-027, 066-0010-001, 066-0010-017, 066-0010-020, 066-0010-023, 066-0040-051, and 066-0010-010

Applicant/ Owner: Granite Construction Company

Location: The property is located at 9332 Elder Creek Road, west of Mayhew Road, east of Hedge Road and on both sides of Elder Creek Road, in the Vineyard community.

- Request:
1. A Use Permit to allow surface mining on eight parcels totaling 169.6 acres. The mining will excavate approximately 146 acres.
  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 of approximately 2.6 acres from AR-2 zone (Agricultural Residential) to M-1 zone (Light Industrial).
  4. A Rezone to add the Surface Mining Combining Zone to 164.6 acres of M-1 zone (Light Industrial), M-1(F) zone (Light Industrial and Flood Combining Zone), IR zone (Interim Agricultural Reserve), and IR(F) zone (Interim Agricultural Reserve and Flood Combining Zone). Note: Request Number three is included in the M-1 zone portion of the Surface Mining Combining Zone Rezone.
  5. A Reclamation Plan to include open space, non-prime agricultural, and/or other uses allowed under the zoning of the site as the end use of the mine.
  6. A Development Agreement between the applicant and the County of Sacramento.

Final Hearing Body: Planning Commission & Board of Supervisors

Investigating Member:

Lead Planner: Mark Michelinini, Senior Planner, (916) 874-5648, [michelinim@saccounty.net](mailto:michelinim@saccounty.net)

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**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**4. Entitlement(s): XSP**

**Control No.:** PLNP2017-00224 Scherber Estates Time Extension

**APN:** 122-0040-012

**Applicant/Owner:** Walters Land Planning

**Location:** The property is located at 7991 Carmencita Avenue, approximately 4,900 feet south of the Carmencita Avenue/Gerber Road intersection 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 two years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Original Project Control Number 02-RZB-SDP-0086, First Time Extension Control Number PLNP2007-XSP-00389), to divide approximately 10 acres into 34 single family residential lots in the Vineyard community.

**Final Hearing Body:** Planning Commission

**Investigating Member:**

**Lead Planner:** *Cindy Schaer, Project Manager, (916) 874-8624, [schaerc@saccounty.net](mailto:schaerc@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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