

**VINEYARD AREA  
COMMUNITY PLANNING ADVISORY COUNCIL**

# Minutes

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

Tuesday, April 4, 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 **P**                            Chair  
                         Jag Nagendra **EXC**                            Vice-Chair  
                         Sophia Trotter-Goetze **P**                            Secretary

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

**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>	<b>X</b> Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	<b>X</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 **7:05**
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the March 7, 2017 minutes

Motion to approve March 7, 2017 Vineyard CPAC minutes as written made by [Belinda Beeks-Malone](#) 2<sup>nd</sup> by Bartly Baer  
Unanimous approval

**PLANNING ITEMS FOR REVIEW:**

**1. Entitlement(s): CZB, UPB**

**Control No.:** PLNP2017-00049 Aspen VI Use Permit Amendment

**APN:** 063-0040-005, 063-0040-009, 063-0040-010, 063-0040-018, 063-0040-034, 063-0040-067, 063-0040-070, 063-0170-001, and 067-0050-001

**Applicant:** Teichert Materials

**Owner:** Teichert Land Company

**Location:** The project is located on the north side of Jackson Road approximately 2,000 feet east of Bradshaw Road, in both the Cordova and Vineyard community.

**Request:** A **Use Permit Amendment** (Control # 1989-CZB-UPB-1195) to allow eight additional years for reclamation of the approximately 752 acre site and to allow for three additional years to excavate an approximately 10 acre portion of the project site.

**Final Hearing Body:** Board of Supervisors

**Investigating Member:**

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

[Click here for more information](#)

**COUNCIL RECOMMENDATION: TIME: 7:10**

Motion by: Bartley Baer		Seconded by: John Costa		
Vote	Yes 7	No 0	Abstain 0	Absent 2

Action: Recommended Approval

**2. Entitlement(s): SDP, SPP, DRS**

**Control No.:** PLNP2016-00277 Vineyard Creek 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 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.

**Final Hearing Body:** Planning Commission

**Investigating Member:**

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

[Click here for more information](#)

**COUNCIL RECOMMENDATION:**

**TIME: 7:45**

Motion by: Bartley Baer		Seconded by: Bill Thompson		
Vote	Yes 7	No 0	Abstain 0	Absent 2

Action: Recommend continue to date not specified. Re-advertise when applicant returns.

**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:**

N/A

**PUBLIC COMMENT:**

N/A

**ADJOURNMENT: 8:29pm**

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