

AGENDA

COSUMNES COMMUNITY PLANNING ADVISORY COUNCIL

Wilton Community Center
9717 Colony Road
Wilton, CA 95693

Wednesday, July 26, 2017

7:00 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Cosumnes CPAC Chair Frederick Hegge (916) 539-3372

County of Sacramento, Office of Planning and Environmental Review representatives for the Cosumnes Area

Principal Planner Surinder Singh (916) 874-5462 singhsu@saccounty.net

Associate Planner Todd Taylor (916) 874-3125 taylor@cpac.saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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 Chair
James Perham Vice-Chair
Jon Oldenburg Secretary

MEMBERS: Robert Hunter Evan K. Winn
Daniel Reid John Merchant
James Moore

COUNTY PLANNING REPRESENTATIVES: Surinder Singh Todd Taylor

<i>EXA</i> – Excused Absence	<i>U</i> - Unexcused Absence	<i>P</i> – Present
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the May 24, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1. **Entitlement(s): XSB**

Control No.: **PLNP2017-00151 Residences Of Murieta Hills West – Vesting Tentative Map Time Extension**

APN: **073-0190-106**

Applicant: Walters Land Planning

Owner: BBC Murieta Land LLC

Location: The project is located at 6307 Stonehouse Road; on the east side of Stonehouse Road approximately 1520 feet north of Escuela Drive in the Rancho Murieta planned development.

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of five years from the date of final action by the hearing body for:

- A Vesting Tentative Subdivision Map (01-RZB-ZOB-SVB-AHS-0069) to divide approximately 59.9 acres into 99 residential lots, four open space lots, one landscape lot, one television tower lot, and one private road lot in the RD-3 (PD) zone (37 acres) and O (PD) zone (22.9 acres) in the Rancho Murieta Planned Development.
- Entitlements approved with and pertaining to the above, specifically; an Affordable Housing Plan.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: *Shelby Maples, Associate Planner, 916-874-6323, mapless@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2. **Entitlement(s): XSP**

Control No.: **PLNP2017-00182 Riverview Tentative Subdivision Map Time Extension**

APN: **073-0790-007**

Applicant: Walters Land Planning

Owner: PCCP CSGF RB Portfolio LLC

Location: The project is located on the east side of Reynosa Drive, near the intersection of Nueva Drive and Reynosa Drive in the Rancho Murieta community.

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date two years from the date of final action by the hearing body for:

- A Tentative Subdivision Map (Control Number 2004-0168), to divide approximately 57.35 acres into 140 residential lots, one park site (Lot B), one open space lot (Lot C), one resource protection area lot (Lot D), one landscape lot (Lot E), one wetlands restoration area (Lot F), and one sediment basin (Lot G), on property zoned RD-5 (PD) in the Rancho Murieta Planned Development.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: *Shelby Maples, Associate Planner, 916-874-6323, mapless@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:

Seconded by:

Vote

Yes

No

Abstain

Absent

Action:

3.

Entitlement(s): XSB

Control No.: PLNP2017-00183

APN: 073-0190-105

Applicant: Walters Land Planning

Owner: PCCP CSGF RM Portfolio LLC

Location: The project is located on the east side of Stonehouse Road, approximately 1,400 feet north of Escuela Drive, in the Rancho Murieta community.

Request: A Time Extension pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend the expiration date a maximum of five years from the date of final action by the hearing body for:

- A Vesting Tentative Subdivision Map (06-RZB-ZOB-SVB-AHS-0252) to create four single-family lots in the RD-1 (PD) zone and 95 single-family lots in the RD-3 (PD) zone, in addition to four open space lots, one sewer lift station lot, and one private road lot.
- Entitlements approved with and pertaining to the above, specifically; an Affordable Housing Plan.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: *Shelby Maples, Associate Planner, 916-874-6323, mapless@saccounty.net*

[Click here for more information](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

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. During the Appeal hearing, the applicant or appointed representative must be present.

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

Comments:

OTHER BUSINESS:

- South Sacramento Habitat Conservation Plan (SSHCP) – Presentation/Workshop

PUBLIC COMMENT:

ADJOURNMENT:

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 of Sacramento, Office of Planning and Environmental Review 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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TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

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*Outside unincorporated Sacramento County
Dial 916-875-4311*