

**COSUMNES
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Monday, November 16, 2015

7:00 PM

Wilton Firehouse
9800 Dillard Road, Wilton, CA 95693

<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 michelini@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

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2015-00123](#)

Project Name: University Village

Assessor's Parcel No.: Portions of 073-0040-020, 073-0040-023, 073-0040-024
& 073-0040-025

Location: The 137.4 acre University Village Tentative Subdivision Map is located within the approved Cordova Hills Special Planning Area and Master Plan. The project site is located approximately 1 mile east of Grant Line Road, immediately south of Glory Road in the Cosumnes Community Planning Area. As identified in the Cordova Hills Master Plan, University Village is just east of the planned University/College Campus and just west of the Paseo Central open space area.
(Supervisor District 5: Nottoli)

Owner: Attention: Mark Hanson
073-0040-020 & 023
Cordova Hills, LLC
073-0040-024
CONWY, LLC
5241 Arnold Avenue, McClellan, CA 95652

Applicant/Phone/Email: Attention: Mark Hanson
Cordova Hills, LLC
5241 Arnold Avenue, McClellan, CA 95652
916-565-3667; mhanson@bmcorp.com

Engineer: MacKay & Somps Civil Engineers, Inc.
1552 Eureka Road, Suite 100
Roseville, CA 95661
916-773-1189; hfuers@msce.com

Land Planner: Attention: Bruce Walters
Walters Land Planning
7498 Griggs Way, Sacramento, CA 95831
916-502-1723; wlp12@comcast.net

**County Project
Manager:** *George Dellwo, Project Manager (916) 875-3711; dellwog@saccounty.net*

- Request:
1. A small lot **Tentative Subdivision Map** to divide twelve (12) Large Lot Map lots into 621 total lots (571 residential lots) located on 13 7.4 acres. The subdivision proposes a mix of six housing types and two large lots for future multi-family development. The map also includes an elementary school site various park sites, numerous paseos (large and small), landscape, and open space areas.
 2. **Design Review** to comply with the Sacramento County Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

2. Control No.: [PLNP2015-00124](#)

Project Name: Ridgeline Village

Assessor’s Parcel No.: Portions of 073-0040-020, 073-0040-023, 073-0040-024, 073-0040-029 & 073-0040-033

Location: The 204.9 acre Ridgeline Village Tentative Subdivision Map is located within the approved Cordova Hills Special Planning Area and Master Plan. The project site is located approximately 1 mile east of Grant Line Road, immediately south of Glory Road in the Cosumnes Community Planning Area. As identified in the Cordova Hills Master Plan, Ridgeline Village is northeast of the planned University/College Campus and just west of the Paseo Central open space area.
(Supervisor District 5: Nottoli)

Owner: Attention: Mark Hanson
 073-0040-020 -023 & -29
 Cordova Hills, LLC
 073-0040-033
 CONWY, LLC
 5241 Arnold Avenue, McClellan, CA 95652

Applicant/Phone/Email: Attention: Mark Hanson
 Cordova Hills, LLC
 5241 Arnold Avenue, McClellan, CA 95652
 916-565-3667; mhanson@bmcorp.com

Engineer: Attention: Holger Fuerst
 MacKay & Soms Civil Engineers, Inc.
 1552 Eureka Road, Suite 100, Roseville, CA 95661
 916-773-1189; hfuers@msce.com

Land Planner: Attention: Bruce Walters
 Walters Land Planning
 7498 Griggs Way, Sacramento, CA 95831
 916-502-1723; wlp12@comcast.net

County Project Manager: *George Dellwo, Project Manager (916) 875-3711; dellwog@saccounty.net*

- Request:
1. A small lot **Tentative Subdivision Map** to divide fifteen (15) Large Lot Map lots into 720 total lots (685 residential lots) located on 204.9 acres. The subdivision proposes a mix of five housing types and one large lot for future Flex Commercial development. The map also includes two park sites, numerous paseos, landscape, and open space areas.
 2. **Design Review** to comply with the Sacramento County Design Guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

OTHER BUSINESS:

- Election of Officers – Cosumnes CPAC

PUBLIC COMMENT:

APPROVAL OF MINUTES:

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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
*Outside unincorporated Sacramento County
 Dial 916-875-4311*