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/Elverta CPAC area are Leighann Moffitt at (916) 874-5584 or moffittl@saccounty.net and Nick Pascoe at (916) 874-3103 or pascoen@saccounty.net. To contact the County Planning and Environmental Review Division CPAC Secretary, please call (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 https://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  CHAIR  ROY HICKEY  VICE-CHAIR

MEMBERS:  RANDALL AESCHILIMAN  ZACHARY ARBIOS  MICHAEL HUIRAS

REPRESENTATIVES:  LEIGHANNE MOFFITT - 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

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:

- 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.: PLNP2016-00003

   Project Name: GRESSER RESIDENTIAL ACCESSORY DWELLING

   Assessor’s Parcel No.: 202-0330-006

   Location: The property is located at 8690 El Modena Avenue, on the east side of El Modena Avenue and approximately 3/4 mile north of Elverta Road in the Rio Linda community. (Supervisor District 4: Roberta MacGlashan)

   Owner: Brian Wickert
   P.O. Box 2106, Shingle Springs, CA 95682
   530-401-3390; brianwickert@sbcglobal.net

   Applicant/Phone/Email: Don And Kelli Gresser
   541 Silver Sky Court, Rio Linda, CA 95673
   916-995-3720; gressordon@gmail.com

   Other: Thomas Vogt, Assistant Planner, 875-5563, vogtt@saccounty.net

   County Project Manager: A Use Permit to allow an existing 1,263 square-foot dwelling to be used as a residential accessory dwelling, effective upon the construction of a new primary dwelling. A portion of the existing dwelling will be converted to non-habitable space to conform to the Sacramento County Zoning Code 1,200 square-foot residential accessory dwelling size limit. (SCZC 5.4.5.C)

   Request: Investigating Member:

COUNCIL RECOMMENDATION:

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<th>Vote:</th>
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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.
2. Control No.: PLNR2016-00047

Project Name: Elkhorn Boulevard Rite Aid/Starbucks Early CPAC Workshop

Assessor’s Parcel No.: 214-0063-005/006/007/008/009/010/011

Location: The properties are located on the northeast corner the intersection of Rio Linda Boulevard and Elkhorn Boulevard in the Rio Linda community.

Applicant/Phone/Email: Attention: Wendy Wilson
PM Design Group
6930 Destiny Drive #100, Rocklin, CA 95677
(916) 226-5492; wwilson@pmdginc.com

County Project Manager: Thomas Vogt, Assistant Planner, (916) 875-5563, vogtt@saccounty.net

Request: An Early CPAC Workshop to discuss a proposed Rite Aid and Drive-Through Starbucks on approximately 2.08 acres in the RD-5 zone with the following entitlements:

1. A General Plan amendment
2. A Community Plan Amendment
3. A Rezone.
4. A Use Permit to allow an amplified noise device within 300 feet of a residential zone.
5. A Design Review to conform to Commercial Development Standards.

Investigating Member:

COUNCIL RECOMMENDATION:

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.
OTHER BUSINESS:

- The County of Sacramento is proposing to amend the Zoning Code and County Code to further regulate massage establishments. The intent of the proposed amendments is to align the County’s regulatory framework with State law and provide additional enforcement tools to address massage establishments engaged in illicit activities.

- The County of Sacramento is proposing to amend the Zoning Code to add Urban Agriculture as an allowed use within residential, mixed use, commercial, and industrial zones. The intent of the proposal is to allow opportunities to improve food access in Sacramento County and, generally, will allow for the growing of produce in these zones for consumption or sale.

The proposal will also allow for the raising of egg laying chickens, egg laying ducks, rabbits and other small animals incidental to a permitted residential use and the keeping of a limited number of beehives incidental to a permitted residential, recreation, mixed, commercial or industrial use. Additionally, the proposal will allow for the use of urban agricultural stands to sell produce, eggs and other goods produced on the site of a private, market, and community garden.

For questions, contact: Kevin Messerschmitt, 916-874-7941; Messerschmitt@saccounty.net

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

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