

VINEYARD AREA COMMUNITY PLANNING ADVISORY COUNCIL

Minutes

TUESDAY, JULY 5, 2016

7:00 PM

**HERITAGE PEAK CHARTER SCHOOL
8065 ELK GROVE-FLOIRIN ROAD, SUITE 160
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 EXA	<u>CHAIR</u>
	JAG NAGENDRA EXA	<u>VICE-CHAIR</u>
	SOPHIA TROTTER-GOETZE P	<u>SECRETARY</u>
MEMBERS:	TAMMY TRUJILLO P	MARY DUNCAN P
	JOHN COSTA P	BELINDA BEEKS-MALONE 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

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.: [PLNP2016-00077](#)

Project Name: GARDNER PARKE TIME EXTENSION

Assessor’s Parcel No.: 065-0042-028/031/041/042/044

Location: The property is located at Gardner A venue, approximately 1,000 feet south of Florin Road in the South Sacramento community. (Supervisor District 2: Patrick Kennedy)

Owner: Attention: Patrick Hanafee
Gardner Parke Capital, LP
3001 Douglas Boulevard, Suite 200, Roseville, CA 95661
916-960-0240; phanafee@gbdcommunities.com

Applicant/Phone/Email: Attention: Patrick Hanafee
GBD Communities, Inc.
3001 Douglas Boulevard, Suite 200, Roseville, CA 95661
916-960-0240; phanafee@gbdcommunities.com

Engineer: Attention: Paul Hart
MacKay & Soms
1552 Eureka Road, Suite 100, Roseville, CA 95661
916-773-1189; prhart@msce.com

County Project Manager: *Thomas Vogt, Assistant Planner, 916-875-5563, vogtt@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 a maximum of three years from the date of final action by the hearing body for a Tentative Subdivision Map (Control Number 2004-0218) to divide approximately 65.4 acres into 384 lots in the RD-10, RD-7, and RD-5, and O zones.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Tammy Trujillo

Seconded by: Mary Duncan

Vote:	Yes 5	No 0	Abstain	Absent 2
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Action: 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:
 Will these all be single story homes?
 Applicant:
 Yes

Public:
 How long before building will begin?
 Applicant:
 Sometime within 5 years

2. Control No.: [PLNP2016-00155](#)

Project Name: Verona Time Extension

Assessor’s Parcel No.: 121-0130- 013/014/015/016

Location: The property located on the north side of Cal vine Road, approximately 2,000 feet east of Elk Grove Florin Road in the Vineyard community.

Owner: Attention:Brian Hanly
 Verona DOS LLC
 1510 J Street, Sacramento, CA 95814
 916-822-3220; bhanly1@nextgenerationcapital.us

Applicant/Phone/Email: John Hodgson
 The Hodgson Company
 2514 Chinatown Alley, Sacramento, CA 95816
 916-548-8554; jhodgson@thehodgsoncompany.com

Other: Casey Feickert
 TSD Engineering, Inc
 916-608-0707; cfeickert@tsdeng.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875-5563, vogtt@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 years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2005-0628), to divide approximately 10 .1 acres into 103 residential lots in the RD-10 zone.
- Entitlements approved with and pertaining to the above, specifically; a Special Development Permit to deviate from lot size, width and street frontage, and setback standards, as well as an affordable housing plan.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by: Tammy Trujillo		Seconded by: Belinda Beeks-Malone		
Vote:	Yes 5	No 0	Abstain	Absent 2
Action: 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:
Has this always been mapped as RD10?
Applicant:
Yes

Public:
Is there any increase in the # of units / density from the original map?
Applicant:
No

Public:
Will the barrier wall be mason or wood?
Applicant:
I don't know but it should be specified in the conditions

Public:
Who will the builder be?
Applicant:
New Generations

OTHER BUSINESS:

PUBLIC COMMENT:**APPROVAL OF MINUTES:**

Minutes from June were not available for approval.

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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1

Outside unincorporated Sacramento County

Dial 916-875-4311