

VINEYARD AREA COMMUNITY PLANNING
ADVISORY COUNCIL

Minutes

TUESDAY, APRIL 5, 2016

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. The Sacramento County Planning and Environmental Review Division representatives for the Vineyard Area are John Lundgren at (916) 874-8043 or lundgrenj@saccounty.net and Charity Gold at (916) 874-7529 or goldc@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (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 <https://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. Please identify the relevant project using the project name, control number or address.

OFFICERS:	TIM MURPHY P	<u>CHAIR</u>
	JAG NAGENDRA P	<u>VICE-CHAIR</u>
	SOPHIA TROTTER-GOETZE P	<u>SECRETARY</u>
MEMBERS:	TAMMY TRUJILLO EXC	MARY DUNCAN P
	JOHN COSTA P	BELINDA BEEKS-MALONE
REPRESENTATIVES:	KEVIN MESSERSCHMITT- ASSOCIATE ENVIRONMENTAL ANALYST	
	MARK MICHLINI – COMMUNITY DEVELOPMENT	

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

QUORUM DETERMINATION:	Yes x	No
COUNTY REPRESENTATIVE:	Yes x	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.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00026](#)

Project Name: MURPHY PROPERTY TIME EXTENSION

Assessor's Parcel No.: 066-0100-024

Location: The property is located on the east side of Bradshaw Road, approximately 1/2 mile north of the intersection of Bradshaw Road and Gerber Road in the Vineyard community.
(Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Attention: George M. Carpenter, Jr.
Family Real Property Limited Partnership
3001 I Street, Suite 300, Sacramento, CA 95816
916-343-2401; georgemcarpenter@comcast.net

Other: Attention: Timothy Denham
Wood Rodgers
3301 C Street, Bldg 100-B, Sacramento, CA 95816
916-341-7760; tdenham@woodrodgers.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.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 a maximum of five years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0534) to divide approximately 39.8 acres into 179 lots in the RD-3, RD-5, and RD-20 zones.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to allow an affordable housing density bonus consisting of 80 additional single-family lots distributed within the proposed RD-3 zoned area.

Investigating Member: None

VINEYARD COMMUNITY PLANNING ADVISORY COUNCIL

Page 3

COUNCIL RECOMMENDATION:

Approval with condition that the county and developer consider / investigate changing RD 20 lots to single family housing. Current housing in this area has changed since 2008. This change should be considered to be sure this still fits with the area.

Motion by: TIM MURPHY	Seconded by: JAG NAGENDRA
--------------------------	------------------------------

Vote:	Yes 5	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.

Motion by:	Seconded by:
------------	--------------

Vote:	Yes:	No:	Abstain:	Absent:
-------	------	-----	----------	---------

Public Concerns:

RD20 will bring down property values.
There is already increased crime in the Vineyard Point area.
Resident present who has nearby property has already experienced armed robbery.
Two residents present did not receive notice when the original map was drawn in 2008. They would not have voted to approved this map if they were notified and present at the meeting.
Now that Lennar has built close to this area, public is concerned that this map will bring too much density.

2. Control No.: [PLNP2016-00005](#)

Project Name: LELANI VILLAGE TIME EXTENSION

Assessor's Parcel No.: 065-0070-006

Location: The property is located at 7416 Elk Grove Florin Road approximately 2,500 feet south of Florin Road in the South Sacramento community. (Supervisor District 2: Patrick Kennedy)

Owner: Attention: Ron Debler
Joseph Pettinato Living Trust & Ron and Elaine Debler
4453 Sycamore Avenue, Sacramento, CA 95841
916-482-3715; pettinatos@sbcglobal.net

Applicant/Phone/Email: Attention: Michael Stumbos
Stumbos & Company
2251 Fair Oaks Boulevard, #300, Sacramento, CA 95825
916-225-4095; mws@scrc.biz

VINEYARD COMMUNITY PLANNING ADVISORY COUNCIL

Page 4

Engineer: Attention: Vance Jones
MacKay & Soms
1552 Eureka Road, Suite 100, Roseville, CA 95661
916-773-1189; vjones@msce.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@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 a maximum of five years from the date of final action by the hearing body for:

A Tentative Subdivision Map (Control Number 2004-0206) to divide approximately 9 .8 acres into 62 residential lots in the RD-7 zone.

Investigating Member:

COUNCIL RECOMMENDATION:

APPROVAL

Motion by: JOHN COSTA		Seconded by: MARY DUNCAN		
Vote:	Yes 5	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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:

No public comments

3. Control No.: [PLNP2014-00201](#)

Project Name: ASPEN 8 AND 9 MINING USE PERMIT, COMMUNITY PLAN AMENDMENT AND REZONE, RECLAMATION PLAN AND DEVELOPMENT AGREEMENT

Assessor's Parcel No.: 063-0180-005, 063-0180-006, 063-0160-001 (Aspen 8); 066-0020-006, 066-0030-001, 066-0050-003 (Aspen 9), and 063-0190-027 (Conveyor extension to Aspen 5 South)

Location: The project is located on both sides of Elder Creek Road approximately 4,000 feet east of Bradshaw Road, in the Vineyard community. (Supervisor District 5: Don Nottoli)

Owner: Attention: Ron Gatto
Teichert Land Company and Triangle Properties

VINEYARD COMMUNITY PLANNING ADVISORY COUNCIL

Page 5

3500 American River Drive, Sacramento, CA 95684
916-484-3011; rgatto@teichert.com

Applicant/Phone/Email: Attention: John Lane
Teichert Materials
3500 American River Drive, Sacramento, CA 95864
916-484-3256; jlane@teichert.com

Consultant: Attention: Beth Kelly
Burleson Consulting, Inc.
950 Glenn Drive, Suite 245, Folsom, CA 95630
916-984-4651 ext 14; bk@burlesonconsulting.com

Engineer: Attention: Steve Greenfield
Cunningham Engineering
2940 Spafford Street, Suite 200
Davis, CA 95618
530-758-2066; seve@cecwest.com

County Project Manager: *Mark Micheleni, Planner III, 874-5648; michelinim@saccounty.net*

- Request:
1. A **Use Permit** to allow surface mining on approximately 357 acres of a 690 acres project site.
 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** to add the Surface Mining Combining Zone to 690 acres of IR (F), AG-80 (F) and AG-160 (F) land.
 4. A **Reclamation Plan** to include agricultural uses as the end use of the mine.
 5. A **Development Agreement** between the applicant and the County of Sacramento.

Investigating Member:

COUNCIL RECOMMENDATION:
APPROVAL

Motion by: JAG NAGENDRA		Seconded by: JOHN COSTA		
Vote:	Yes 5	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.

Motion by:	Seconded by:
------------	--------------

VINEYARD COMMUNITY PLANNING ADVISORY COUNCIL

Page 6

Vote:	Yes:	No:	Abstain:	Absent:
-------	------	-----	----------	---------

Public Concern:

In the past Teichert has dug below 60ft and they have violated the dust / air quality regulations. Concern that this will continue to be a problem.

If Teichert digs lower than 60 ft they will affect the wells of residents in the area. What recourse will residents have if this happens?

Teichert trucks cause damage to other vehicles on the road. They have thrown rocks and broken the windshield of other cars traveling on the road.

Teichert trucks damaged the road at Sunrise and Florin and they did not repair it for about 5 years. Concern that mining will have a negative long-term effect on the property values of nearby property owners.

4. Control No.: [PLNP2016-00002](#)

Project Name: VINEYARD MARKET SQUARE TIME EXTENSION

Assessor's Parcel No.: 121-0010-051

Location: The property is located at 7635 Elk Grove Florin Road, at the southeast corner of the intersection of Gerber Road and Elk Grove Florin Road in the Vineyard community.
(Supervisor District 2: Patrick Kennedy)

Owner: Attention: Paul S. Petrovitch
Chesapeake Investment Company, LLC
c/o Petrovich Development Company
825 K Street, Sacramento, CA 95815
916-442-4600; paul@petrovichdevelopment.com

Applicant/Phone/Email: Attention: Philip Harvey
Chesapeake Investment Company, LLC
c/o Petrovich Development Company
825 K Street, Sacramento, CA 95815
916-442-4600 x212; phil@petrovichdevelopment.com

County Project Manager: *Thomas Vogt, Assistant Planner, 916-875-5563, vogtt@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:
Key Points to Date:

A Tentative Subdivision Map (Control Number 2004-0209) to divide approximately 36.89 acres into seven lots in the SC (Shopping Center) zone.

Investigating Member:

COUNCIL RECOMMENDATION:
APPROVAL

VINEYARD COMMUNITY PLANNING ADVISORY COUNCIL

Page 7

Motion by: JAG NAGENDRA		Seconded by: MARY DUNCAN		
Vote:	Yes 5	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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments:
NO PUBLIC COMMENTS

OTHER BUSINESS:

- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

For questions, contact: Kevin Messerschmitt, 916-874-7941; Messerschmitt@saccounty.net

PUBLIC COMMENT:

A member of the public attended the March 30, 2016 county workshop on Planning and Environmental Review. She urged more members of the Vineyard CPAC to attend these meetings so that they can ask questions regarding the findings of the master plans that are currently going through the approval process. She noted that this is our opportunity to ask questions about how findings are determined.

APPROVAL OF MINUTES:

Approval of the Oct. 6, 2015 CPAC Vineyard meeting minutes
Motion: TIM MURPHY
Second: JOHN COSTA
Vote: Unanimous

Approval of the Feb. 2, 2016 CPAC Vineyard meeting minutes
Motion: JOHN COSTA
Second: JAG NAGENDRA
Vote: Unanimous

Approval of the March 1, 2016 CPAC Vineyard meeting minutes
Motion: TIM MURPHY
Second: MARY DUNCAN
Vote: Unanimous

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



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

www.311.SacCounty.net | Dial 3-1-1
*Outside unincorporated Sacramento County
Dial 916-875-4311*