

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

MINUTES

TUESDAY, November 1, 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: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

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 EXC JAG NAGENDRA P SOPHIA TROTTER-GOETZE P	<u>CHAIR</u> <u>VICE-CHAIR</u> <u>SECRETARY</u>
MEMBERS:	TAMMY TRUJILLO EXC JOHN COSTA P BILL THOMPSON P	MARY DUNCAN EXC BELINDA BEEKS-MALONE U BARTLEY BAER 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:	X Yes	No
COUNTY REPRESENTATIVE:	X Yes	No Cindy Schaer

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.:** [PLNP2016-00247](#)**Project Name:** Ogden Ranch**Assessor's Parcel No.:** 121-0110-045

Location: The property is located at 8240 Bradshaw Road, approximately 1,687 feet northwest of the Bradshaw Road/Calvine Road intersection in the Vineyard community. (District 2: Kennedy)

Applicant: Paul Eblen
Silverado Land Holdings, LLC
3400 Douglas Blvd. Suite 270, Roseville, CA 95661

Owner: Bruce C. and Paul C. Ogden
740 Cortlandt Drive, Sacramento, CA 95864

County Project Manager: *Cindy Schaer, Project Manager, 916.874-8624, schaerc@saccounty.net*

- Request:**
1. A General Plan Amendment from Low Density Residential to Recreation (approximately 7.5 acres for a total of 38.4 acres to be designated Recreation for parks and open space); and from Recreation to Low Density Residential (approximately 18.0 acres for a total of 32 acres to be designated Low Density Residential); for a total project site acreage of 70.4 acres.
 2. A Community Plan Amendment from Residential Density 5 dwelling units per acre to Residential Density 7 dwelling units per acre (approximately 19.6 acres); from Residential Density 5 dwelling units per acre to Residential Density 10 dwelling units per acre (approximately 12.4 acres); from Residential Density 5 dwelling units per acre to O Recreation (approximately 16.4 acres for parks and open space); and the O Recreation designation to remain for approximately 22 acres; for a total project site acreage of 70.4 acres. The Flood Overlay and Natural Stream Overlay designations to remain.
 3. A Rezone from UR Urban Reserve to RD-7 Residential Density 7 dwelling units per acre (approximately 19.6 acres); from UR Urban Reserve to RD-10 Residential Density 10 dwelling units per acre (approximately 12.4 acres); and from UR Urban Reserve to O Recreation (approximately 38.4 acres for parks and open space); for a

total project site acreage of 70.4 acres. The F Flood Overlay designation to remain.

4. A Tentative Subdivision Map to divide the approximately 70.4 acres into a total of 207 residential lots (112 RD-7 lots, 95 RD-10 lots); 3 neighborhood park/service lots; 10 open space and landscape lots; 1 right-of-way dedication; and 1 roadway.
5. A Large Lot Map to divide the approximately 70.4 acres into a total of 4 lots; 2 of which are O Recreation (for parks and open space), and 1 of which is a combination of RD-7, RD-10, and O Recreation (for parks and open space), and 1 of which is a combination of RD-7 and RD-10.
6. A Special Development Permit to allow an alternative design and deviations from the Zoning Code:
 - a. RD-7 lots:
Reduced Setbacks:
 - Front yard: from 20 feet to 15 feet from back of sidewalk for livable area, and 19 feet from back of sidewalk to garage
 - Side yard, street: from 12.5-16.5 feet to 11.0-15.0 feet
 - Rear yard: from 20% average lot depth to 11.5 feet for a one-story home, and
 - 17.5 feet for a two-story home
 - b. RD-10 lots:
Lot size: from 4,000-5,200 square feet to 3,486 square feet
Reduced setbacks:
 - Front yard: from 25 feet to 12.5 feet from back of sidewalk for livable area, and 19 feet from back of sidewalk to garage
 - Side yard, interior: from 10-15 feet to 4-8 feet
 - Side yard, street: from 25 feet to 15 feet
 - c. Walls, fences, and retaining walls over 6 feet high
7. A Design Review to comply with the Countywide Design Guidelines.

Investigating Member: JAG NAGENDRA

COUNCIL RECOMMENDATION: APPROVAL

Motion by: JOHN COSTA

Seconded by: JAG NAGENDRA

Vote:

Yes 3

No 2

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:

- This land always floods, even out to Bradshaw. Building in this area will make flooding worse.
- Oaks will have to be cut down for this development
- Do not want increase in density from RD5 to RD7-RD10
- Will DOT put in a divider on Bradshaw to prevent a left hand turn leaving this community?
- What did the original community plan look like?
- It does not work when pedestrian and equestrian trails are too close to one another. When they are merged it makes it virtually impossible for equestrians to use the trail

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

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

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