

AGENDA

DELTA CITIZENS MUNICIPAL ADVISORY COUNCIL

Jean Harvie Community Center
14273 River Road
Walnut Grove, CA 95690

Wednesday, August 14, 2019

7:30 PM

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

Directions: From Sacramento take I-5 South to Twin Cities Road, turn right (west) onto Twin Cities Road and continue to roadway end. Turn left (south) onto River Road and continue through Locke and the drawbridge intersection in central Walnut Grove. Proceed approximately 5 blocks. The Jean Harvie Community Center is on the left, opposite the Georgiana Slough Bridge.

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

Delta CMAC Chair Gil Labrie (916) 776-9122

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

Senior Planner Tim Hawkins (916) 874-5909 hawkinst@saccounty.net

Associate Planner Tim Kohaya (916) 874-5982 kohayat@saccounty.net

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 CMAC-Delta@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Gil Labrie Chair
Michael Steinbacher Vice-Chair
Amelia Wareham Secretary

MEMBERS: Bradford Pappalardo Sally Shanks
John Baranek Stan Eddy
William Schauer Topper Van Loben Sels
Sandra Waterhouse Joseph Salman

COUNTY PLANNING REPRESENTATIVES: Tim Hawkins Tim Kohaya

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
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

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2019-00179- Freeport Multi Unit Project- Early Workshop

APN: 119-0040-001-0000

Applicant/Owner: Blue Spear Inc.

Location: The project is located at 8101 Freeport Boulevard approximately 1,270 feet southeast of Cosumnes Road, in the Delta community.

Request: An **Early CPAC Workshop** to discuss a request proposing to demolish six existing on-site structures and develop 30 new units (five six-plexes) on a 1.42 acre site zoned LC (NPA) and RD-5 (NPA) in the Delta community. Request will require:

- Rezone (RZB): This use will require a rezone for the RD-5 portion of the parcel from RD-5 to LC.
- General Plan Amendment (GPB): The request will require a General Plan amendment from REC/ LDR to COMM/OFF.
- Discretionary Design Review (DRS-major): Per Section 6.3.2.A of the ZC, any commercial project, regardless of zoning district, requiring discretionary entitlement(s) or approval(s) is subject to Design Review.
- Special Development Permit (SPPadd), if needed: Entitlement required for deviations from applicable zone development standards (i.e., yards setback requirements, building height, landscaping, parking, trash/recycling enclosure, signage, etc.)

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 the Office of Planning and Environmental Review. 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 Emma Patten, Associate Planner, Office of Planning and Environmental Review, at pattene@saccounty.net or (916)875-4197. Please include the Control Number and Project Name in your inquiry.

Lead Planner: Emma Patten, Associate Planner, (916) 875-4197, pattene@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:

STAFF UPDATE:

OTHER BUSINESS:

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 1-800-855-7100.



**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