



**AGENDA**  
**Rio Linda/Elverta**  
**Community Planning Advisory Council (CPAC)**  
**Wednesday, August 26, 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](mailto: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/vqcjrqrw>
- Video/Audio from a mobile device: <https://primetime.bluejeans.com/a2m/live-event/vqcjrqrw> (Enter Event ID Code: **vqcjrqrw**)
- Teleconference (audio only) dial: (415) 466-7000 (Enter PIN Code: **8557228#**)

## **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](mailto:BoardClerk@saccounty.net) prior to the meeting.

### **CPAC Members**

Susie Macdonald – District 4 Appointee (Secretary)  
Hal Morris – District 1 Appointee  
Kristin McCandless – District 4 Appointee  
Robert Reisig – District 4 Appointee

### **County of Sacramento Staff**

Chris Pahule, Senior Planner (916) 874-4447 [pahulec@saccounty.net](mailto:pahulec@saccounty.net)  
Julie Newton, Associate Planner (916) 876-8502 [newtonju@saccounty.net](mailto:newtonju@saccounty.net)  
Stephanie Townsend, Meeting Clerk (916) 874-8022 [townsends@saccounty.net](mailto: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/>.

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## **CALL MEETING TO ORDER**

### **ROLL CALL**

### **PLEDGE**

### **INTRODUCTIONS**

### **CPAC ANNOUNCEMENTS**

## **PLANNING PROJECT MATTERS FOR REVIEW**

### 1. **PLNP2019-00093 – 7425 West 4<sup>th</sup> Street Tentative Parcel Map**

Supervisorial District(s): Frost

Assessor Parcel No: 206-0010-021

Applicant/Owner: Wong & Associates/Ellen Sullivan

Location: 7425 West 4th Street In The Rio Linda/Elverta Community.

Request: Tentative Parcel Map To Divide Six Acres Into Three Lots In The AR-2 Zone.

Special Development Permit To Allow The Proposed Project To Deviate From The Following Development Standards:

- Public Water System (Section 5.3.1.A, Table 5.4): Subdivision Projects Shall Be Required To Have Public Water. The Resultant Parcels Are Proposed To Be Served By Individual Water Wells Instead Of A Public Water System.
- Minimum Lot Width (Section 5.3.1.A, Table 5.4): The Minimum Lot Width For An AR-2 Zoned Property Is 150 Feet. Parcel 1 Is Proposed As Having A Lot Width Of 132 Feet.

Exception From Title 22.24.630 (County Land Development Ordinance) To Allow The Proposed Lots To Be Served By Individual Water Wells Instead Of A Public Water System.

Design Review To Comply With The Countywide Design Guidelines.

Final Hearing Body: Subdivision Review Committee

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

## **MISCELLANEOUS MATTERS**

2. Annual Election Of Officers
3. Staff Update
4. Council Member Comments
5. Public Comments

Adjournment

Monthly Meeting Scheduled Every Fourth (4<sup>th</sup>) Wednesday