

Agenda

Tuesday,
November 2, 2010
7:00 p.m. – 9:00 p.m.

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

SMEDBERG MIDDLE SCHOOL (LIBRARY)
8239 KINGSBRIDGE DRIVE
SACRAMENTO, CA 95829

<http://www.planning.saccounty.net/cpac/cpac.html>

Note: Applicant or appointed representative should be present. If unable to attend this meeting, please contact the Vineyard Area CPAC Chairman, Stuart Helfand at (H/W) 689-4130, Fax 525-1775 or E-mail poultryman@frontiernet.net. The County Planning representatives for the Vineyard Area are Surinder Singh and Tim Kohaya. To reach Surinder, call 874-5462 or E-mail singhsu@saccounty.net. To reach Tim, call 874-5982 or E-mail kohayat@saccounty.net. To contact County Planning Department clerical support, please call 874-5160.

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

OFFICERS:

STUART HELFAND CHAIRMAN

TAMMY TRUJILLO SECRETARY

MEMBERS:

SUSAN VERGNE DAVID WILLIAMS
JON BENNETT MARY DUNCAN
DARREN CORDOVA CONNIE FORD

REPRESENTATIVES:

COUNTY PLANNING REPRESENTATIVES
SURINDER SINGH
TIM KOHAYA

EXA – EXCUSED ABSENCE
R – RESIGNED

U - UNEXCUSED ABSENCE
TE - TERM EXPIRED

P – PRESENT

QUORUM DETERMINATION: Yes
COUNTY REPRESENTATIVE: Yes

No
 No

PRESENTATION: (NONE)

PLANNING ITEMS FOR REVIEW:

1. **Control No.: PLNP2007-00686** (CONTINUED FROM OCTOBER 5, 2010)

Assessor's Parcel No.: 063-0070-006-0000

Owner: Bhupinder Singh Sandhu/Mapreet, 10294 Jackson Road, Sacramento, CA 95827

Applicant: San Mart, 9690 Jackson Road, Sacramento, CA 95827

Project Name: SAN MART APPLICATION TO BOARD OF SUPERVISORS TO REQUEST A LETTER OF PUBLIC CONVENIENCE

Location: San Mart, 9690 Jackson Road, Sacramento, CA 95827

Request: **APPLICATION TO THE SACRAMENTO COUNTY BOARD OF SUPERVISORS FOR A LETTER OF PUBLIC CONVENIENCE RELATING TO THE SALE OF ALCOHOL WITHIN THE UNINCORPORATED AREA.**

Type of Business: Convenience Market
Type of License: TYPE 21 Off Sale General

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: _____ Secoded by: _____
Vote: Yes No Abstain Absent
Action:

Please note: The Vineyard CPAC has the right and will be able to file an appeal to the County of Sacramento Board of Supervisors if the CPAC recommendation is overruled

Motion by: _____ Secoded by: _____
Vote: Yes: No: Abstain: Absent:

2. Control No.: PLNP2010-UPP-SPP-DRS-00152 (CONTINUED FROM OCTOBER 5, 2010)

Assessor's Parcel No.: 066-0220-001 thru 044, 066-0230-001 thru 049, 066-0240-001 thru 046, and 066-0250-001 thru 054

Owner: Vineyard Point 2009, LLC, 1075 Creekside Ridge Drive, Roseville, CA 95678
Attention: Don Barnett

Applicant: Lennar Homes of California, 1075 Creekside Ridge Drive, Roseville, CA 95678
Attention: Don Barnett

Engineer: MacKay & Somps, 1552 Eureka Road, Suite 100, Roseville, CA 95661
Attention: Scott Hartstein

Project Name: HERITAGE POINT

Location: The property is located on the west side of Bradshaw Road, approximately 400 feet north of Gerber Road, in the Vineyard community.

Request: A **Use Permit** to allow a Private Recreation Center consisting of an approximately 2,512-square-foot club house with a fitness center, swimming pool, and spa as part of the Vineyard Point Village F Subdivision on approximately 20.5 acres in the RD-7 and RD-10 (*Residential*) zone. A **Special Development Permit** to modify the following standards as part of the prior approval of the Vineyard Point Village F Tentative Subdivision Map and Special Development Permit (Control No.: 2006-SVB-SPP-AHS-0087): a) Allow the front yard setback for living areas and porches to be reduced from approximately 10 feet to approximately 5 feet. b) Allow the garage setback to be reduced from approximately 20 feet to approximately 5 feet. A **Design Review** to comply with the Multi-family Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

Please note: The Vineyard CPAC has the right and will be able to file an appeal to the County of Sacramento Board of Supervisors if the CPAC recommendation is overruled

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

3. Control No.: PLNP2009-APB-UPP-00001 (CONTINUED FROM OCTOBER 5, 2010)

Assessor's Parcel No.: 067-0120-073

Owner: Eagle's Nest Enterprises, 8491 Fruitridge Road, Sacramento, CA 95826
Attention: Al Lopez

Applicant: Al Lopez, P.O. Box 294049, Sacramento, CA 95829

Developer: Integrated Waste Management Consulting, Attention: Matthew Cotton
19375 Lake City Road, Nevada City, CA 95959

Representative: Scharff, Brady and Vinding - Michael Brady
400 Capitol Mall, Suite 2640, Sacramento, CA 95814

Project Name: LOPEZ AGRICULTURAL SERVICES

Location: The property is located at 11499 Florin Road, on the northeast corner of Eagle's Nest Road and Florin Road in AG-160 zone, in the Vineyard community.

Request: A **Williamson Act Contract Amendment** to amend the existing contracts (69-AP-47 and 69-AP-47 A) to define composting operations with soil blending and ancillary outbuildings as a permitted primary agricultural use on approximately 50 acres of a 160-acre parcel zoned AG-160 (*Agricultural*). Note that the above contracts include the subject parcel in addition to the adjacent 80-acre parcel directly to the south (067-0120-010). A **Use Permit Amendment** to allow the addition of green materials (commercial landscape-type waste materials and residential curbside collection landscape-type waste materials) of up to 650 tons/day for the purpose of soil composting/blending. Note that the existing Use Permit was approved in 2000 (Control Number 99-UPP-0032) to allow the processing of organic compost/blending materials as a similar and like use to primary processing of agricultural products, and also to allow the storage and sales of agricultural supplies and services. Existing permits (e.g., the Solid Waste Facilities Permit) currently limit the amount of materials that the facility can receive to no more than 650 tons/day for all of the materials, no more than 50 tons/day of green materials, and prohibit the acceptance of residential curbside collection landscape-type waste materials. The property is zoned AG-160, and the business occupies approximately 50 acres of the 160-acre parcel. A **Use Permit Amendment** to make the following changes to the site plan: identify a Gypsum and Gypsum Paper Recycling area, identify and Green Materials Processing area, expand the Composing area, and relocate the office and shop buildings to the entrance of the facility at Florin Road. A **Use Permit Amendment** to allow the facility to operate from 6:00 a.m. until 6:00 p.m., 7 days a week.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote: Yes No Abstain Absent

Action:

Please note: The Vineyard CPAC has the right and will be able to file an appeal to the County of Sacramento Board of Supervisors if the CPAC recommendation is overruled

Motion by:

Seconded by:

Vote: Yes: No: Abstain: Absent:

4. Control No.: PLNP2010-VAZ-00075

Assessor's Parcel No.: 122-0570-049

Owner: Diane Alvarez, 7850 Lahontan Court, Sacramento, CA 95829

Applicant: Steven J. Nanik, 7850 Lahontan Court, Sacramento, CA 95829

Project Name: ALVAREZ/NANIK FENCE

Location: The property is located at 7850 Lahontan Court, on the northwest corner of Lahontan Court and Phoenician Way, in the Vineyard community.

Request: A **Variance** to allow a fence (existing 7-foot chain link with slats) to exceed six (6) feet in height within the required side yard setback. The subject 0.17-acre site is zoned RD-5 (*Residential*).

Investigating Member:

COUNCIL RECOMMENDATION:

| | | | | |
|------------|-----|----|--------------|--------|
| Motion by: | | | Seconded by: | |
| Vote: | Yes | No | Abstain | Absent |
| Action: | | | | |

| | | | | | |
|--|------|-----|--------------|---------|--|
| Note: This CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation. | | | | | |
| Motion by: | | | Seconded by: | | |
| Vote: | Yes: | No: | Abstain: | Absent: | |
| Comments: | | | | | |
| | | | | | |

5. **Control No.: 2001-UPP-0864**

Assessor's Parcel No.: 063-0190-039-0000

Owner/Applicant: Slavic Missionary Church Incorporated
 9880 Jackson Road, Sacramento, CA 95827
 Attention: Viktor Chernyetsky

Project Name: SLAVIC MISSIONARY CHURCH

Location: The property is located at 9880 Jackson Road, on the south side of Jackson Road, approximately 2,600 feet east of Bradshaw Road, in the Vineyard community.

Request: A Use Permit to allow the operation of a school with a maximum enrollment of 210 students in conjunction with an existing church on approximately 19.85 net acres in the M-1 (*Light Industrial*) and M-1(F) (*Flood Combining*) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

| | | | | |
|------------|-----|----|--------------|--------|
| Motion by: | | | Seconded by: | |
| Vote: | Yes | No | Abstain | Absent |
| Action: | | | | |

Note: This CPAC has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

| | | | | |
|------------|------|-----|--------------|---------|
| Motion by: | | | Seconded by: | |
| Vote: | Yes: | No: | Abstain: | Absent: |

Comments:

OTHER BUSINESS: FOR DISCUSSION

6. TRUCK ROUTES

APPROVAL OF MINUTES:

ADJOURNMENT:

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 Department of Planning and Community Development at (916) 874-5160 (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

CPAC Member forwarding minutes to County Planning: