PUBLIC COMMENT PROCEDURES

In compliance with directives of the County, State, and Centers for Disease Control and Prevention (CDC), this meeting is live stream and closed to public attendance. Meeting procedures are subject to change pursuant to guidelines related to social distancing and minimizing person-to-person contact.

Live meeting comment
Make a verbal public comment during the meeting. The public comment phone line will open 15-minutes prior to the start of the meeting. Refer to the agenda and listen to the live meeting to determine when is the best time to call to be placed in queue to make a public comment. Callers may be on hold for up to an extended period of time and should plan accordingly. Dial (916) 875-2500 and follow the prompts to be placed in queue for a specific agenda item or off-agenda matter. When the Chair opens public comment for a specific agenda item or off-agenda matter, callers will be transferred from the queue into the meeting to make a verbal comment. Each agenda item queue will remain open until the public comment period is closed for that specific item.

Written comment
- Send an email comment to BoardClerk@saccounty.net. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. Contact information is optional.
- Written comments are distributed to members, filed in the record, and will not be read aloud.

VIEW MEETING
The meeting will be streamed live through BlueJeans Events. Members of the public may watch and/or listen to the meeting as follows:

- Video/Audio from a PC: https://primetime.bluejeans.com/a2m/live-event/ebqwytyvr
- Video/Audio from a mobile device: https://primetime.bluejeans.com/a2m/live-event/ebqwytyvr (Enter Event ID Code: ebqwytyvr)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: 3468924#)
MEETING MATERIAL
The on-line version of the agenda and associated material is available at http://sccob.saccounty.net (click on “Community Planning Advisory Councils” and respective CPAC). Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk at (916) 874-5411 to obtain copies of documents.

ACCOMMODATION
Requests for accommodations pursuant to the Americans with Disabilities Act (ADA) should be made with the Clerk by telephone at (916) 874-5411 (voice) and CA Relay Services 711 (for the hearing impaired) or BoardClerk@saccounty.net prior to the meeting.

CPAC Members
Gil Labrie – District 5 Appointee (Chairperson)
Michael Steinbacher – District 5 Appointee (Vice Chairperson)
Amelia Wareham – District 5 Appointee (Secretary)
John Baranek – District 5 Appointee
Stan Eddy – District 5 Appointee
Bradford Pappalardo – District 5 Appointee
Joseph Salman – District 5 Appointee
William Schauer – District 5 Appointee
Sally Shanks – District 5 Appointee
Topper Van Loben Sels – District 5 Appointee
(Member Baranek, Pappalardo, Salman and Steinbacher were not present)

County of Sacramento Staff
Stephanie Townsend, Meeting Clerk (916) 874-8022 townsend@me.saccounty.net

A County CPAC has the right to file an appeal with the County of Sacramento when a committee, commission or official take an action or make a determination that conflicts with community-wide policies as understood by the CPAC and its constituency. During the appeal hearing the applicant or appointed representative must be present.

Sign up to receive notifications or information about public meetings at https://public.govdelivery.com/accounts/CASACRAM/subscriber/new.

View current projects from the Planning Projects Viewer at https://planningdocuments.saccounty.net/.

CALL MEETING TO ORDER
ROLL CALL
PLEDGE
INTRODUCTIONS
CPAC ANNOUNCEMENTS
1. **PLNP2020-00243 – Towne Family Trust Parcel Map**  
   Supervisorial District(s): Nottoli

   Assessor Parcel No: 142-0080-123

   Applicant/Owner: DCC Engineering Co., Inc./Towne Family Trust

   Location: 14156 State Highway 160 (CA-160) Approximately 0.4 Miles West Of The CA-160 And 1st Avenue Intersection In The Delta Community.

   Request: Tentative Parcel Map To Divide Approximately 39.27 Gross Acres Into Two Parcels In The AG-40 Zoning District.

   Special Development Permit To Allow Reductions In The Minimum Lot Area For Proposed Parcels 1 And 2.

   Design Review To Comply With The Countywide Design Guidelines.

   Final Hearing Body: Planning Commission

   CMAC Recommendation: On Wednesday, February 10, 2021, The Delta Citizens Municipal Advisory Council (CMAC) met and recommended approval of the proposed project (5 Yes, 0 No, 5 Absent).

   Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711 shenj@saccounty.net

   **7:47 PM CMAC ACTION:** A quorum was not established. Chairperson Gil Labrie gave a presentation, recused from voting on the item due to a potential conflict of interest, and exited the meeting during Commission discussion. Commissioners discussed staff recommendations with those members present and recommended the Planning Commission approve the Tentative Parcel Map, Special Development Permit and Design Review as presented. Staff addressed member concerns and confirmed no further development is planned on the residential parcel and confirmed the second parcel will remain undeveloped agricultural land and a private road maintenance agreement along the southern easement will be enforced by the surrounding property owners.
2. **PLNP2020-00205 - 14174 And 14176 Highway 160 Tentative Parcel Map**
   Supervisorial District(s): Nottoli

   Assessor Parcel No: 142-0240-003

   Applicant/Owner: D.B. Wilton Land Surveying/The Vollman Company

   Location: 14171 State Highway 160 In The Delta Community.

   Request: Tentative Parcel Map To Divide A 2.67 Acre Parcel Into Three Parcels In The GC Zone.

   Design Review To Comply With The Countywide Design Guidelines.

   Final Hearing Body: Subdivision Review Committee

   CMAC Recommendation: On Wednesday, February 10, 2021, The Delta Citizens Municipal Advisory Council (CMAC) met and recommended approval of the proposed project (6 Yes, 0 No, 4 Absent).

   Lead Planner: Bilegt Baatar, Assistant Planner, (916) 874-7441 baatarb@saccounty.net

---

8:03 PM CMAC ACTION: Sally Shanks/William Schauer - Recommended the Subdivision Review Committee approve the Tentative Parcel Map and Design Review as presented. Staff addressed member concerns and confirmed no additional parking will be added and that all three parcels will have separate access to public water.

AYES: Stan Eddy, William Schauer, Sally Shanks, Topper Van Loben Sels, Amelia Wareham, Gil Labrie
NOES: None
ABSTAIN: None
ABSENT: John Baranek, Bradford Pappalardo, Joseph Salman, Michael Steinbacher
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))
3. Annual Election Of Officers

8:04 PM CMAC ACTION: Topper Van Loben Sels/Sally Shanks – Member Gil Labrie was elected as Chairperson and Member Michael Steinbacher was elected as Vice Chairperson.

AYES: Stan Eddy, William Schauer, Sally Shanks, Topper Van Loben Sels, Amelia Wareham, Gil Labrie
NOES: None
ABSTAIN: None
ABSENT: John Baranek, Bradford Pappalardo, Joseph Salman, Michael Steinbacher
RECUSAL: None
(PER POLITICAL REFORM ACT (§ 18702.5.))

4. Staff Update

8:05 PM CMAC ACTION: No updates were made.

5. Council Member Comments

8:06 PM CMAC ACTION: No comments were made.

6. Public Comments

8:06 PM CMAC ACTION: No public comments were made.

Adjourned at 8:07 p.m.

Monthly Meeting Scheduled Every Second (2nd) Wednesday