

AGENDA

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, November 7, 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

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: 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>
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 October 3, 2017 minutes

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s):** GPB, GPBAU, CPB, DGB, AHS

Control No.: PLNP2010-00081 NewBridge Specific Plan CPAC Workshop

APN: 067-0090-002, 005, 018, 019, and 021; 067-0050-048; 067-0080-013, 014, 015, 016, 025, 029, 030, 037, and 047; 067-0120-018, 059, 060, 066, and 067

Applicants: East Sacramento Ranch, LLC; and George Phillips/Kris Steward

Owner: East Sacramento Ranch, LLC

Location: The property is located at the northwest corner of Jackson Road and Sunrise Boulevard in the Vineyard community.

Request: A **CPAC Workshop** to discuss the NewBridge Specific Plan Project. The NewBridge Specific Plan is a proposed master planned community on approximately 1,095 acres in the Vineyard community. The Plan includes 3,075 residential units, commercial, mixed use, office, open space, park and school uses. This project has been in the planning process for several years and has been presented to the CPAC in the past. This intent of this workshop is to familiarize CPAC members with the project and briefly go over the next steps in the planning process.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: Alison Little, Associate Planner, (916) 874-8620, littlea@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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MINUTES

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Associate Planner Charity Gold (916) 874-7529 goldc@saccounty.net

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

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

COUNTY PLANNING REPRESENTATIVES: John Lundgren Charity Gold Manuel Mejia **x**

<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 **7:07**
 - 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)
- Motion to approve: Tammy Trujillo
2nd to the motion: Bartley Baer
Unanimous approval

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*

[Click here for more information](#)

COUNCIL RECOMMENDATION: APPROVAL		TIME: 8:20		
Motion by: Tammy Trujillo		Seconded by: Bartley Baer		
Vote	Yes 3	No 2	Abstain 0	Absent 2

Action: Approval with the condition that the gas station / convenience store NOT be open 24 hours. Recommend closing by 10 pm.

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*

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COUNCIL RECOMMENDATION: APPROVAL

TIME: 8:31

Motion by: Bartley Baer

Seconded by: Tammy Trujillo

Vote

Yes 4

No 1

Abstain 0

Absent 2

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 Michelini, Senior Planner, (916) 874-5648, michelini@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: APPROVAL

TIME: 9:00

Motion by: Bartley Baer

Seconded by: Tammy Trujillo

Vote

Yes 5

No 0

Abstain 0

Absent 2

Action: Approval with the recommendation that any fees collected by the DOT on this project should be applied to improvements in the area of this project.

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

[Click here for more information](#)

COUNCIL RECOMMENDATION: APPROVAL

TIME: 9:25

Motion by: Tammy Trujillo

Seconded by: Bill Thompson

Vote

Yes 5

No 0

Abstain 0

Absent 2

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:

PLNP2017-00128 North Vineyard Plaza

- This project will place commercial buildings right up against an existing agricultural / residential lot where people are living. It is not in keeping with the existing ag/res development.
- No retaining wall is planned between this development and the existing ag/res lot
- There are already 2 subways within a two mile radius
- This will increase an already bad traffic situation at the corner of Gerber and Bradshaw
- The nearby Sikh temple is against this gas station / liquor store. They already experience high vandalism and have had to hire security at their temple during services. This development will increase the current crime in the area.
- We need a grocery store, not a gas station and liquor store
- The Walmart has already decreased property in the neighborhood. This gas station will further reduce the value of the neighborhood.
- This project will widen Bradshaw to three lanes for about a block. When Bradshaw reduces back down to two lanes this will cause a bottleneck that will cause car accidents.
- Building a gas station will not encourage the upscale development we want here.

PLNP2017-00135 MAYA CHEVRON – PCN

- Alcohol sales are not conducive to the nearby Sikh temple.
- There is already a liquor store directly across the street from the proposed gas station / liquor store. There is no need for a second liquor store on the same corner.
- Alcohol sales at this site will increase vandalism in the neighborhood

PLNP2016-00130 Vineyard South Mining Use Permit

- Any fees collected by the DOT on this project should be applied to improvements in the area of this project.

PLNP2017-00224 Scherber Estates Time Extension

- This area regularly floods.
- Carmencita is very narrow. There is barely room for two cars to pass. Where the road turns there is only room for one car at a time. This is not conducive to the traffic that a development would bring.
- This development is not conducive to the current neighbors who have farm animals.
- Currently there are three people who lease this land and live on it in trailers. They have not been told that they potentially have to move.

ADJOURNMENT: 9:27

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