

**RIO LINDA/ELVERTA
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

WEDNESDAY, JUNE 22, 2016

7:00 PM

**Rio Linda Depot Visitors' Center
6730 Front Street, Rio Linda, CA 95673**

<http://www.per.saccounty.net/CPAC/Pages/CPAC-RioLinda-Elverta.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Rio Linda CPAC Chair, Hal Morris at (916) 991-2416 or halmorris@comcast.net. The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda/Elverta CPAC area are Leighann Moffitt at (916) 874-5584 or moffittl@saccounty.net and Nick Pascoe at (916) 874-3103 or pascoen@saccounty.net. To contact the County 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-RioLinda-Elverta@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: HAL MORRIS CHAIR
ROY HICKEY VICE-CHAIR

MEMBERS: ZACHARY ARBIOS MICHAEL HUIRAS

REPRESENTATIVES: LEIGHANNE MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
NICK PASCOE - 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2015-00296](#)

Project Name: West 6th Street Zoning Agreement Amendment

Assessor’s Parcel No.: 202-0090-030/031/032/033

Location: The property located on the west side of West 6th Street and approximately 750 feet north of Straught Road in the Rio Linda community. (District 4: MacGlashan)

Owner: Attention: Teri Vansyckle
 Gary Bemik - A Revocable Trust
 5417 San Milano Avenue, Las Vegas, NV 89141
 503-910-8848; teriv626@msn.com

Applicant/Phone/Email: Attention: Javed Siddiqui
 JTS Engineering Consultants, Inc.
 1808 J Street, Sacramento, CA 95811
 916-441-6708; javed.siddiqui@jtsengineering.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net*

Request: A **Zoning Ordinance Amendment** to allow expanded industrial-type uses on four parcels totally 91.69 acres in the M-2 zone. The previous Zoning Agreement (Control Number 2009-0233) limited the properties to a Solar Plant use only.

Investigating Member:

COUNCIL RECOMMENDATION:

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

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:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

2. Control No.: [PLNP2016-00159](#)

Project Name: Pheasant Valley Unit 3 Time Extension

Assessor's Parcel No.: 207-0080-066

Location: The property located on the south end of Shingle Wood Way, approximately 500 feet south of Q Street in the Rio Linda community. (District 4: MacGlashan)

Owner: Clyde Sewell
P.O. Box 242, Joshua, TX 76058
817-357-7058; clydesewell53@gmail.com

Applicant/Phone/Email: Robert Wright Clyde Sewell
12111 Horny Hollow Trail, Terrebonne, OR 97760
916-955-2804; wrightnsons@yahoo.com

Other: Tim Wong
2730 Arden Way, Suite 232, Sacramento, CA 95825
916-283-4800; gtwong5035@gmail.com

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogtt@sacounty.net*

- Request:**
1. 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 2005-0376), to divide approximately 5.02 acres into 24 residential lots in the RD-5 zone.
 - Entitlements approved with and pertaining to the above, specifically; an Exception to Title 22 standards for lot depth, and an affordable housing plan.

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 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:				

3. Control No.: [PLNP2011-00194](#)

Project Name: SRI GURU RA VIDASS TEMPLE USE PERMIT AND DESIGN REVIEW

Assessor’s Parcel No.: 215-0010-061, 060

Location: The property is located at 6221 16th Street, on the west side of 16th Street approximately 220 feet north of "G" Street, in the Rio Linda community. (Supervisor District 4: Roberta MacGlashan)

Owner: Sri Guru Ravidass Temple
6221 16th Street, Rio Linda, CA 95673
916-715-3441

Applicant/Phone/Email: Ramesh Bangar
7756 Megan Ann Way, Antelope, CA 95660
916-715-3441; rameshbangar1955@yahoo.com

County Project Manager: *Shelby Maples, Associate Planner, 874-6323; mapless@saccounty.net*

- Request:**
1. A Use Permit to legalize an existing temple and to allow the construction of a new 6,541 square foot assembly hall and a 2, 400 square foot social center on approximately 1.4 acres in the AR-2 (Agricultural-Residential) zone.
 2. A Special Development Permit to allow for alternative design.
 3. A Design Review to comply with the Commercial and Mixed Use Community Design Guidelines.

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 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:

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