

**CORDOVA COMMUNITY  
PLANNING ADVISORY  
COUNCIL**

**MINUTES**

Thursday, September 18, 2014  
7:00 PM

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

And via teleconference at:  
748 Marsh Street, San Luis Obispo, CA 93401

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

**NOTE: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.**

**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. **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-Cordova@saccounty.net](mailto:CPAC-Cordova@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	GAY JONES	EXA	<u>CHAIR</u>
	JASON MCCOY	P*	<u>VICE-CHAIR</u>
	ROBERT TRONVIG	P	<u>SECRETARY</u>

**MEMBERS:** DWIGHT HELMICK P

**REPRESENTATIVES:** JOELLE INMAN P- COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA – EXCUSED ABSENCE    R – RESIGNED    U - UNEXCUSED ABSENCE    TE - TERM EXPIRED    P – PRESENT

QUORUM:                      NO

COUNTY REPRESENTATIVE:                      Yes

**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 at 7:00pm
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL \*Jason McCoy is present by speaker phone
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. **Control No.:** PLNP2014-00125  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1691>

**Project Name:** MIRA DEL RIO RETAINING WALL USE PERMIT  
**Hearing Body:** PLANNING COMMISSION

**Assessor’s Parcel No.:** 075-0440-015

**Location:** The property is located at 9809 Mira Del Rio Drive on the north side just east of the terminus of Paseo Rio Way, in the Cordova community.

**Applicant/Phone/Email:** Youngdahl Consulting Group, Inc., Attention: John Youngdahl  
 1234 Glenhaven Court, El Dorado Hills, CA 95762  
 916-933-0633; [john.y@youngdahl.net](mailto:john.y@youngdahl.net)

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

**Request:** A **Use Permit** to allow construction of a 100-linear-foot shotcrete wall in order to re-support a failed portion of bluff located within the RD-5(PC) (Single-family Residential Parkway Corridor Combining) zone. The project will be constructed in the following phases.

1. Phase 1 consists of the construction of approximately 25 feet of shotcrete wall attached to existing soil nails with confining wire mesh, along the eastern portion of the exposed bluff.
2. Phase 2 will continue the soil nails with confining wire mesh and shotcrete wall, consistent with the western 25-foot portion, an additional 75 feet west to cover the remaining unstable bluff.

Investigating Member:

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**COUNCIL RECOMMENDATION:** NONE – NO QUORUM PRESENT. INFORMATIONAL MEETING ONLY

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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Action: NONE

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**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:

Joelle Inman from the County gave an over-view of the above proposed plan; the matter will come back to the CPAC and then go on to the Planning Commission and will be subject to an environmental review. It is unknown at this time if a declaration or full EIR. Also the matter will be referred to the Parkway Department as well for analysis and input. The Park Dept. has guidelines for such matter in the parkway.

John Youngdahl- Youngdahl Consulting – spoke on behalf of the applicant. A portion of the bluff at the applicant’s home had a failure and gave way due to invasive roots. He presented photos. Three phased approach: the first phase has been approved and installed with soil nails and mesh (the nails are embedded 15 ft. into the bank). These soil nails with the mesh are the foundational element of the wall with the shotcrete (Phase two) to be added as soon as possible. There will be with drainage with sump pumps removing the rain run off water away from the bluff and out to the front of the house. Mr. Youndahl was quick to point out that Phases 1(soil nails/mesh) and 2 (application of the shotcrete) were emergency measures.

Phase 3 includes an additional 75 ft. of soil nails, mesh and shotcrete along the bluff; Phase 3 is not an urgent matter. The Owner is not looking to complete Phase 3 yet but wants to be anticipatory in case of another major failure of the bluff. Photo A is an undercut bluff which if it fails would cause major damage; the undercut portions are in the 75 foot area. There are hanging blocks of sandstone that need to be “shaved” off to stabilize the area. Mr. Youngdahl emphasized that the load on top of the bluff (walls, planters and patio additions) are not creating these failures along the bluff but rather it is the roots from the trees below those additions whose roots are growing up into the sandstone hardpan creating fussions in the sandstone. The particularly aggressive fig tree roots are depicted in one of the photos and they are to be removed.

A member of the public in the audience pointed out that there is a sunset provision for a conditional use permits (CUP) such as this one, however, once the CUP vests (with the completion of Phases 1 and 2 the CUP becomes vested). It was alleged that CORPAC had the authority to recommend a sunset provision on this CUP.

Betsy Weiland representing SARA noted that the prior file on this property with the County is lost; she opined that the the walkway on the bluff may have been installed without permits by a prior owner.

The members of the audience voiced their collective concerns to seek alternatives to this “fix”. Mr. Youndahl pointed out that there are limited options here due to the lack of a foundation. He reiterated that the foundation is the nails/mesh with the shotcrete. He noted that one alternative a Gabian wall— but due to deformation of the basket in the Gabial wall that alternative is not feasible. A Gabian wall is a wire basket filled with cobble then stacked on top of one another as a support/foundation but these baskets deform.

Mr. Youndahl pointed out at there is a cavity under the patio slab that needs support for the above additions. He noted that there is no other shotcrete application as a precedent along the parkway. There were some very early-on concrete pours along the parkway bluffs before the permit process but those incidents occurred years ago. Concern was voiced that this applicant’s problem may establish a precedent for other bluff stabilization projects and this proposed “fix” may violate the Parkway Combining Zone ordinance as concrete is not allowed but gunnite is allowed.

Bill Davis, a member of the audience, suggested that the entire application be forced to go through the entire EIR process so that no precedent is established. Phase 1 and 2 is emergency; phase 3 is preventative and anticipatory. He suggested repeatedly that there could be conditions applied to the CUP

with a separate and specific sunset provision for failures of this type. Bill Davis wanted CORPAC to deny the permit, however as we are not in a quorum and this is a workshop no action may be taken.

Kelly Cohen raised questions re the roots and drainage; Mr. Youngdahl stressed that the black plastic drainage pipes below the patio have been abandoned and plugged.

Betsy Weiland voiced concerns about catwalks and stair case; how far are we going to go to approve non-conforming catwalks and patios and stairs on the face of the bluffs. Again, Mr. Youngdahl stressed that the remedial efforts are not for the benefit of the catwalk and stairs but rather the area and improvements above the bluff itself.

Mr. Youngdahl concluded and stated that the owner is spending a lot of money to do it right and make it look acceptable. The completion of phase 1 and 2 with the soil nails and mesh is in place but it is not completely stable without the shotcrete. He stressed that they will be working with the adjacent neighbors to assure that the rainwater is diverted to the front of the houses and not down the bluffs.

**OTHER BUSINESS:**

Nothing

**PUBLIC COMMENT:**

NO OTHER PUBLIC CONTENT

**INFORMATION SHARING:**

**APPROVAL OF MINUTES:**

No quorum

**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***



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