

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## Minutes

TUESDAY, August 2 , 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](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 <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](mailto:CPAC-Vineyard@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	TIM MURPHY <b>P</b>	<u>CHAIR</u>
	JAG NAGENDRA <b>P</b>	<u>VICE-CHAIR</u>
	SOPHIA TROTTER-GOETZE <b>P</b>	<u>SECRETARY</u>
<b>MEMBERS:</b>	TAMMY TRUJILLO <b>P</b>	MARY DUNCAN <b>EXA</b>
	JOHN COSTA <b>P</b>	BELINDA BEEKS-MALONE <b>EXA</b>
<b>REPRESENTATIVES:</b>	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.: [PLNP2016-00110](#)

**Project Name: NORTH VINEYARD GREENS II TIME EXTENSION**

**Assessor's Parcel No.: 065-0260-017/018**

Location: The property is located on the north side of Gerber Road, approximately 3/4 mile east of Elk Grove Florin Road in the Vineyard community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Richard A. Ortiz  
9254 Madison Avenue, Orangevale, CA 95662  
916-989-6700; [ipcortiz@sbcglobal.net](mailto:ipcortiz@sbcglobal.net)

Owner: Attention: John Biundo  
Biundo Family Trust  
7976 Kelvedon Way, Sacramento, CA 95829  
916-769-9776; [jbiundo7976@yahoo.com](mailto:jbiundo7976@yahoo.com)

Other: *Thomas Vogt, Assistant Planner, 875-5563, [vogtt@sacounty.net](mailto:vogtt@sacounty.net)*

County Project Manager: 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 2005-0291) to divide approximately 20 acres into 86 residential lots in the RD-5 zone in the North Vineyard Station Specific Plan.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to reduce yard setbacks, and an Affordable Housing Plan.

Request:  
Investigating Member:

COUNCIL RECOMMENDATION: Approval

Motion by: JAG NAGENDRA

Seconded by: TIM MURPHY

Vote:

Yes 5

No 0

Abstain 0

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:
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Comments:

When was map approved originally?  
May 2006

If you delay this project you end up putting a huge tax on the eventual homeowner. This is because if any of these maps are pulled the landowner has to start the process all over.

Does it make sense to renew the map since the area has changed since the map was first approved?

**2. Control No.:** [PLNP2015-00298](#)

**Project Name:** WILDHAWK NE & WILDHAWK NW VESTING TENTATIVE SUBDIVISION MAP TIME EXTENSIONS

**Assessor's Parcel No.:** Wildhawk NE 122-0050-017, 018, 122-0790-007, 008, 009, 010, 012, 013, 017, 018, & 019 Wildhawk NW 122-0790-003, 004, 005, 006, 014, 015, 016, 020, & 021.

**Location:** The property is generally located south of Gerber Road and west of Vineyard Road, in the Vineyard Springs Comprehensive Plan area of the Vineyard community. (Supervisor District 2: Kennedy)

**Applicant/Phone/Email:** Attention: Bruce Bell  
B& Z Properties  
2882 Prospect Park Dr, Ste 250, Sacramento, CA 95670  
916-635-0146; [bruce@bzprop.com](mailto:bruce@bzprop.com)

**Other:** 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:** Wendy Hartman, Senior Planner, 875-0527, [hartmanwt@saccounty.net](mailto:hartmanwt@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 (5) years for two **Vesting Tentative Subdivision Maps** (Control Numbers 2003-0045 & 2003-0538)

1. Wildhawk Northeast project divided a 112.4 acres into 567 single family residential lots, two (2) single family agricultural-residential lots, one (1) park site lot, three (3) open space lots, and eight (8) landscape corridor lots.
  - Entitlements approved with and pertaining to the above, include: **Rezone** from AG-20 permanent agriculture and AR-10 agricultural-residential, and AR-10 (F) agricultural-residential flood combining to RD-1 residential (2.3 acres), RD-4 residential (44.4 acres), RD-5 residential (33.6 acres), RD-7 residential (16.7 acres), and “O” recreation (15.4 acres); **Special Development Permit** to allow deviations from the lot size and setback standards; an **Affordable Housing Plan**; and **Density Bonus**.
  
2. Wildhawk Northwest project divided 66.9± gross acres into 254 single family residential lots, one (1) multiple family affordable housing lot, one (1) park site lot, one (1) park site/detention basin lot, one (1) detention basin lot, two (2) open space lots, and three (3) landscape corridor lots.

Entitlements approved with and pertaining to the above, include: **Rezone** from AR-10 agricultural-residential and AR-10 (F) agricultural-residential flood combining to RD-5 residential (32.8 gross acres), RD-7 residential (7.4 gross acres), RD-20 residential (7.5 gross acres), and “O” recreation (19.2 gross acres); **Special Development Permit** to allow deviations from the lot size and setback standards; an **Affordable Housing Plan**; and **Density Bonus**.

Investigating Member:

COUNCIL RECOMMENDATION: Approval

Motion by: TAMMY TRUJILLO

Seconded by: SOPHIA TROTTER-GOETZE

Vote:	Yes 5	No 0	Abstain 0	Absent 2
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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 many more houses will make Bradshaw and Gerber traffic even worse. Right now it is terrible.

School in area (Adreani) is already overcrowded. How can we put in more houses when the school is already overcrowded? My child had to be bussed to another school even though I live right by Adreani.

Defensible space not being maintained along Mission Hills. Will owners please remove fuel.

RD-7 is not conducive to keeping the neighborhood property values up.

How does the district decide where to put school?  
That is identified in the Vineyard Springs Specific Plan.

Concerned that there will not be adequate water supply for the area

Planning commission will hear Sept. 12<sup>th</sup>

**3. Control No.:** [PLNP2016-00179](#)

**Project Name:** WILLMAN TENTATIVE SUBDIVISION MAP TIME EXTENSION

**Assessor's Parcel No.:** 122-0050-032

**Location:** The property is generally located 1,000± feet south of Gerber Road and 1,500± feet west of Vineyard Road, in the Vineyard Springs Comprehensive Plan area of the Vineyard community.  
(Supervisor District 2: Kennedy)

**Applicant/Phone/E-mail:** Attention: Bruce Bell  
B& Z Properties  
2882 Prospect Park Dr, Ste 250, Sacramento, CA 95670  
916-635-0146; [bruce@bzprop.com](mailto:bruce@bzprop.com)

**Land Planner:** 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:** *Wendy Hartman, Senior Planner, 875-0527, [hartmanwt@saccounty.net](mailto:hartmanwt@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 (5) years for A Tentative Subdivision Map (Control Number 2004-0538), to divide 10± gross acres into 54 lots.

- Entitlements approved with and pertaining to the above, specifically: a Rezone from AR-10 agricultural residential and AR-10(F) agricultural-residential flood combining to RD-7 residential (6.0acres) and “O” recreation (4.0 acres); Special Development Permit (SDP) to allow deviations from the lot size and setback standards; and, and Affordable Housing Plan (AHP) and Density Bonus. The time extension will also extend the SDP, AHP and Density Bonus.

Investigating Member:

**COUNCIL RECOMMENDATION:** Approval

Motion by: JAG NAGENDRA		Seconded by: TAMMY TRUJILLO		
Vote:	Yes 5	No	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:

Concerned that there will not be adequate water supply for the area

RD-7 is not conducive to keeping the neighborhood property values up.

Schools in the area are already overcrowded and students can not attend their neighborhood schools currently. We don't want to see more housing without new schools.

**4. Control No.:** [PLNP2016-00076](#)

**Project Name:** VONG RESIDENTIAL ACCESSORY DWELLING

**Assessor's Parcel No.:** 122-0470-001

Location: The property is located at 8200 Daisy Hill Drive, approximately 500 feet south of Wildhawk Drive in the Vineyard community.  
(Supervisor District 2: Patrick Kennedy)

Owner: Eric Vong  
8200 Daisy Hill Drive, Sacramento, CA 95829

Applicant/Phone/Email: Huy Vo  
P.O. Box 163686, Sacramento, CA 95829

County Project Manager: *Ciara Atilano, Assistant Planner, 874-1628, [atilanoc@saccounty.net](mailto:atilanoc@saccounty.net)*

- Request:
1. A Use Permit to allow a 1,190 square-foot attached accessory dwelling unit on approximately 0.92 acres in the AR-1 zone.
  2. A Special Development Permit to deviate from setback requirements from primary residences. (5.4.5.B.)

Investigating Member:

**COUNCIL RECOMMENDATION:** Denial

Motion by: JAG NAGENDRA

Seconded by: TAMMY TRUJILLO

Vote:	Yes 5	No	Abstain	Absent 2
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Action:

Vineyard CPAC would approve if:

- a. the 4 alternatives outlined in Ciara Atilano’s memorandum to the Vineyard CPAC were accepted
- b. dwelling is at least 10 ft from fence to be consistent with the neighborhood
- c. dwelling be no larger than 1100sq ft to be consistent with the neighborhood

Vineyard CPAC recommends no additional fees due to denial and movement to the planning commission.

**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:
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Comments:

Public:

- Don’t agree that casitas should be over 1000 ft.
- Casita’s shouldn’t be obstructions to neighbors
- We as neighbors shouldn’t have to justify why the dwelling should not be there. It should be incumbent on the applicant to justify why we should make an exception.

- Please deny the deviations.

Board comments:

- Too close to neighbors house
- Casita needs to be consistent with neighborhood – approximately 800 ft.
- Could become a rental property once parents are no longer living there

## PRESENTATION(S):

### **Sacramento Transportation Authority – Presentation of Measure B**

Presenters: Jeffrey Spencer – Executive Director, Sacramento Transportation Authority  
Michael Penrose – Director, Department of Transportation, County of Sacramento

### **Additional Business:**

Recommendation of Carl Werder as a representative of the Vineyard community on the Sacramento Central Groundwater Authority. See attached letter.

## PUBLIC COMMENT:

## APPROVAL OF MINUTES:

## 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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