

# AGENDA

## SOUTHEAST AREA COMMUNITY PLANNING ADVISORY COUNCIL

Hendrickson Hall  
12746 Ivie Road  
Herald, CA 95638

Thursday, April 27, 2017

7:00 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

**Southeast Area CPAC Chair** Timothy Reinarts (916) 568-2800

**Sacramento County Planning and Environmental Review Division representatives for the Southeast Area**

**Principal Planner** Chris Pahule (916) 874-4447 [pahulec@saccounty.net](mailto:pahulec@saccounty.net)

**Associate Planner** Michelle Nagao (916) 874-7523 [nagaom@saccounty.net](mailto:nagaom@saccounty.net)

**To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.**

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**Current Planning projects,** visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

**To submit project comments to CPAC members, email them to [CPAC-Southeast@saccounty.net](mailto:CPAC-Southeast@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Timothy Reinarts Chair  
Vacant Vice-Chair  
Bill Tubbs Secretary

**MEMBERS:** Daniel Brus Karen Sweet  
Tina Holt Curt Swanson

**COUNTY PLANNING REPRESENTATIVES:** Chris Pahule Michelle Nagao

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the December 22, 2016 minutes

## PLANNING ITEMS FOR REVIEW:

1.

Entitlement(s): PCW

**Control No.:** PLNP2017-00079 Squirrel Monkey Haven Early CPAC Workshop

**APN:** 138-0090-069

**Applicant/ Owner:** Christine and Paul Buckmaster

**Location:** The project is located at 11859 North Valensin Road, on the east end of North Valensin Road in the Southeast community.

**Request:** An **Early CPAC Workshop** to discuss a proposed Squirrel Monkey habitat on approximately 5 acres in the AR-5 zone. The habitat will include an approximately 5,400 square-foot agriculture structure to house 51 monkeys, and an outdoor naturalistic habitat area. The placement of a 1,200 square-foot modular caretaker facility may be included in the project proposal. The facility will require a Use Permit and Design Review.

**Final Hearing Body:** NA – Informational Item Only

**Investigating Member:**

**Lead Planner:** Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

[Click here for more information](#)

### COUNCIL RECOMMENDATION:

**TIME:**

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. During the Appeal hearing, the applicant or appointed representative must be present.**

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

Comments:

### OTHER BUSINESS:

**PUBLIC COMMENT:**

**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 Planning and Environmental Review Division at (916) 874-5397, 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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Outside unincorporated Sacramento County  
Dial 916-875-4311

# Minutes

## SOUTHEAST AREA COMMUNITY PLANNING ADVISORY COUNCIL

Thursday, December 22, 2016

7:30 PM

**HENDRICKSON HALL  
12746 IVIE ROAD, HERALD CA 95638**

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Southeast Area CPAC Chairman, Timothy Reinarts, at (916) 568-2800. The Sacramento County Planning and Environmental Review Division representatives for the Southeast Area are Chris Pahule at (916) 874-4447 or [pahulec@saccounty.net](mailto:pahulec@saccounty.net) and Michelle Nagao at (916) 874-7523 or [nagaom@saccounty.net](mailto:nagaom@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-Southeast@saccounty.net](mailto:CPAC-Southeast@saccounty.net). Please identify the relevant project using the project name, control number or address.*

### OFFICERS:

P TIMOTHY REINARTS  
P BILL TUBBS

CHAIR  
SECRETARY

### MEMBERS:

P DANIEL BRUS  
P TINA HOLT

P KAREN SWEET  
P CURT SWANSON

### REPRESENTATIVES:

P CHRIS PAHULE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
P MICHELLE NAGAO - 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.: PLNP2016-00333

Project Name: O'Brien Residential Accessory Dwelling

Assessor's Parcel No.: 136-0160-055

Location: The property is located at 11933 Walmort Road, approximately 500 feet east of Reigl Road in the Southeast community.  
(District 5: Nottoli)

Applicant/Owner Don & Barbara O'Brien  
Phone/Email: 11933 Walmort Road, Wilton, CA 95693  
916-687-8638; [obrienkennels@aol.com](mailto:obrienkennels@aol.com)

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

Request: A Use Permit to allow a 1, 157 square-foot residential accessory dwelling on 4.34 acres in the A 5 zone.

Investigating Member:

## COUNCIL RECOMMENDATION:

Approve

Motion by:

Holt

Seconded by:

Brus

Vote:

Yes

6

No

0

Abstain

0

Absent

0

Action:

Recommend 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:

2. Control No.: PLNP2016-00408

Project Name: Hauschildt Road Tentative Parcel Map

Assessor's Parcel No.: 148-1130-007

Location: The property is located at 12550 Hauschildt Road, on the north end of Hauschildt Road, in the Southeast community. (District 5: Nottoli)

Owner Clarence Hauschildt  
P.O. Box 327, Herald, CA 95638  
[hrbar@att.net](mailto:hrbar@att.net)Applicant/Phone/Email: Attention: Dennis Barksdale  
Claybar Engineering, Inc.  
9354 Elk Grove Florin Road, Elk Grove, CA 95624  
916-207-9026; [dcb@claybar.com](mailto:dcb@claybar.com)County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

- Request: 1. A
- Tentative Parcel Map**
- to divide approximately 88.48 acres into one 20-acre and one 68-acre parcel in the AG-20 zone.
- 
2. A
- Design Review**
- to conform to Countywide Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Approve

Motion by:

Swanson

Seconded by:

Holt

Vote:

Yes

6

No

0

Abstain

0

Absent

0

Action:

Recommend approved.

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Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

3. Control No.: PLNP2016-00434Project Name: **Richardson Residential Accessory Dwelling**Assessor's Parcel No.: **152-0260-007**

Location: The property located at 13034 Alta Mesa Road, approximately one mile south of Borden Road in the Southeast community.  
(District 5: Nottoli)

Owner Gail Richardson  
13034 Alta Mesa Road, Herald, CA 95638  
209-747-1788; [rgale@softcom.net](mailto:rgale@softcom.net)

Applicant/Phone/Email: Ransé & Michelle Gale  
13631 Montfort Road, Herald, CA 95638  
916-317-4933; [katsanders08@yahoo.com](mailto:katsanders08@yahoo.com)

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

Request: A Use Permit to allow a 1,193 square-foot residential accessory dwelling on approximately 4.58 acres in the A 5 zone.

Investigating Member:

**COUNCIL RECOMMENDATION:**

Approve

Motion by:

Swanson

Seconded by:

Holt

Vote:

Yes

6

No

0

Abstain

0

Absent

0

Action:

Recommend approval.

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Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

4. Control No.: PLNP2016-00358

Project Name: Damskey Residential Accessory Dwelling

Assessor's Parcel No.: 136-0271-047

Location: The property is located at 12401 Woods Road, approximately 1,500 feet east of Alta Mesa East Road in the Southeast community. (District 5: Nottoli)

Owner Richard & Dawn Damskey  
12401 Woods Road, Wilton, CA 95693  
209-327-4111

Applicant/Phone/Email: Ranse & Michelle Gale  
13631 Montfort Road, Herald, CA 95638  
209-747-1788; [rgale@softcom.net](mailto:rgale@softcom.net)

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)

Request: A Use Permit to allow a 1,200 square-foot residential accessory dwelling on approximately 4.77 acres in the A 5 zone.

Investigating Member:

COUNCIL RECOMMENDATION:

Approve

Motion by:

Holt

Seconded by:

Brus

Vote:

Yes

6

No

0

Abstain

0

Absent

0

Action:

Recommend approval

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Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

## OTHER BUSINESS:

None

## PUBLIC COMMENT:

None

## APPROVAL OF MINUTES:

## ADJOURNMENT:

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

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