

# MINUTES

## CORDOVA COMMUNITY PLANNING ADVISORY COUNCIL

THURSDAY, February 16, 2017  
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](mailto:smithtodd@saccounty.net) or Carol Gregory at (916) 874-5458 or [gregoryc@saccounty.net](mailto: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](mailto:CPAC-Cordova@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	GAY JONES P	<u>CHAIR</u>
	ROBERT TRONVIG P	<u>SECRETARY</u>
<b>MEMBERS:</b>	CARMEN MITCHELL P	MAURICE THOMAS P
	CHRISTOPHER STAHL -P	MANDI STRELLA P
	ERIN HEATH P	
<b>REPRESENTATIVES:</b>	TODD SMITH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	
	CAROL GREGORY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

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

QUORUM DETERMINATION:                      Yes

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 7:02pm
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. **Control No.:** [PLNP2016-00501](#)
- Project Name:** Fesliyan Residential Accessory Dwelling
- Assessor’s Parcel No.:** 068-0391-012
- Location:** The project is located at 9371 Matador Way, approximately 180 feet west of Zorina Way in the Cordova community.
- Owner/Applicant:** Kory Fesliyan  
 9371 Matador Way  
 Sacramento, CA 95826  
 (916) 764-6605  
[Kory.fesliyan@gmail.com](mailto:Kory.fesliyan@gmail.com)
- County Project Manager:** Ciara Atilano, Assistant Planner, (916) 874-1628, [atilanoc@saccounty.net](mailto:atilanoc@saccounty.net)
- Request:**
1. A **Use Permit** to allow an existing 960 square-foot detached garage to be converted into a residential accessory dwelling on approximately 0.78 acres in the RD-5 zone.
  2. A **Special Development Permit** to deviate from the side yard setback requirements. (SZC 5.4.2.B.)
- Investigating Member:** Gay Jones

**COUNCIL RECOMMENDATION:**

Item #1

Todd Smith stated the request is for a Use Permit for the residential conversion of a 960 Sq. foot detached garage on residential property consisting of 1.78 acres currently zoned at RD5; This Special Development Permit is required based upon County side yard set-backs and the need or a variance. The structure is already in existence and is greater than 600 Sq. feet. Currently County code requires a 5’ set back and this structure has a 3’ set back.

The applicant advised the CorPAC Council that the local fire district and sewer districts have reviewed the request and have not raised objections. The property is located in the Rosemont community and the Council noted that the President, Terry Duggan, of that community association was not present at the meeting. Mr. Duggan’s absence and lack of any objection to the application was noted by the Council.

On motion of Ms. Strella, seconded by Mr. Stahl, to approve the application the vote was unanimous in favor of the application.

Motion by: Ms. Strella		Seconded by: Mr. Stahl		
Vote:	Yes 7	No -0-	Abstain -0-	Absent -0-
Action:				

**PLANNING ITEMS FOR REVIEW:**

2. Control No.: [PLNP2009-00240](#)

Project Name: White Rock Road Industrial Park (GR Trucking)

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

Location: The project 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

Owner/Applicant: John Tsakopoulos Revocable Trust  
641 Wilhaggin Drive  
Sacramento, CA 95864  
Attn: Cathy Tsakopoulos Lagesse  
(916) 482-6739

Applicant/Phone/Email: AKT Development Corp.  
Attn: Ron Bertolina  
(916) 383-2500  
[Ron@aktinvestments.com](mailto:Ron@aktinvestments.com)

Other: Thomas Law Group  
455 Capitol Mall, Ste 801  
Sacramento, CA 95814  
Attn: Nick Avdis  
(916) 287-9292  
[navdis@thomaslaw.com](mailto:navdis@thomaslaw.com)

Other: GR Trucking/Crete Crush  
Contact: Adam Barrows  
[abarrows@grtrucking.com](mailto:abarrows@grtrucking.com)

County Project Manager: Wendy W. Hartman, Senior Planner, 875-0527, [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)

- Request:
1. A **Use Permit** to allow for an existing outdoor industrial park on approximately 50 acres of an approximately 102 acre site in the IR zone district that includes the following uses:
    - a. Major Recycling Facility – GR Trucking/Crete Crush:  
GR Trucking/Crete Crush utilize a majority of the project site and engages in concrete and asphalt recycling activities  
  
Insert materials such as rock, concrete, and asphalt, and as more thoroughly defined in CCR Section 17381 (k)(1).]). GR Trucking also has a fleet of trucks that transport material to and from the asphalt/concrete recycling plant. Trucks at the site are utilized by the recycling operations, as such are ancillary to the recycling plant's operations. Additionally, the operations on the site include the ancillary recycling of metals (rebar primarily) that are separated from the concrete. The site does not receive scrap metal for further recycling. While the majority of the business is operated outdoors, the site also includes a small office building and a few accessory structures/construction trailers associated with the recycling business
    - b. Heavy Equipment Storage and Service Yard – Armonds Giant Tire Service: Armonds is a heavy equipment tire service/storage operation on approximately 3.6 acres of the site. The facility stores new and used heavy equipment tires and includes a small office trailer for the business along with a small number of commercial trucks (3-5) used to provide tire service to customers off site. Armonds does not recondition or refurbish used tires on site, nor does it engage in junk tire handling activities.

- c. Heavy Equipment Storage and Service Yard –Mitchell Engineering: Mitchell Engineering utilizes an approximately 2.4 acre portion of the site for storage of heavy equipment and related activities associated with a contractor's service yard.
2. A Design Review to comply with the Countywide Design Guidelines.

Investigating Member: None designated

#### Item #2

Prior to the commencement of the hearing on Item #2, Ms. Heath recused herself stating she felt that she had a conflict of interest on the issue.

Todd Smith stated that the request is for a Use Permit to allow for an existing outdoor industrial park on approximately 50 acres of an approximately 102 acre site in an IR zone district that presently includes the following uses: GR Trucking/Crete Crush (a major recycling facility); Armonds Giant Tire Service (a heavy equipment storage and service yard); and, Mitchell Engineering, principal lessee, (as heavy Equipment storage yard).

Mr. Nick Avdis, on behalf of GR Trucking principal lessee of the property, seeks approval from the CorPAC to maintain those operations over time to allow investment for replacement, not expansion, of equipment, structures and facilities.

Todd Smith advised the CorPAC that the concern is for the on-going impact on property owners principally, the City of Rancho Cordova and Rio Del Oro, an envisioned Elliot Homes residential community that abuts the applicant's property. Mr. Smith reminded the CorPAC that it has no jurisdiction over the City of Rancho Cordova and this multi-jurisdictional aspect is a concern and noted that no representative from the City of Rancho Cordova was present at this meeting. The Rio Del Oro development property interests were represented by Mike LaFortune and Martha Lofgren.

Mr. Avdis began his presentation by advising the CorPAC that the major business operations on the property were based on a 2009 application. In support of this application they have completed and secured approval for noise, air and water quality, and traffic studies. The topography of the subject property is very irregular. He encouraged the CorPAC to approve the application.

Speaking on behalf of the adjacent land owner, Martha Lofgren, advised the CorPAC that until recently there had been very little recent information sharing between the parties in the last 1.5 years and suggested that the CorPAC defer a vote on the application pending additional information and an opportunity for the two parties to continue their dialogue/negotiation. She stated it is not the adjacent landowner's intention to immediately shut down the applicants operations. But she then enumerated the following concerns:

1. Sunset provision on the entire operation with GR Trucking demanding 20 years and Rio Del Oro demanding 7 years from the date that Elliot pulls the development map on the property immediately adjacent to the applicant's property.
2. Sharing the noise study.
3. Sharing the dust and respiratory irritants study.
4. Specifics on the hours of operation (no information on this is in the application).
5. Issues of aesthetics.
6. Proposals re the use or limits upon the Undeveloped Area #2 consisting of approx.. 29.9 AC between the applicant's current operations and the residential development.
7. Share the traffic study and establish limits as to the number of trucks accessing the applicant's property on a daily basis.
8. Potential odor issues.

There was a spirited exchange of views among CorPAC members addressing the merits and the proper

course for the CorPAC to take on the issue. On motion by Mr. Thomas, and seconded by Ms. Mitchell, he moved for a non-binding, conditional approval of the use permit be endorsed conditioned upon: 1. The parties (including representatives from the City of Rancho Cordova) meeting and addressing the issues enumerated above and 2. The result(s) of that meeting being reported back to the CorPAC through Mr. Smith. With one abstention (Heath) the motion passed with six votes in favor and none in opposition. Upon the conclusion of the vote, Ms. Heath re-joined the meeting.

**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 6	No -0-	Abstain -0-	Absent -1-
Action:				

**OTHER BUSINESS:**

General Information: Mr. Smith advised the CorPAC as to the following:

1. The representatives from Helmets to Hardhats, a Veterans’ Advocacy Group, who appeared before the CorPAC in February also made a presentation to the full Board of Supervisors. The group’s website is <https://www.youtube.com/watch?v=HW7izRffBYA>.
2. Save the date for C-pac members on April 3, 2017; staff is constructing and up-dating binders with new information including bi-laws and other relevant information for the members.
3. On the Mather South project, Vineyard –pac is in further discussion with the West Jackson developers and a new Notice of Preparation (NOP) will be brought before the CorPAC.

Ms. Jones advised the attendees, that on February 28<sup>th</sup> at the Cordova Library there will be a meeting on the California American Water Agency’s application to the California PUC for a water rate increase/re-structuring of rates. She noted that there will be representatives from the Offices of the Ratepayers Advocates and encouraged attendance for those having an interest.

**PUBLIC COMMENT:**

**INFORMATION SHARING:**

**APPROVAL OF MINUTES: YES -7- NO-0-**

On motion by Ms. Strella, seconded by Mr. Stahl, the Amended Minutes from the January meeting was approved unanimously.

**ADJOURNMENT:** On motion from Mr. Tronvig, seconded by Ms. Jones, the meeting was adjourned at 8:59pm.

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, 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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