

# MINUTES

## CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

Thursday, January 16, 2014  
7:00 PM

County of Sacramento  
Branch Center OB3, Conference Room 1  
3701 Branch Center Road  
Sacramento, CA 95827

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the Cordova CPAC Chair, Gay Jones at (916) 208-0736. To contact the Sacramento County Planning and Environmental Review Division representatives for the Cordova area, please call Cindy Storelli at (916) 874-5345 or [storellic@saccounty.net](mailto:storellic@saccounty.net) or Manuel Mejia at (916) 874-7934 or [mejiam@saccounty.net](mailto:mejiam@saccounty.net). To contact the Planning and Environmental Review Division CPAC support, 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 <http://www.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.*

<b>OFFICERS:</b>	GAY JONES ROBERT TRONVIG	<u>CHAIR</u> <u>VICE-CHAIR</u>
<b>MEMBERS:</b>	MICHAEL KAST DWIGHT HELMICK	JASON MCCOY
<b>REPRESENTATIVES:</b>	CINDY STORELLI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MANUEL MEJIA - 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.: PLNP2009-00240 CONTINUED ITEM FROM NOVEMBER 21, 2013.

Assessor's Parcel No.: 072-0370-068

Owner: John Tsakopoulos Revocable Trust 2005  
641 Wilhaggin Drive, Sacramento, CA 95864

Applicant/Phone/Email: AKT Development Corporation, Attn: Nick Avdis  
7700 College Town Drive, Suite 101, Sacramento, CA 95826  
916-287-9292; navdis@thomaslaw.com

**Project Name: WHITE ROCK ROAD INDUSTRIAL YARD USES**

County Project Manager: Charity Gold, Asst. Environmental Analyst, 874-7529; [goldc@saccounty.net](mailto:goldc@saccounty.net)

Location: The property is located at 12584 White Rock Road, on the south side of White Rock Road, approximately 1.2 miles west of the intersection of White Rock Road and Grant Line Road, in the Cordova community.

- Request:
1. A **Zoning Ordinance Amendment** to amend the Zoning Code to allow a trucking terminal yard, contractor's storage yard, building materials sales yard, heavy equipment storage, a heavy equipment tire sales and repair yard, a concrete and asphalt recycling facility, and a metal sorting and storage yard in the IR(SM) zone subject to the issuance of a conditional Use Permit.
  2. A **Use Permit** to allow a trucking terminal yard, contractor's storage yard, building materials sales yard, heavy equipment storage, a heavy equipment tire sales and repair yard, a concrete and asphalt recycling facility, a metal sorting and storage yard, and a greenwaste facility on an approximately 50-acre-site in the IR(SM) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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

Action: *No action - item continued*

**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:**

1. Workshop on the NewBridge Specific Plan's Land Use Plan presented by the project applicant.

The NewBridge Specific Plan includes requests for the following entitlements: General Plan Amendments to move the UPA, amend the Land Use Diagram, amend the Transportation Diagram, and amend the Bikeway Master Plan; a Community Plan Amendment to amend the Vineyard Community Area Plan; an Affordable Housing Plan; a Development Agreement and a Public Facilities Financing Plan. Application materials are available online (<http://www.planningdocuments.saccounty.net/default.aspx>) and an informational packet will be available at the meeting.

*Presentation by staff and applicants*

2. Presentation by the Department of Transportation on the Jackson Corridor Development Projects – Transit Service.

*Presentation by staff*

**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***

