

VINEYARD AREA COMMUNITY PLANNING
ADVISORY COUNCIL

MINUTES

Tuesday, April 7, 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. 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 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. 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 **U**

REPRESENTATIVES: JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
CHARITY GOLD - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

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.: [PLNP2014-00199](#)**

Project Name: SOUTHEAST WATT DEVELOPMENT REZONE, TENTATIVE SUBDIVISION MAP, AND SPECIAL DEVELOPMENT PERMIT

Assessor's Parcel No.: 064-0080-001/002/039/040

Location: The four parcel project site is located at 6803 S. Watt Avenue (approximately 2,000 feet north of Florin Road), 6950 Hedge Avenue (approximately 1,300 feet north of Florin Road) and "0" Tokay Lane (approximately 2,400 feet north of Florin Road) between S. Watt Avenue and Hedge Avenue in the Vineyard community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Gus Galaxidas
SW57, LLC
7700 College Town Drive, Suite 201 Sacramento, CA 95826
916-386-8800; ggalaxidas@metropropertiesoffice.com

Engineer: Paul Hart
MacKay & Somps Civil Engineers
1552 Eureka Road, #100, Roseville, CA 95661
916-773-1189; prhart@msce.com

Planner: Bruce Walters
Walters Land Planning
7498 Griggs Way, Sacramento, CA 95831
916-502-1723; wlp12@com.cast.net

**County Project
Manager:** Charity Gold, Planner II, 874-7529; goldc@saccounty.net

- Request:
- 1) A Rezone from 30.1± acres of M-1 (Light Industrial) and 31.0± acres of IR (Industrial Reserve) to 25.7± acres of RD-7 (Residential Density 7), 25.8± acres of RD-5 (Residential Density 5), and 9.6± acres of O (Open Space/Recreation).
 - 2) A Tentative Subdivision Map to divide 61.1± acres into 299 single family residential lots, one park lot, one drainage lot, two open space lots, and five landscape lots.
 - 3) A Special Development Permit to allow reductions in lot area, lot depth, and setbacks for RD-7 zoned parcels.
 - 4) Abandonment of various easements, as shown on the Tentative Map.

Investigating Member: Jag Nagendra

COUNCIL RECOMMENDATION:

Approve with the recommendation that the right to farm be included on the deed restrictions

Motion by: Tammy Trujillo		Seconded by: Jag Nagendra		
Vote:	Yes 5	No	Abstain	Absent 1
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:

Board Questions / Comments:

- When will these 299 homes be built out? We don't know. The owner is not the builder. Once this project is approved the owner will be looking to sell the property to a developer / builder.
- Why don't you want and RD 3 lots? RD 3 lots will reduce the total number of homes. This in turn will likely not give enough critical mass to the project to interest potential buyers / developers.
- Suggest that Lot D be accessible to people to use as open space. The current plan places many of the RD 7 lots the farthest from the proposed park. Opening Lot D to open space use would provide a closer alternative for those living farthest from the proposed park.

Public Comments:

- This property is zoned industrial, but was never used as such. The owner only used it for parking work trucks.
- Property values for neighbors should go up, not decrease.
- Triggers should be included for when streets need to be improved and set for before traffic is negatively impacted, especially on Watt.
- Will South Watt increase to four lanes with this development? There will be an EIR that determines traffic patterns. If this project will make a significant impact on traffic flows they will be required to

- pay their fair share of the road improvements.
- What will happen to the easement on South Watt in regards to the property at 6968 Bandy Rd.? Right now there is no plan for South Watt to encroach on that easement.
- I am concerned that there is presently no safe place for school busses to stop on South Watt to pick up children. With this new development, bus and student welfare should be a factor.

OTHER BUSINESS:

- Neighborhood Livability Initiative Update – Barry Chamberlain
Through this initiative, the county is actively looking for code violations that if corrected will increase the safety, value, and livability of a neighborhood. Presently focused on three county neighborhoods with positive results.
- Groundwater Board Appointee Recommendation Discussion
Thomas Nelson submitted his resume and application requesting appointment to the Sacramento Central Ground Water Authority.
Motion to accept Mr. Nelson's application and put him forward as an appointed member of SCGA made by Tammy Trujillo.
Seconded by Tim Murphy
Unanimous approval

PUBLIC COMMENT:

- It was noted by a member of the public that a letter from the Vineyard CPAC needed to be submitted to the GWRB to make Mr. Nelson's approval official. John Lundgren will follow up on this issue.

APPROVAL OF MINUTES:

Motion to approve Feb 3, 2015 minutes by Tim Murphy
Second Tammy Trujillo
Unanimous approval

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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