

MINUTES

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.

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: Tim Murphy **P** Chair
Vacant Vice-Chair
Sophia Trotter-Goetze Secretary
P

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

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

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	X Yes	No
COUNTY PLANNING REPRESENTATIVE:	X 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 **7:03**
 - Introduction of members, staff, and County representatives
 - Explanation of the Role of the Council
 - Council to consider approval of the July 11, 2017 minutes.
- John Costa made a motion to approve the minutes from the July 11, 2017 Vineyard CPAC meeting. Tammy Trujillo seconded the motion. Motion carried unanimously.

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: APPROVAL **TIME: 7:15**

Motion by: Bartley Baer Seconded by: Bill Thompson

Vote	Yes 6	No 0	Abstain 0	Absent 2
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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@saccountry.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION: DENIAL

TIME: 9:30

Motion by: Bartley Baer

Seconded by: Bill Thompson

Vote	Yes 6	No 0	Abstain 0	Absent 2
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Action:

Vineyard CPAC recommends denial of all 7 entitlement requests for Lot P and strongly recommends that the Sacramento Board of Supervisors adhere to the 1991 Resolution No. 91-1615 as it is written and recorded.

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:
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Comments:

County representatives shared that a draft EIR (DEIR) has been completed on this project and at this time the application can proceed. The DEIR is open for review and comments through September 4, 2017. Any member of the public who has a question or concern about the EIR should put that question in writing and submit it to Sacramento County Department of Community Development at the address below:

Todd Smith, Interim Environmental Coordinator Department of Community Development Planning and Environmental Review Division 827 7th Street, Room 225, Sacramento, CA 95814 or via e-mail at: CEQA@saccounty.net.

Applicant representative shared the following:

- 55% of the land of Lot P would be set aside in a deed restriction as a wetland preserve under this application.
- The lots are approximately ½ acre lots because 57 lots are necessary to make this project economically feasible to support the cost of infrastructure.
- The developer will set aside funding for an endowment that would maintain the wetlands proposed in application.
- In the past the Army Corp of Engineers and the US Fish and Wildlife Service have not approved permits for developments on this land. Currently these organizations have indicated that they would approve this proposed development.

CPAC Member Bartley Baer read aloud Appendix C Resolution No. 91-1615 Condition 19.

Chairman Murphy asked the public for a show of hands as to who was opposed to the project. 63 members of the public raised their hands.

Chairman Murphy asked the public for a show of hands as to who was not opposed to the project. 1 person raised his hand.

Public comments:

1. I am against developing Lot P. It is ridiculous to suggest that there will be no significant environmental impact made by these 57 new homes. ½ acre sites are not in keeping with the community. If development were to take place on Lot P it should be acre lots at a minimum.
2. I am from Silver Springs Ranch. When buying, I was told Lot P would never be developed. There is no possible way that 57 more houses will not increase density. There is a resident here tonight who will have 7 new neighbors according to these drawings. That is clearly an impact.
3. These proposed lots are not compatible with the existing Silver Springs lots. The current Silver Springs home owners' property values will diminish if this plan is approved and implemented.
4. I have lived north of this project for 40 years. There is no possible way that Excelsior can handle additional traffic. It is extremely dangerous right now. This area cannot take additional drainage issues. Open exposed drainage ditches that are to be maintained by homeowners don't work. Homeowners put in rocks or let vegetation grow in the ditches. Then the ditches do not work as designed, water backs up, and flooding becomes an issue.

Chairman Murphy asked the public how many people were opposed to open drainage ditches maintained by homeowners as a form of drainage for this proposed development. Approximately 2/3 of the public raised their hands.

5. Look behind the scenes of this application. Why did the Army Corp of Engineers and US Fish and Wildlife reject this project many times in the past, but now they are willing to permit it? What has changed?
6. We moved here to live in a country setting. We pay a premium in property taxes to the county for the privilege of living out here. Allowing this application to move forward and allowing smaller home sites will change the setting we bought into.
7. I am the one person who was not opposed to this project. I am not from this area. I am a builder from Eldorado Hills who has worked with the applicant in the past. If I were to build this project I would build single story, single-family homes that looked like the existing JTS homes.
8. I bought out here specifically because it was zoned for the larger lot sizes. Why would we now change the zoning? If we are going to change the zoning, why do we have it in the first place? If we change this zoning, what will be next? After these 57 homes are built, how many more will come in asking for zoning changes so they can build more homes?
9. If these new homes are built I will have 8 new neighbors surrounding me.

Public Questions:

1. Have survey's been taken regarding drainage? If so what kind? Aerial surveys were taken for Sliver Springs Ranch and they were not adequate. We have had a number of drainage issues because only aerial surveys were taken.

Applicant: Aerial surveys

County: The DEIR outlines that the builder will have to do additional drainage studies.

2. Is Lot P affected by the Williamson Act?

County: Lot P is currently clear of the Williamson Act.

3. Why are ½ acre sites required for this development to recoup its costs? Wasn't the Silver Springs project that was 1 acre lots economically feasible?

Applicant: It is not economically possible with less than 57 sites.

4. Would two story homes be allowed to be built in this development?

County: Under this application there isn't anything prohibiting two story homes.

Applicant: We would agree not to build any two story homes next to existing homes.

5. Where will the water come from to support this development?

Applicant: Municipal water and sewer. Sacramento County Water Agency would supply the water and sewer.

County: This agency gets its water from surface water when conditions permit.

6. Silver Springs is currently on large wells. Would the new development use these wells?

Applicant: No. Sacramento County Water Agency would supply the water.

7. Will there be any roads directly connecting current Silver Springs to this project?

Applicant: No. The only roads into and out of the development will be on Calvine and Excelsior.

8. Although this application calls for the setting aside of wetlands, can the owner come back years later and try to take those wetlands away, as is being done now?

Applicant: No. These wetlands would have a deed restriction placed on them and would be given to a nature conservancy to maintain. No deed restriction was ever done in the original agreement. This is why the applicant can submit this new application to build.

9. How can the county have possibly determined that 57 new homes does not significantly affect the aesthetics of the existing area?

County: There is not a clear cut set of guidelines for this determination. It is subjective. In this case homes are not out of keeping with the use of surrounding land.

10. I categorically disagree with the subjective way the county assesses and determines if aesthetics of an area have been significantly affected. I disagree with the findings of the DEIR that there is no significant affect on aesthetics. How can 8 new neighbors not affect the aesthetics of a previous wetland?

OTHER BUSINESS:

➤ Officer's Elections

Note: As the vice chair position is vacant and the chair position will be vacant as of 8/16/17, the Vineyard CPAC held officer elections this month instead of waiting until September.

- Sophia Trotter-Goetze nominated for Vineyard CPAC Secretary by Bartley Baer. Seconded by John Costa. Elected unanimously.
- John Costa nominated for Vineyard CPAC Chair by Bartley Baer. Seconded by Bill Thompson. Elected unanimously.

- Bartley Baer nominated for Vineyard CPAC Vice-Chair by John Costa. Seconded by Tammy Trujillo. Elected unanimously.
- **Farewell to Vineyard CPAC Chair Tim Murphy**
Bartley Baer motioned to enter into the record that Tim Murphy has been a great CPAC chair for the last 5 years. He did an outstanding job and will be missed. Motion seconded by John Costa. Motion carried unanimously.

PUBLIC COMMENT:

ADJOURNMENT:

9:40pm

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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