

# AGENDA

Wednesday, December 28, 2016

7:00 PM

## COSUMNES COMMUNITY PLANNING ADVISORY COUNCIL

**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](mailto:singhsu@saccounty.net) or Todd Taylor at (916) 874-3125 or [taylor@saccounty.net](mailto:taylor@taylor@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](mailto:CPAC-Cosumnes@saccounty.net). Please identify the relevant project using the project name, control number or address.*

<b>OFFICERS:</b>	FREDERICK HEGGE JAMES PERHAM JON OLDENBURG	<u>CHAIR</u> <u>VICE CHAIR</u> <u>SECRETARY</u>
<b>MEMBERS:</b>	ROBERT HUNTER DANIEL REID JAMES MOORE	EVAN K. WINN JOHN MERCHANT
<b>REPRESENTATIVES:</b>	SURINDER SINGH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW TODD TAYLOR - 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.: [PLNP2016-00225](#)

**Project Name:** Fung Residential Accessory Dwelling

**Assessor's Parcel No.:** 136-0070-028

Location: The property is located at 11806 Green Road in the Cosumnes community. (District 5: Nottoli)

Owner: Aaron Fung  
P.O. Box 27365, San Francisco, CA

Applicant/Phone/Email: Attention: Penny England  
Tom's Mobile Specialists  
6566 Lincoln Boulevard, Oroville, CA 95966  
530-533-9117; [tomsmobilemotor@yahoo.com](mailto:tomsmobilemotor@yahoo.com)

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@sacounty.net](mailto:vogtt@sacounty.net)*

Request: A Use Permit for a 1,157 square-foot residential accessory dwelling on approximately 5.23 acres in the AR-5 zone.

Investigating Member:

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**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.: PLNP2016-00488

**Project Name: OE3 Training Center and Open Space Preservation  
Early CPAC Workshop**

**Assessor’s Parcel No.: 128-0090-032, 128-0110-011, 128-0060-001**

Location: The property is located off of Meiss Road, approximately a 1/2 mile south of Meiss Road and 1/2 mile east of Apple Road in the Cosumnes community. (District 5: Nottoli)

Applicant/Phone/Email: Attention: Tammy Castillo  
Operating Engineers Local #3  
14738 Cantova Way  
Sloughhouse, CA 95683  
(916) 354 2029; [tcastillo@oe3jac.org](mailto:tcastillo@oe3jac.org)

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

Request: An Early CPAC Workshop to discuss a Use Permit to construct a new 80,000 square-foot training campus on approximately 1,500 acres in the AG-80 zone. The campus facilities will be located on approximately 15 acres, with 450 acres being used as equipment training area. The remaining 1,050 acres will be dedicated as preservation open space. The campus will host approximately 180 staff and students with training programs lasting a maximum of 8 weeks. The facilities will be accessed via a private drive off of Meiss Road.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.**

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

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**COUNCIL RECOMMENDATION:**

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Motion by:

Seconded by:

Vote:

Yes

No

Abstain

Absent

Action:

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**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:				

**3. Control No.:**      [PLNP2016-00424](#)

**Project Name:**    **Brown Residential Accessory Dwelling**

**Assessor’s Parcel No.:**    **128-0032-026**

Location:    The property located at 13016 Apple Road, on the south corner of Apple Road and Dillard Road in the Cosumnes community.  
(District 5: Nottoli)

Owner:    Fred Collins  
13016 Apple Road, Wilton, CA 95693  
562-217-5317; [fred\\_1121@yahoo.com](mailto:fred_1121@yahoo.com)

Applicant/Phone/Email:    Neal Hocker  
2750 West Capitol Avenue, West Sacramento, CA 95691  
916-416-2002; [nealhocker@hotmail.com](mailto:nealhocker@hotmail.com)

County Project Manager:    *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

Request:    A Use Permit to allow a 1,200 square foot residential accessory dwelling on approximately 4.62 acres in the A-5 zone.

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:**

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