

**COSUMNES
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Tuesday, January 26, 2016
7:00 PM

**Cosumnes River Elementary School
13580 Jackson Rd, Sloughouse, CA 95683**

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cosumnes CPAC Chair, Frederick Hegge at (916) 539-3372. The Sacramento County Planning and Environmental Review Division representatives for the Cosumnes CPAC area are Surinder Singh at 916-874-5462 or singhsu@saccounty.net or Mark Michelini at (916) 874-5648 or michelinim@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-Cosumnes@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	FREDERICK HEGGE JAMES PERHAM JON OLDENBURG	<u>CHAIR</u> <u>VICE CHAIR</u> <u>SECRETARY</u>
MEMBERS:	ROBERT HUNTER DANIEL REID JAMES MOORE	EVAN K. WINN TRICIA LOPEZ JOHN MERCHANT
REPRESENTATIVES:	SURINDER SINGH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MARK MICHELINI - 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

WORKSHOP/COMMUNITY SCOPING:

1. Control No.: [PLNP2014-00206](#)

Project Name: Rancho Murieta North

Assessor's Parcel No.: 073-0800-003, 007, 008, 009; 073-0180-029; 073-0790-023
073-0090-062

Location: The property is located on approximately 772.2 acres in the Rancho Murieta community. (Supervisor District 4: MacGlashan)

Applicant/Phone/Email: Attention: John M. Sullivan
Rancho Murieta Properties LLC
14670 Cantova Way, Suite 220, Rancho Murieta, CA 95683
916-262-7574; winepro@sbcglobal.net

Engineer: Attention: Michael Robertson
Baker-Williams Engineering Group
6020 Rutland Dr., Suite 19, Carmichael, CA 95608
916-331-4336 x14; miker@bwengineers.com

County Project Manager: *Shelby Maples, Associate Planner, (916) 874-6323;*
mapless@saccounty.net

- Request:**
1. A **Zoning Ordinance Amendment** to the Rancho Murieta Planned Development (PD) Ordinance (77-PD-10) to allow the proposed large and small lot tentative subdivision map and associated projects and entitlements, including 827 single-family residential lots, 39.8 acres of general commercial, as well as recreation and open space areas including an approximately 3-acre community nature & resource area. Additionally, the proposed Amendment would reconfigure the open space areas as shown on the approved master plan and alter the densities shown on the approved master plan, including an increase in density from three dwelling units per acre to four and five dwelling units per acre in some areas [RD-4 (PD) (Residential) and RD-5 (PD) (Residential)].
 2. A **Rezone** of approximately 772.2 ±gross acres from A-2 (PD) to 230.0 acres of RD-4 (PD) (Residential); 67.1 acres of RD-5 (PD) (Residential); 435.3time acres of Recreation/Open Space (PD); and 39.8 acres of GC (PD) (General Commercial).
 3. A large lot **Tentative Subdivision Map** to divide the 772.2 ±gross acre site into 11 large lots consisting of eight (8) "Village" lots, and three (3) parcels for recreation, trails, and open space.
 4. A small lot **Tentative Subdivision Map** to divide the eight (8) "Village" large lot maps into 827 single-family residential lots.

5. A **Use Permit** to allow casitas and accessory dwellings per the proposed Rancho Murieta North Design Guidelines, in accordance with the provisions of the Sacramento County Zoning Code (Title III, Chapter 5, Article 6).
6. A **Special Development Permit** to allow for alternative design, including deviations from required setbacks and height limitations, per the proposed Rancho Murieta North Design Guidelines.
7. **Design Review** to comply with the Sacramento County Design Guidelines.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. The Community Planning Advisory Council will not be making a recommendation to the County of Sacramento Community Development Department, Planning and Environmental Review Division at this time. The project will return to the CPAC in the future for a formal recommendation. We encourage your attendance at the Community Planning Advisory Council meeting, however if you are unable to do so, you may submit comments in writing. Please note that all comments received become a part of the public record for this project.

The workshop shall also function as a community Scoping Meeting for the Environmental Impact Report (EIR). The purpose of the community Scoping Meeting is to assist the CEQA Lead Agency (Sacramento County) in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in the EIR. Comments presented during the community scoping meeting should be limited to the appropriate scope and content of the EIR.

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 Community Development Department, 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.

Investigating Member:

OTHER BUSINESS:

PUBLIC COMMENT:**APPROVAL OF MINUTES:****ADJOURNMENT:**

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

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Outside unincorporated Sacramento County

Dial 916-875-4311