

MINUTES

CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

THURSDAY, May 19, 2016
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 Todd Smith at (916) 874-6918 or smithtodd@saccounty.net or Carol Gregory at (916) 874-5458 or gregoryc@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-Cordova@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	GAY JONES	<u>CHAIR</u>	P	
	ROBERT TRONVIG	<u>SECRETARY</u>	P	
MEMBERS:	DWIGHT HELMICK	P	MAURICE THOMAS	U
	CARMEN MITCHELL	P	MANDI STRELLA	P
REPRESENTATIVES:	TODD SMITH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW P			
	CAROL GREGORY - 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.: [PLNP2014-00201](#)

(This is an informational item only. No action required)

Project Name: Aspen 8 And 9 Mining Use Permit, Community Plan Amendment And Rezone, Reclamation Plan And Development Agreement

Assessor's Parcel No.: 063-0180-005, 063-0180-006, 063-0160-001 (Aspen 8); 066-0020-006, 066-0030-001, 066-0050-003 (Aspen 9), and 063-0190-027 (Conveyor extension to Aspen 5 South)

Location: The project is located on both sides of Elder Creek Road approximately 4,000 feet east of Bradshaw Road, in the Vineyard community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Attention: John Lane
Teichert Materials
3500 American River Drive, Sacramento, CA 95864
916-484-3256; jlane@teichert.com

Consultant: Attention: Beth Kelly
Burlison Consulting, Inc.
950 Glenn Drive, Suite 245, Folsom, CA 95630
916-984-4651 ext 14; bk@burlisonconsulting.com

Engineer: Attention: Steve Greenfie
Cunningham Engineering
2940 Spafford Street, Suite 200, Davis, CA 95618
530-758-2066; steve@cecwest.com

Others: Attention: Ron Gatto
Teichert Land Company and
Triangle Properties
3500 American River Drive, Sacramento, CA 95684
916-484-3011; rgatto@teichert.com

County Project Manager: *Mark Michelinini, Senior Planner, 874-5648; michelinim@saccounty.net*

- Request:**
1. A **Use Permit** to allow surface mining on approximately 357 acres of a 690 acres project site.
 2. A **Use Permit** to allow a conveyor system to transport the mined materials across adjacent parcels to an off-site processing plant.
 3. A **Rezone** to add the Surface Mining Combining Zone to 690 acres of IR (F), AG-80 (F) and AG-160 (F) land.
 4. A **Reclamation Plan** to include agricultural uses as the end use of the mine.
 5. A **Development Agreement** between the applicant and the County of Sacramento.

Investigating Member:

COUNCIL RECOMMENDATION: No action required; this was an informational presentation only.

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

Action: John Lane, on behalf of Teichert Materials, spoke and advised the Board that Teichert was seeking a 15 year term on the Use Permit for surface mining; he spoke about the plans to open Aspen VIII and Aspen IX for excavation of sand and gravel. He assured the members of the Board and the public that the same environmental concerns that Teichert has shown in the past for environmental preservation and mitigation would be honored with opening these two new areas. The presentation was informational only as to CorPac as the proposed sites are in the Vineyard PAC. He explained that the mined materials would be moved by electric conveyors with little or no hindrance of creeks, watersheds or vernal pools. He assured those in attendance that the reclamation of the open pits would be consistent with grassland/open space uses while Teichert owned the properties. Should Teichert sell the properties he could not assure the attendees that the reclamation goal would be limited to grassland/open space uses in perpetuity.

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.: [PLNP2015-00263](#)

Project Name: Capital Christian Digital Sign Use Permit and Design Review

Assessor's Parcel No.: 068-0011-086

Location: The property is located north of Capital Christian Center, at the northeast intersection of Micron Avenue and Mayhew Road, directly south of Highway 50 in the Cordova community. (Supervisor District 5: Nottoli)

Applicant/Phone/Email: Attention: Rick Le Burkien
 Capital Christian Center
 9470 Micron Avenue, Sacramento, CA 95827
 916-316-0014; rick.leburkien@inspirek12.com

County Project Manager: Cindy Schaer, 916-874-8624

Request: 1. A Use Permit to allow a 25-foot 8-inch high, 200 square foot digital billboard for the adjacent Capital Christian Center on approximately 7.51 acres within the Sacramento County Special Sign Corridor (Highway 50) and the BP (Business Professional) zone. The digital billboard will be located in a landscaped, irrigated planter

2. A Special Development Permit to deviate from the Sacramento Zoning Code Sections:
 - 5.10.1.N.2. Location: Allow a 12-foot setback, rather than the required 50-foot setback, from the Highway 50 right-of-way.
 - 5.10.1.N.8.d. Location: Allow a 190 foot setback, rather than the required 500 foot setback from a residential zone.
 - 5.10.1.N. 11. Removal of Existing Billboards: Allow the digital billboard, without requiring the removal of any existing signage.
3. Design Review to comply with the Business Professional Development Standards for signs.
4. A Development Agreement that includes limiting the digital billboard display to Capital Christian Center and community activities/programs only.

Investigating Member:

COUNCIL RECOMMENDATION:

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

Action: The applicant initially came on before CorPAC for an advisory review in November, 2015, re the erection of a digital sign adjacent to Highway 50. Subsequently, the applicant amended the application for erection of from a digital sign to a digital billboard based upon different County requirements and the potential applicability of a recent U.S. Supreme Court case of Reed vs. Gilbert. Rick Le Burkien, Pastor Cole and church members spoke on behalf of the applicant and advised the CorPAC members that the County's Design Review Advisory Committee found the revised digital billboard and revised landscape planter compatible with the existing church architecture and site characteristics. The applicant assured the CorPAC members that the content of the billboard would not include advertising and would convey only information regarding the church and community activities. After an extensive discussion, member Helmick moved to approve the granting of a Use Permit and Special Development Permit to allow deviation from County Zoning Code sections. Member Helmick's motion was seconded by member Strella. Further discussion followed with the final vote as follows:
 In favor: Two votes (Helmick and Strella)
 In opposition: Three votes (Jones, Tronvig and Mitchell)
 Absent: One (Thomas)
 Abstain: None
 The CPAC Referral to the County Board of Supervisors recommended denial of the applicant's request.

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: Helmick		Seconded by: Strella		
Vote:	Yes: 2	No: 3	Abstain: -0-	Absent: 1

Comments:

3. Control No.: [PLNP2013-00044](#)

Project Name: Mather Field General Plan Amendments, Amendment To The General Plan Transportation Diagram, Specific Plan Amendment, Zoning Ordinance Amendment, And Extension Of Zinfandel Drive

Assessor's Parcel No.: Various

Location: The property is located within the Mather Field Specific Plan Area, generally located south of the City of Rancho Cordova, west of Sunrise Boulevard, north of Kiefer Boulevard, and east of Happy Lane, in the Cordova community. (Supervisor District 5: Don Nottoli)

Applicant/Phone/Email: Attention: Rick Balazs
County of Sacramento
Economic Development and Marketing
700 H Street, Suite 6750, Sacramento, CA 95814

County Project Manager: Carol Gregory, Associate Planner, 874-5458; gregoryc@saccounty.net

- Request:**
1. A General Plan Amendment to amend the Land Use Diagram from Intensive Industrial (approximately 247.5 acres), Low Density Residential (approximately 391.8 acres), Public Quasi-public (approximately 2,266 acres), Commercial and Office (approximately 3.9 acres) and Recreation (approximately 2,468.5 acres) to Extensive Industrial-Aggregate Resources (approximately 67.9 acres), Intensive Industrial (approximately 693.4 acres), Low Density Residential (approximately 392.5 acres), Natural Preserve-Resource Conservation-Protected (approximately 1,272.0 acres), Public Quasi-public (approximately 1,606.7 acres), Recreation (approximately 153.9 acres), Commercial and Office (approximately 3.9 acres) and Urban Development Area (approximately 1,218.4 acres) for approximately 5,377.6 acres. Note: The Land Use Diagram changes in the Mather Airport area of the project site and the Independence at Mather housing development area result in only minor modifications to the existing designations, and do not change the allowed uses in those areas.
 2. An Amendment to the General Plan Transportation Diagram to reflect six alternative realignments proposed for Zinfandel Drive.
 3. A **General Plan Amendment** to amend language contained in the Land Use Element defining the Urban Development Area (UDA) Land Use Designation.
 4. A Specific Plan Amendment to amend the Mather Field Specific Plan, including addition of Natural Preserve (Resource Conservation-Protected), Industrial Extensive (Aggregate Resource), and Urban Development Area Land Use Designations and to remove areas within the City of Rancho Cordova from the Specific Plan.
 5. A Zoning Ordinance Amendment of the Mather Field Special Planning Area (SPA) (SZC 97-0021, Section 603) encompassing numerous changes to the SPA text and exhibits to accommodate new Natural Preserve and Urban Development Area Land Use Districts and to remove areas within the City of Rancho Cordova from the Special Planning Area Ordinance. Note: The SPA changes in the existing Mather Airport District, and Single-Family

Residential District (Independence at Mather) result in only minor modifications to, and do not change the allowed uses in those areas.

Additional project permitting requirements include: Approval of the extension of Zinfandel Drive from approximately 900 feet south of Douglas Road to approximately 2,100 feet south of Woodring Drive and the extension of a sanitary trunk sewer line within the right-of-way of Zinfandel Drive from North Mather Boulevard in the City of Rancho Cordova to approximately 2,100 feet south of Woodring Drive.

Investigating Member:

COUNCIL RECOMMENDATION:

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

Action: Todd Smith on behalf of the County Planning and Environmental Review Department spoke on the Mather Field General Plan Amendments, et. al, (hereinafter referred to as the proposed 5/2016 Mather Field Amendments). Mr. Smith noted that this project had come before the CorPac on May 16, 2013. Mr. Smith summarized the general concerns of the CorPac members in 2013 included a serious reluctance to locking in land uses before a more detailed plan is put forth and allowing stakeholders have an opportunity to review and discuss the actual land uses. Other concerns included additional connections between the development and Sunrise Blvd; secondly, that if the university project is abandoned, that the designated section of land not revert to housing or other commercial development. Lastly, Mr. Smith noted that in 2013 it was a priority to preserve recreational, open areas for biking, walking in addition to the protection of the vernal pools indigenous to this area. In September, 2015 an earlier iteration of the Mather Field Plan came before the County Supervisors. A draft EIR fostered extensive public comment and the matter was referred back to County Planning to conduct additional outreach with local stakeholders. Mr. Smith explained the stakeholder group’s consensus points to date that were presented to the Board of Supervisors in February 2016.

In the current proposal, Mr. Smith noted that the number of acres in the proposed Urban Development Area is not 1,218.4 acres but rather approximately 800 acres, as no changes to the land use designation for the Mather Golf Course and Mather Lake areas are proposed with this project. Mr. Smith stated that the plans to establish a university on a portion of the development has been abandoned and the land set aside for that purpose has been added generally to the Urban Development Area (UDA). Mr. Smith advised that residents Of Independence at Mather and the Mather South developer are stakeholders to these proposed amendments and have been participating in these discussions as well.

Using satellite maps, Mr. Smith described the step-by step changes including the options for realignment of Zinfandel Drive and the conceptual land use plan in the future Mather South project to accommodate the preservation of specific vernal pools including their watersheds (Crittter Pool and Spadefoot Pool). He noted that that the project includes an extension of the sanitary trunk sewer line along the realigned Zinfandel Drive. A public member voiced concerns about tunneling vs. trenching for the sewer line and the impact each would have on the hardpan in the watershed areas for the vernal pools. Mr. Smith further explained this topic was being discussed with the stakeholder group and County staff is working on a technical solution to address the concerns regarding hardpan disruption. The revised EIR will include analysis of no less than six alternative proposed realignments for Zinfandel Drive. One of the alignments will be selected as the preferred alignment, and included in amendments to the General Plan Transportation Diagram. When the preferred alignment is identified the resultant acreages of the proposed UDA and natural preserve areas on both sides of Zinfandel Drive will be finalized. Mr. Smith stated that the revised project and revised EIR would be heard by the County Planning Commission on June 13, 2016 with a hearing scheduled before the County Board of Supervisors to discuss the revised project and the revised EIR on July 26, 2016. While no motion was made and no vote taken in part due to

the evolving final plans, the CorPAC members voiced concerns that the general classification of this entire area as a UDA potentially could lead to misuses inconsistent with the primary intent.

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: No motion or vote on this matter.	Seconded by:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS:

PUBLIC COMMENT:

INFORMATION SHARING:

APPROVAL OF MINUTES: MINUTES OF MARCH 17, 2016 WERE UNANIMOUSLY APPROVED

ADJOURNMENT: AT 9:07 BY UNANIMOUS VOTE

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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