



ACTION SUMMARY
Rio Linda/Elverta
Community Planning Advisory Council (CPAC)
Thursday, December 17, 2020 at 7:00 PM
(Teleconference-Video)

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/ujgrrwrx>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/ujgrrwrx> (Enter Event ID Code: **ujgrrwrx**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **5225938#**)

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

Kristin McCandless – District 4 Appointee (Vice Chairperson)
Hal Morris – District 1 Appointee
Robert Reisig – District 4 Appointee
(All members were present)

County of Sacramento Staff

Stephanie Townsend, Meeting Clerk (916) 874-8022 townsends@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

PLANNING PROJECT MATTERS FOR REVIEW

1. **PLNP2020-00248 – Marysville And W. Elkhorn Boulevard Proposal**

(Informational)

Supervisorial District(s): Frost

Assessor Parcel No: 214-0102-013

Applicant/Owner: JTS Engineering Consultants, Inc.

Location: Southwest Corner Of W. Elkhorn Boulevard And Marysville Boulevard In The Rio Linda/Elverta Community.

Request: Early CPAC Workshop To Discuss Three Potential Layouts Involving An Automobile Service Station And Convenience Store Proposal. Layout 1 Proposes An Automobile Service Station, Convenience Store And Drive-Through Car Wash. Layout 2 Proposes An Automobile Service Station, Convenience Store, And Additional Commercial Building. Layout 3 Proposes Solely An Automobile Service Station And Convenience Store.

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.

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529
gutierrezk@saccounty.net

7:08 PM CPAC ACTION: Presentation was made. Staff addressed member concerns and confirmed a traffic study will be conducted with appropriate mitigation measures on W. 2nd and Elkhorn Boulevard and security measures will be addressed with conditions as required by the Sheriff Department. Members preferred the first site plan, the full service gas station, as the best option for the area.

2. **PLNP2020-00273 – Sorento Road Proposal**

(Informational)

Supervisorial District(s): Frost

Assessor Parcel No: 201-0190-006

Applicant/Owner: Area West Engineers, Inc.

Location: 7945 Sorento Road On The Southwest Corner Of W. Elverta Road And Sorento Road In The Rio Linda/Elverta Community.

Request: Early CPAC Workshop To Discuss A Proposal To Rezone The 5.15-Acre Lot From IR (Interim Agricultural Reserve) To M-1 (Light Industrial); Use Permit For Use Of The Property As New Headquarters For R.C.I. Plumbing And General Contractors; Design Review For Construction Of A New Four-Story Office Building, New Warehouse Building And An Outdoor Service Yard.

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.

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529 gutierrezk@saccounty.net

7:27 PM CPAC ACTION: Presentation was made. Members support the project details as presented.

3. [PLNP2020-00280 – Hickory Hanks BBQ Proposal](#)
(Informational)

Supervisorial District(s): Frost

Assessor Parcel No: 207-0230-060

Applicant/Owner: Hickory Hanks BBQ

Location: 1330 Elkhorn Boulevard On The Southwest Corner Of Elkhorn Boulevard And 14th Street In The Rio Linda/Elverta Community.

Request: Early CPAC Workshop To Discuss A Proposal To Change The General Plan And Zoning Designations Of A Portion 0.87 Acres Of An Existing 2.5-Acre Lot Zoned AR-2 (Agricultural Residential 2) To LC (Limited Commercial) In Order To Allow For Hickory Hank's BBQ To Provide Restaurant Services.

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.

Lead Planner: Kimber Gutierrez, Associate Planner, (916) 874-7529
gutierrezk@saccounty.net

7:39 PM CPAC ACTION: Presentation was made. Staff addressed member concerns and confirmed that the applicant does not qualify for a fee waiver or an amendment to the current Use Permit under the Zoning Code guidelines. Members supported the project details as presented.

MISCELLANEOUS MATTERS

4. Staff Update

7:57 PM CPAC ACTION: No updates were made.

5. Council Member Comments

7:57 PM CPAC ACTION: Chairperson Kristin McCandless encouraged the public to submit applications for the Rio Linda/Elverta Community Planning Advisory Council. Chairperson McCandless requested the Clerk add Officer Elections to the next agenda.

6. Public Comments

8:01 PM CPAC ACTION: No public comments were made.

Adjourned at 8:01 p.m.

Monthly Meeting Scheduled Every Fourth (4th) Wednesday