

**RIO LINDA/ELVERTA
COMMUNITY PLANNING
ADVISORY COUNCIL**

Minutes

Wednesday, May 28, 2014

7:00 PM

Rio Linda Depot Visitors' Center
6730 Front Street, Rio Linda, CA 95673

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

NOTE: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Rio Linda CPAC Chair, Hal Morris at (916) 991-2416 or halmorris@comcast.net. The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda CPAC area are Jeff Gamel at (916) 874-5835 or gamelj@saccounty.net and Nick Pascoe at (916) 874-3103 or pascoen@saccounty.net. To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (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 <http://www.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-RioLinda-Elverta@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	HAL MORRIS	<u>CHAIR</u>	P – PRESENT	
	ROY HICKEY	<u>VICE-CHAIR</u>	P – PRESENT	
	CHARLEA MOORE	<u>SECRETARY</u>	P – PRESENT	
MEMBERS:	RANDALL AESCHILIMAN	P	JESUS NAVARRO	P – PRESENT
REPRESENTATIVES:	JEFF GAMEL – COUNTY PLANNING AND ENVIRONMENTAL REVIEW			
	NICK PASCOE - 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

Tricia Stevens

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: 7:04 P.M.

- 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.:** PLNP2011-00194 **CONTINUED ITEM FROM APRIL 23, 2014**
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1166>

Assessor’s Parcel No.: 215-0010-061

Owner: Sri Guru Ravidass Temple
 6221 16th Street, Rio Linda, CA 95673

Applicant/Phone/Email: Ramesh Bangar
 7756 Megan Ann Way, Antelope, CA 95660
 916-715-3441

Project Name: SRI GURU RAVIDASS TEMPLE USE PERMIT AND DESIGN REVIEW

County Project Manager: Shelby Maples, Planner I, 874-6323; mapless@saccounty.net

Location: The property is located at 6221 16th Street, on the west side of 16th Street approximately 220 feet north of “G” Street, in the Rio Linda community.

- Request:**
1. A **Use Permit** to legalize an existing church and to allow the construction of a new 12,125 square foot prayer hall on approximately 1.4 acres in the AR-2 (Agricultural-Residential) zone.
 2. A **Design Review** to comply with the Commercial and Mixed Use Community Design Guidelines.

Investigating Member: Randy Aeschliman (continued from April 23, 2014)

COUNCIL RECOMMENDATION: Approval with 8 conditions

Motion by: Jesse Navarro	Seconded by: Roy Hickey
Vote:	Yes 5 No 0 Abstain 0 Absent 0

Action: Recommend approval with 8 conditions: **1.** Submit an interim Parking Plan to be used during the construction; **2.** Resolve having the septic/detention pond on a separate parcel, RLE CPAC would prefer merging the two lots so that all construction is on one parcel **3.** Verify that the limit is to be 192 congregants as requested **4.** As the design is modified for water-flow purposes – return to RLE CPAC with updates **5.** Construction ingress/egress to be limited to 16th Street, not off of residential G Street **6.** Resolve the flatbed truck/trailer parking issue **7.** Replace undersized and crushed culverts (3) on G Street and clear ditch to ensure water flow **8.** Return when final plans are near completion for further community input and comments BEFORE final approval process.

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.: PLNP2014-00026
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1584>

Assessor's Parcel No.: 206-0090-009

Owner: Edgardo T. Suela
 5752 2nd Street, Rio Linda, CA 95673

Applicant/Phone/Email: Stephanie Suela
 5752 2nd Street, Rio Linda, CA 95673
 916-849-6101

Project Name: SUELA ACCESSORY DWELLING

County Project Manager: *Charity Gold, Assistant Environmental Analyst, 874-7529; goldc@saccounty.net*

Location: The property is located at 7023 W 4th Street on the west side, approximately 1050 feet south of W Q Street in the Rio Linda community.

Request: A **Use Permit** to legalize an existing 940 square foot accessory dwelling on approximately 5 acres in the AR-2 (Agricultural Residential) zone.

Investigating Member: Hal Morris

COUNCIL RECOMMENDATION: Approve as submitted

Motion by: Hal Morris		Seconded by: Randy Aeschliman		
Vote: 5	Yes 0	No 0	Abstain 0	Absent 0
Action: Recommend approval as submitted. No comments from the public or CPAC members				

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:				

OTHER BUSINESS:**1. Update from the Rio Linda/Elverta Water District on the Rio Linda/Elverta Water District Master Plan.**

Mary Henrici, General Manager and Jim Carson, project engineer presented the current State requirements and conditions of existing RLECWD wells. Plans are in place for providing water to the Elverta Specific Plan including improvements to existing infrastructure and maintenance, short term water banking to mitigate for ground water pumping. The District is working on plans to acquire water through a pipeline from the Sacramento River in conjunction with other water providers. ESP will be drilling wells, probably 2 wells. If neighboring wells are de-watered as a result of the new drilling, the RLECWD will either provide public water or new well depending on water quality.

PUBLIC COMMENT:

There were approx. 10 members of the public present. There were no comments.

APPROVAL OF MINUTES:

Motion from Hal Morris to approve the April 23rd minutes. Second from Jesse Navarro. Vote 4-0-1-0 with Randal Aeschliman abstaining since he did not see the minutes.

Motion for allowing draft minutes to be published on county website prior to approval – 5-0-0-0 Motion by Hal Morris second Charlea Moore.

ADJOURNMENT: 9:48 P.M.

CPAC Member forwarding minutes to County Planning and Environmental Review Division:
Charlea Moore, RLE CPAC Secretary

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



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