

# AGENDA

## VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, March 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**            Tim Murphy                    (310) 483-9501                    [timmurphyvcpac@gmail.com](mailto:timmurphyvcpac@gmail.com)

**Sacramento County Planning and Environmental Review Division 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 Planning and Environmental Review Division 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:**    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

**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 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 February 7, 2017 minutes (if available)

**PLANNING ITEMS FOR REVIEW:**

**1. Control No.:** [PLNP2017-00027](#) **Entitlement(s):** XVB

**Project Name:** North Parkland Homes Vesting Subdivision Map Time Extension

**Assessor's Parcel No.:** 066-0070-051

**Location:** The project is located on the south side of Florin Road approximately 2,000 feet west of Bradshaw Road in the Vineyard community.

**Owner:** Randall Grimsman and Laurie Grimsman

**County Project Manager:** *Charity Gold, Associate Planner, (916) 874 7529, [goldc@saccounty.net](mailto:goldc@saccounty.net)*

**Request:** Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date five years from the date of final action by the hearing body for:

- A Vesting Tentative Subdivision Map (Control Number 2002-0357) to divide approximately 29 acres into 124 single-family lots, 20 half-plex lots, a wetland preserve, a park, and two landscape lots in the RD-7 and 0 zones.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit, Use Permit, Exception, and Affordable Housing Plan.

**Investigating Member:**  
**Final Hearing Body:** Board of Supervisors

<b>COUNCIL RECOMMENDATION:</b>				
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

**Action:**

**2. Control No.:** [PLNP2017-00028](#) **Entitlement(s):** XVB

**Project Name:** Lynn Estates Time Extension

**Assessor's Parcel No.:** 066-0080-009

**Location:** The project is located on the north side of Gerber Road, adjacent to the west side of the Central California Railroad in the North Vineyard Station Specific Plan.

**Owner:** SI Real Estate

**County Project Manager:** *Meredith Holsworth, Assistant Planner, (916) 874-5835, [holsworthm@saccounty.net](mailto:holsworthm@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 years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0911), to divide approximately 13.87 acres into 30 residential lots in the RD-3 and 0 zones. The substantial compliance map approved June 6, 2014 is the new map of record for this extension.

**Investigating Member:**  
**Final Hearing Body:** Board of Supervisors

<b>COUNCIL RECOMMENDATION:</b>				
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

**3. Control No.:** [PLNP2016-00277](#) **Entitlement(s):** SDP, SPP, DRS

**Project Name:** Vineyard Creek Tentative Subdivision Map, Special Development, and Design Review

**Assessor's Parcel No.:** 065-0270-004

**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.

**Owner:** Lennar Homes of California  
Sean MacDiarmid

**County Project Manager:** Wendy W. Hartman, Senior Planner, 875-0527, [hartmanwt@saccounty.net](mailto:hartmanwt@saccounty.net)

- Request:**
1. A **Tentative Subdivision Map (SDP)** to divide 6.77± gross acres into 84 single family lots and several common lots for landscape/common areas and alley/parking areas 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 on-site guest parking spaces, use of off-site parking spaces, and open space requirements.
  3. A **Design Review (DRS)** to comply with the Countywide Design Guidelines.

Investigating Member:

Final Hearing Body:

**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. During the Appeal hearing, the applicant or appointed representative must be present.**

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

**OTHER BUSINESS:**

- Melinda Avey - Human Services Coordinating Council

**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 Planning and Environmental Review Division 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*



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**[www.311.SacCounty.net](http://www.311.SacCounty.net) | Dial 3-1-1**  
*Outside unincorporated Sacramento County  
Dial 916-875-4311*