

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## Minutes

Tuesday, June 2, 2015

7:00 PM

Heritage Peak Charter School  
8065 Elk Grove-Florin Road, Suite 160  
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 Charity Gold at (916) 874-7529 or [goldc@saccounty.net](mailto: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 <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 **EXA**                      CHAIR  
   JAG NAGENDRA **P**                      VICE-CHAIR  
   SOPHIA TROTTER-GOETZE **P**                      SECRETARY

**MEMBERS:**                      TAMMY TRUJILLO **EXA**                      MARY DUNCAN **P**

**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**                      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.**

### 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.: [PLNP2015-00098](#)

**Project Name:** SILVEIRA PROPERTY TENTATIVE SUBDIVISION MAP

**Assessor's Parcel No.:** 122-0020-009

**Location:** The property is located at 7775 Carmencita Avenue, at the end of Piping Rock Drive, approximately 1,500 feet northeast of the Bradshaw Road in the Vineyard community.

**Applicant/Phone/Email:** Attention: George Eckert  
Carmencita Land Holdings, LLC  
2371 El Camino A venue, Sacramento, CA 95821  
916-481-3333; [geo@themoneybrokers.com](mailto:geo@themoneybrokers.com)

**Engineer:** Attention: Bruce Walters  
Walters Land Planning  
7498 Griggs Way, Sacramento, CA 95831  
916-502-1723; [wlp12@comcast.net](mailto:wlp12@comcast.net)

**County Project Manager:** Thomas Vogt, Assistant Planner, 875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

**Request:** A Tentative Subdivision Map to create 76 lots on approximately 14.3 acres in AR-10 zone. A Rezone to rezone the property and resulting lots to RD-5 zoning.

Investigating Member:

**COUNCIL RECOMMENDATION:**

Approval with the addition of a right to farm deed restriction placed on the project.

Motion by: J. Nagendra		Seconded by: M. Duncan		
Vote:	Yes 3	No 0	Abstain	Absent 2
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:

This project came before the Vineyard CPAC in 2008 and was approved by that body. The applicant than withdrew the approval before the next step due to the downturn in the economy.

Member comments:

Will there be both single and two story homes?

The applicant does not know yet. There is no builder at this time.

Public comments:

Where will sewer and utilities come from?

These will come from the development directly to the north of this project. Currently that development has not begun, but it is anticipated that it will be completed before this property is developed.

I would like to see Right to Farm deed restrictions put on this project so that existing rural neighbors can continue to farm. In addition, a block wall would help to keep farming and residential separate in the neighborhood.

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

No approval of the May minutes as they had just been submitted and members still needed a chance to review them. Both May and June minutes will be approved at the July meeting.

**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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Dial 916-875-4311*