

VINEYARD AREA COMMUNITY PLANNING
ADVISORY COUNCIL

Minutes

Tuesday, February 7, 2017
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 EXC	<u>VICE-CHAIR</u>
	SOPHIA TROTTER-GOETZE P	<u>SECRETARY</u>
MEMBERS:	TAMMY TRUJILLO EXC	MARY DUNCAN EXA
	JOHN COSTA P	BELINDA BEEKS-MALONE P
	BILL THOMPSON P	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:	Yes x	No
COUNTY REPRESENTATIVE:	Yes x	No Todd Smith

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.:** [PLNP2013-00065](#)
- Project Name:** **Mather South Community Master Plan**
- Assessor's Parcel No.:** **067-0090-034 and 035; 067-0030-072, 073, and 074**
- Location:** The project is located south of Douglas Road and the Mather Golf Course, west of Sunrise Boulevard, north of Kiefer Boulevard, and east of Zinfandel Boulevard, in the Cordova community.
- Owner:** Sacramento County
Department of Economic Development
700 H Street, Suite 6750
Sacramento, CA 95814
Attention: Clark Whitten
(916) 874-25555
WhittenC@saccounty.net
- Applicant/Phone/Email:** Mather South, LLC
9216 Kiefer Boulevard
Sacramento, CA 95826
Attention: Phil Rodriguez
(916) 403-1703
Phil.rodriquez@lewisQ.com
- County Project Manager:** *Emily Hyland, Associate Planner, (916) 874-6578, hylande@saccounty.net*
Carol Gregory, Associate Planner, (916) 874-5458, gregoryc@saccounty.net
- Request:** The project represents a second step in a two-step process of amendments to the current General Plan Land Use Map, the current Mather Field Specific Plan and the current Mather Field Special Planning Area (SPA) Ordinance applicable to the site. The first step modified land uses with respect to the entire Mather Field Planning Area (Control Number PLNP2013-00044) and was approved on September 13, 2016. This project, the second step, would further modify the General Plan, the Mather Field Specific Plan and the Mather Field SPA Ordinance to reflect a level of detail applicable to a Master Planning and Specific Plan effort for an 848 acre portion of the 5,200 acre plus Mather Field area.
1. A **General Plan Amendment** to amend the Land Use Diagram **from** Urban Development Area (795 acres) **to** Low Density Residential (622 acres), Medium Density Residential (17 acres), Natural Preserve (86 acres), Commercial and Offices (70 acres).
 2. A **General Plan Amendment** to amend the Transportation Plan to reflect proposed roadway alignments and transit systems.
 3. A **General Plan Amendment** to amend the Bicycle Master Plan to add internal and external bicycle facilities within and through the project area as shown in the Bicycle Master Plan Amendment Diagram.
 4. A **Specific Plan Amendment** to amend the Mather Field Specific Plan, to change a portion of the South Base Area (795 acres) **from** Urban Development Area (795 acres) **to** Mather South Community Master Plan (795 acres).
 5. Adoption of the **Mather South Community Master Plan** as an amendment to the Mather Field Specific Plan including text, a Master Plan land use diagram, Design Guidelines and Development Standards.

- 6. A **Zoning Ordinance Amendment** of the Mather Field Special Planning Area (SPA) (SZC 97-0021, Section 603) to incorporate the Mather South Community Master Plan, Design Guidelines, and Development standards into the ordinance.
- 7. Adoption of a **Development Agreement** for the Mather South Community Master Plan by and between the County of Sacramento and Applicants.
- 8. Amendment of the Mather Field **Public Facilities Financing Plan**.

Investigating Member:

COUNCIL RECOMMENDATION: Approval of entitlements 1-4 and 6-8. Need to review entitlement #5 after master plan is written before voting.

Motion by: Belinda Beeks-Malone

Seconded by: Sophia Trotter-Goetze

Vote:	Yes 6	No 0	Abstain 0	Absent
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Action:

County representative, Todd Smith, provided an overview of the history of this project and the extensive coordination of efforts and good faith negotiations among the County, the developer, Lewis Homes, Inc., and the various stakeholders affected by the project. Following Mr. Smith’s presentation Lewis Homes’ representative, Phil Rodriquez, spoke outlining the various negotiated changes from the original plan; these include: 1. Inter-modal access to Sunrise Blvd.; 2. Re-designation of an area of the development for low income family units; 3. Cultivation of an environmental theme with an environmental study “campus” for groups such as Sacramento Splash, etc.; and, 4. Assurances that land set aside for open spaces and environmentally sensitive areas would be maintained absent Noticed Application to the County.

Public comment:

Several stakeholders were concerned about losing the name of Eagles Nest Rd with the extension of Zinfandel Dr.

Concerns were raised as to what the impact will be on traffic on Sunrise Blvd.

Point was made that keeping traffic down on Zinfandel/Eagles nest will be necessary to keep traffic from effecting the preserve.

Concern was expressed regarding the zoning designation for the environmental campus. As it stands in the Master Plan it is zoned for office space. This should be changed to Public / Quasi Public to maintain the intent of the campus.

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:									

OTHER BUSINESS:

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

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

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