



FLORIN-VINEYARD GAP COMMUNITY PLAN PROJECT

VINEYARD & SOUTH SACRAMENTO COMMUNITY PLANNING ADVISORY COUNCILS

WEDNESDAY,
JULY 21, 2010
6:30 p.m. – 9:00 p.m.

SHERIFF COMMUNITY ROOM
7000 - 65TH STREET, SUITE B,
SACRAMENTO, CA 95823

<http://www.msa2.saccounty.net/planning/Pages/CPAC-Florin-VineyardGap.aspx>

The County Planning representatives for the Florin-Vineyard Gap Community Plan Project are Tricia Stevens, Principal Planner, and Surinder Singh, Planner III. To reach Tricia or Surinder call 874-6141 or E-mail stevenst@saccounty.net or singhsu@saccounty.net. To contact County Planning Department clerical support, please call 874-5160.

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES
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VINEYARD CPAC	P	STUART HELFAND	<u>CHAIRMAN</u>	P	DARREN CORDOVA
			<u>VICE-CHAIR</u>	P	DAVID WILLIAMS
		TAMMY TRUJILLO	<u>SECRETARY</u>	P	MARY DUNCAN
	P	SUSAN VERGNE			
		JON BENNETT			

SOUTH SACRAMENTO CPAC	P	CURTIS BANKS	<u>CHAIRMAN</u>	U	WALTER RICE
	U	MIDGE CHAPIN	<u>VICE-CHAIR</u>	EXA	ROBERT GORHAM
			<u>SECRETARY</u>	EXA	SUZANNE LATHROP
	EXA	TODD LAMBERT		P	DAVID LATHROP
	P	BURKE LUCY			

REPRESENTATIVES:

P	COUNTY PLANNING REPRESENTATIVES: TRICIA STEVENS, PRINCIPAL PLANNER SURINDER SINGH, PLANNER III
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EXA – EXCUSED ABSENCE U – UNEXCUSED ABSENCE P – PRESENT
R – RESIGNED TE – TERM EXPIRED

QUORUM	<input type="checkbox"/> Yes	<input type="checkbox"/> No
DETERMINATION:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
COUNTY REPRESENTATIVE:		

PRESENTATION: (NONE)

PROJECTS FOR REVIEW: (NONE)

1. Control No.: RZB-SDP-SPP-EXP-AHS2004-0208

Assessor's Parcel No.: 065-0051-016, -030, -031, -032, -045, -046, -047 and
065-0080-001

Owner/Applicant: EGF Holdings LLC, 9601 Journey Court, Granite Bay, CA 95746

Engineer: MacKay & Soms, 1552 Eureka Road, Suite 100, Roseville, CA 95661-2851
Attention: Bruce Walters

Project Name: VILLAGES AT ELDER CREEK ESTATES

Location: The property is located on the west side of Hedge Avenue approximately 1,400 feet south of Florin Road, in the Vineyard community planning area.

Request: A **Rezone** of approximately 86.3± gross acres from AR-10 (*Agricultural-Residential 10*) and AR-10F (*Agricultural-Residential 10 Flood Combining*) to RD-5 (*Residential Density 5*), RD-7 (*Residential Density 7*), RD-10 (*Residential Density 10*), RD-20 (*Residential Density 20*) and O (*Open Space*). A **Large Lot Tentative Subdivision Map** to divide 86.3± gross acres into 11 (eleven) lots. A **Tentative Subdivision Map** to divide 86.3± gross acres into 494 single-family lots, 1 (one) RD-10 lot, 1 (one) RD-20 lot, 1 (one) park lots, 2 (two) common area lots, 3 (three) Landscape lots and 1 (one) water quality treatment lot (as shown on the attached proposed Tentative Map exhibit). A **Special Development Permit** to reduce the RD-5 and RD-7 zone lot area, lot width and public street frontage requirements. A **Special Development Permit** to reduce the required single-family residential front, side, and rear setback requirements. An **Exception** from Title 22 of the Sacramento County Land Development Ordinance to allow lots less than 95 feet in depth. An **Affordable Housing Plan** consisting of off-site construction or dedication of land.

Investigating Member:

COUNCIL RECOMMENDATION: Recommended **DENIAL.**

Motion by:

Vote: Yes 7 No 0 Seconded by: Abstain 1 Absent 7

Action:

Note: The Antelope 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:

FOR DISCUSSION/REVIEW:

2. Other Florin-Vineyard Gap Items for discussion.

OTHER BUSINESS:

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) 874-7910 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

CPAC Member forwarding minutes to County Planning:

Link to the Florin-Vineyard Gap Project Website

<http://www.msa2.saccounty.net/planning/Pages/CPAC-Florin-VineyardGap.aspx>

Link to the Florin-Vineyard Community Plan

<http://www.msa2.saccounty.net/planning/pages/florin-vineyardcommunityplan.aspx>

Link to the Draft Environmental Impact Report for the Florin-Vineyard Gap Project:

<http://www.dera.saccounty.net/PublicNotices/SQLView/ProjectDetails/tabid/71/Default.aspx?ProjectID=32642>