

# VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

## Minutes

Tuesday, January 6, 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](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 Steve Prosser at (916) 874-6578 or [prossers@saccounty.net](mailto:prossers@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](mailto: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**    DAVID LOPEZ **EXA**  
   MARY DUNCAN **P**    ROBERT SMITH **P**

**REPRESENTATIVES:**      JOHN LUNDGREN - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
   STEVE PROSSER - 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 **7:04pm**
- EXPLANATION OF ROLE OF THE COUNCIL – **Presented by Chair T. Murphy**
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

## PLANNING ITEMS FOR REVIEW:

1. Control No.: **PLNP2014-00221**

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1795>

**Project Name: HERITAGE VINEYARD CREEK USE PERMIT, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW**

**Assessor's Parcel No.: 065-0270-013, 066-0210-030/038**

**Location:** The properties are located south of Florin Road, 2,400± feet east of the Hedge Avenue terminus, in the Vineyard community.  
(Supervisor District 5: Don Nottoli)

**Owner/Applicant**

**Phone/E-mail:** Don Barnett  
Lennar Homes of CA  
1420 Rocky Ridge Drive #320, Roseville, CA 95661  
(916)-746-8512; don.barnett@lennar.com

**Architect:** Danielle Jurado  
Jeffrey Demure & Associates  
5905 Granite Lake Drive, #140, Granite Bay, CA 95746

**County Project**

**Mananger:** *Steve Prosser, Planner II, 874-6578; [prossers@saccounty.net](mailto:prossers@saccounty.net)*

- Request:**
1. A **Use Permit** to allow a Private Recreation Center consisting of a 3,008 square foot club house, swimming pool and spa, bocce courts, outdoor seating area, and an uncovered 20 space parking area on approximately 1.8 acres within the RD-5 (residential) zone. An approximately 1.0 acre parcel within the O (open space) zone will consist of a community garden/open space passive activity area. The Private Recreation Center will serve a gated age-restrictive, active adult community (55 and older) consisting of approximately 187 residential parcels associated with Phase II of the previously approved Vineyard Creek Vesting Subdivision Map.
  2. A **Special Development Permit** to allow the project area to be a gated community served exclusively by private roads, which modifies the prior approval of the Vineyard Creek Tentative Subdivision Map and Special Development Permit (Control No.: 2003-RZB-SVB-SDP-SPP-0385).
  3. An **Exception** to the single family residential public street frontage requirement to allow the project area to be a gated community served exclusively by private roads.
  4. A Design Review of the proposed Private Recreation Center, including Clubhouse.

Investigating Member:

**COUNCIL RECOMMENDATION:**

Approval with lighting standard limitations to include but not be limited to:  
 Illumination must fall on the property only. Lighting should not fall anywhere off the property.  
 Source of illumination should not be seen from anywhere off of property.

Motion by: T. Trujillo		Seconded by: J. Nagendra		
Vote:	Yes 6	No 0	Abstain	Absent 1

Action: Unanimous approval

**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:

CPAC:

- Will the private roads inside the gated community cause any traffic problems?

A: Traffic planning staff says this has been looked at and does not pose any traffic issues

- What will be the main artery into the community?

A: Waterman

Public:

- Concerned about night lighting / up-lighting. What type of lighting is planned for this community?  
 Would like to make sure the lights for the community be down-lighting so there is a minimum of glare, no light spill into existing neighborhoods, source of light should not be visible off of property. This is in an attempt to avoid the lighting issues that happened at a golf course in this same area in 1989.
- I am pleased with the idea of a gated community
- Concern with traffic. Will there be an entrance into the community from Florin Road?  
 A: Eventually. Currently there will only be an entrance from Gerber.
- Will there be signals added?  
 A: Traffic planning staff says signals will be required at Waterman & Gerber as soon as the two streets are connected.

2. Control No.: **PLNP2014-00204**  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1785>

**Project Name:** Walmart Store, Inc. #3081 PCN Type 21 License

**Assessor's Parcel No.:** 065-0080-101

**Location:** Walmart Stores Inc. - Store #3081  
 8915 Gerber Road, Sacramento, CA 95829

**Applicant/Phone/E-mail:** Walmart Stores, Inc. Atten: Jeremy Osborn  
 702 Southwest 8<sup>th</sup> Street, Bentonville, AR 72716  
 (310-893-1123); Jeremy@liquorlicense.com

**Agent/Phone/Email:** Pelosi Law Group, Atten: Miriam Montesinos, Esq.  
 560 Mission Street, Suite 2800, San Francisco, CA 94105  
 (415-273-9670); Miriam@pelosilawgroup.com

**County Project Manager:** Manuel Mejia, Sr. Planner, 916-874-7934; [mejiam@saccounty.net](mailto:mejiam@saccounty.net)

**Request:** Request for Finding of Public Convenience or Necessity for a Type 21 License at the Walmart Store at 8915 Gerber Road (Walmart Store #3081)

Investigating Member:

**COUNCIL RECOMMENDATION:**

Approval of type 21 permit with the conditions listed in the September 2, 2014 letter from Sacramento County Sheriff's Department regarding **Protest with conditions, Walmart Store #3081, SEC Elk Grove-Florin Rd / Gerber Rd. Sacramento, Ca File #537209 Type 21**

Motion by: R. Smith		Seconded by: T. Trujillo		
Vote:	Yes 6	No 0	Abstain	Absent 1

Action:  
 Unanimous approval

**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:  
 Public:

- Support the Type 21 permit. Would like to encourage commercial business in our area. This permit would allow Walmart to open and function to its full economic potential.

- What type of security will be present?
- Each Walmart has a security manager. That manager works with the store manager to determine the level of security needed for the site. Staff is thoroughly trained on steps to take in selling alcohol and dealing with all issues that may arise in this transaction. Staff is also trained on spotting nuisance or illegal behavior in regards to purchasing and consuming alcohol and the steps to take in such situations.
- Concerned about the fact that the Public Notice of Application to Sell Alcoholic Beverages posted by the ABC is on the wrong property. It is posted on the S.E. Corner of Elk Grove-Florin & Gerber. The store is being built on the N.E. Corner.
- Concerned about alcohol selling starting at 6am. Would prefer alcohol sales start after noon.

**OTHER BUSINESS:**

- Chair T. Murphy announced that David Lopez is stepping down from his voluntary position on the Vineyard CPAC. Mr. Lopez appreciates the experience he has gained from serving with the members of the Vineyard CPAC.
- Members of the community were given a forum to voice their concerns over the traffic issues at the corner of Elk Grove – Florin and Gerber. The county traffic staff answered specific questions that were raised. In addition, Representative Natolli's Chief of Staff, Pat Braziel assured the community gathered that the supervisors were aware of the traffic issues in this area and they are working diligently to secure funding to make improvements.

**PUBLIC COMMENT:**

- Member of Community shared with the CPAC that there is an addendum that has been released for "Implementing California Flood Legislation into Local Land Use Planning: A Handbook for Local Communities." This handbook includes notice that state law now requires a 200 year flood plan to be considered, not just a 100 year flood plan, when planning new development. This will be especially important in regards to the West Jackson Highway Master Plan. For more information on this handbook visit [www.water.ca.gov/cvtmp/guidance.cfm](http://www.water.ca.gov/cvtmp/guidance.cfm).

**APPROVAL OF MINUTES:**

Motion to approve minutes: T. Trujillo  
Second: T. Murphy  
Passed unanimously

**ADJOURNMENT:**

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

S. Trotter-Goetze

***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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