

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## Minutes

Tuesday, February 3, 2015

7:00 PM

SMEDBERG MIDDLE SCHOOL (LIBRARY)  
8239 KINGSBRIDGE DRIVE  
SACRAMENTO, CA 95829

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Vineyard.aspx>

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Vineyard CPAC Chair, Tim Murphy at (310) 483-9501 or [timmurphyvcpac@gmail.com](mailto:timmurphyvcpac@gmail.com). The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or [lundgrenj@saccounty.net](mailto:lundgrenj@saccounty.net) and Steve Prosser at (916) 874-6578 or [prossers@saccounty.net](mailto:prossers@saccounty.net). To contact the Planning and Environmental Review Division CPAC Secretary, please call Tonja Gillen at (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/>. Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: 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 **P** VICE-CHAIR  
SOPHIA TROTTER-GOETZE **P** SECRETARY

**MEMBERS:** TAMMY TRUJILLO **P** ROBERT SMITH **P**  
MARY DUNCAN **P**

**REPRESENTATIVES:** JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
STEVE PROSSER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

QUORUM DETERMINATION:                      Yes                      No

COUNTY REPRESENTATIVE:                      Yes                      No

**Matters under the jurisdiction of the CPAC and not on the posted 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.**

### PLANNING ITEMS FOR REVIEW:

- Control No.: **PLNP2014-00194**  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1778>

**Project Name: WILDHAWK CREEK COMMUNITY PLAN AMENDMENT, COMPREHENSIVE PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, EXCEPTION TO GRADING ORDINANCE,**

**AND ABANDONMENT OF VARIOUS EASEMENTS****Assessor's Parcel No.:** 122-0010-013 and 122-0010-014

**Location:** The two adjacent properties are located on the south side of Gerber Road (no address), approximately 1,600 feet east of the Gerber Road and Bradshaw Road intersection, in the Vineyard community.  
(Supervisor District 2: Patrick Kennedy)

**Applicant/Phone/Email:** Doug Bayless  
Capitol Valley Investors, LLC  
3001 I Street, Suite 200 Sacramento, CA 95816  
916-641-0300; [doug@baylessproperties.com](mailto:doug@baylessproperties.com)

**Planner:** Bruce Walters  
Walters Land Planning  
7498 Griggs Way, Sacramento, CA 95831

**County Project  
Manager:** Steve Prosser, Planner II, 874-6578; [prossers@sacounty.net](mailto:prossers@sacounty.net)

- Request:**
- 1) A Community Plan Amendment to amend the Vineyard Community Plan from 13.6± acres of RD-10(F) and 7.2± acres of Recreation to 11.9± acres of RD-7 and 8.9± acres of "O" Floodway/Recreation.
  - 2) A Comprehensive Plan Amendment to amend the Vineyard Springs Comprehensive Plan from 12.2± acres of RD4-6, 1.4± acres of RD 7-10 and 7.2± acres of "O" Floodway/Recreation to 11.9± acres of RD-7 and 8.9± acres of "O" Floodway/Recreation.
  - 3) A Rezone from 9.6± acres of AR-10(Agricultural Residential 10) and 11.2± acres of AR-10(F) (Agricultural Residential 10 Flood Combining Zone) to 11.9± acres of RD-7 (Residential Density 7) and 8.9± acres of O (Recreation/Floodway).
  - 4) A Tentative Subdivision Map to divide 20.8± acres into 76 single family residential lots, one park lot, one drainage lot, one open space (floodway) lot, and two landscape lots.
  - 5) An Exception to the County Standard Grading Ordinance to allow cut and fill in excess of two-feet along portions of the project boundary.
  - 6) Abandonment of various easements, as shown on the Tentative Map.

**Investigating Member:**

<b>COUNCIL RECOMMENDATION:</b>				
Approve with condition that there be an amendment to the appropriate county finance plan to fund a pedestrian / bike bridge from this development over Gerber Creek to the proposed park, and that this applicant fund their fair share of the bridge. Council also recommends, a right to farm deed restriction should be placed on this project				
Motion by: T. Trujillo			Seconded by: S. Trotter-Goetze	
Vote:	Yes 6	No 0	Abstain	Absent
Action: Approved				
<b>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.</b>				
Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:

**Board Questions:**

T. Murphy: Why is this relatively small project being asked to cover the whole cost of the pedestrian bridge?

S. Prosser: The realigning of Gerber Creek is now moving forward which creates the need for the bridge.

J. Nagendra: Why wasn't the bridge addressed before now?

S. Prosser: The surrounding developments are farther along in the planning process and when they came through the need for a bridge was not anticipated. Staff is currently working on a solution that would bring these surrounding developments into a plan to help fund the bridge.

T. Murphy: Does this project align closely with surrounding proposed projects?

S. Prosser: Yes

T. Trujillo: Which creek are we talking about? Does it at all affect Laguna Creek?

S. Prosser: Gerber Creek, it does not affect Laguna Creek

R. Smith: Is the market calling for a higher density? Why are you requesting RD-7?

D. Bayless: Before bringing this plan forward I spoke with several home builders. They are mainly looking for lots that will accommodate RD-7.

**Public Comments:**

- We don't want to lose more of our property due to this creek redistribution
- We are concerned that increased density will bring down our property value
- Looks like a good development. The pedestrian bridge should definitely be in place.

**2. Control No.: PLNP2013-00213**

<http://www.planningdocuments.sacounty.net/details.aspx?projectid=1556>

**Project Name:** Northeast Bradshaw Florin General Plan Amendment, Community Plan Amendment And Rezone – Update and Discussion of Proposed Staff Alternative

**Assessor's Parcel No.:** 066-0050-009

**Location:** The property is located at 6901 Bradshaw Road, at the corner of Bradshaw Road and Florin Road, in the Vineyard community.  
(Supervisor District 5: Nottoli)

**Owner/Phone/Email:** John Glikbarg  
Taylor/Village Sacramento Investment Partners LP  
940 Emmett Ave #200, Belmont, CA 94002  
415-227-2208; [john@villageprop.com](mailto:john@villageprop.com)

**Applicant/Phone/Email:** Jim Gillum  
Gillum Consulting, Inc.  
1632 Weinreich Court, Folsom, CA 95630  
916-388-8900; [jim@gillumco.com](mailto:jim@gillumco.com)

**County Project Manager:** Charity Gold, Assistant Environmental Analyst, 874-7529;  
[goldc@sacounty.net](mailto:goldc@sacounty.net)

- Request:**
1. A General Plan Amendment to change the existing land use designation of the approximately 45.45 acre parcel from Commercial & Offices (C&O) to Low Density Residential (LDR).
  2. A Community Plan Amendment and Rezone to change the existing land use designation of the approximately 45.45 acre parcel from SC (Shopping Center, with Mixed Use overlay) to RD-5 (Residential).

**Investigating Member:**

**COUNCIL RECOMMENDATION:**

Approval per the conditions of our original approval for this project with the addition of the applicant being responsible to work with the neighboring tenant in regards to a sound wall and green zone set back or easement to allow for the neighbor to maintain their farm business.

Motion by: T. Trujillo		Seconded by: M. Duncan		
Vote:	Yes 5	No 1	Abstain	Absent
Action: Approval				
<b>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.</b>				
Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

**Board comments:**

The majority of the council agrees that a variation of lot size is desirable, but they feel the county staff’s request for a requirement of three different lot sizes is too restrictive. In addition, the county staff’s proposal for three different lot sizes increases the density in parts of the development above the RD-5 limit this committee approved.

**Public comments:**

- I believe that this land should stay designated commercial as we need to bring jobs to the area in order to cut down on our commuting community. Putting residential in this area will probably cause problems with the current commercial / farming business. Currently Village Nursery is adjacent to this property. There is the potential for issues to arise with an agricultural business right up against homes.
- E-mail from M. Marriott of Village Nurseries read. Included concerns of being able to conduct business with a residential community adjacent to their property. Requested that if this proposal was put forward that it include a sound wall and green zone set back or easement adjacent to the farm land to benefit future homeowners as well as the farming enterprise.
- I am concerned that we don’t have an investigating member for this project. An investigating member would have seen that Village Nursery was on the adjacent property and thus contacted them. They were not noticed on meetings regarding this project. Was it because they lease the land and don’t own it?

**OTHER BUSINESS:**

- **Elder, Gerber, Laguna Creek Drainage Program – George Booth/County Water Resources**
- **Southgate Recreation and Park District – Update on Current Projects within Vineyard CPAC Area – Eric Jones/Southgate Recreation and Park District**
- **No Meeting in March – Discuss Potential Joint Meeting with Cordova CPAC on March 19<sup>th</sup> to Hear Tentatively Scheduled County Update on Jackson Highway Master Plans**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:****T. Trujillo:****Motion to approve the minutes with the removal of names of individual public participants.****R. Smith:****Seconded motion****Approved unanimously****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***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 or 874-7647 (TTY), 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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