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

**Rio Linda CPAC Chair** Zachary Arbios (916) 718-7304

**County of Sacramento, Office of Planning and Environmental Review representatives for Rio Linda/Elverta Area**

**Principal Planner** Chris Pahule (916) 874-4447 pahulec@saccounty.net

**Associate Planner** Julie Newton (916) 876-8502 newtonju@saccounty.net

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** [https://public.govdelivery.com/accounts/CASACRAM/subscriber/new](https://public.govdelivery.com/accounts/CASACRAM/subscriber/new)

**Current Planning projects,** visit the Planning Projects Viewer website at [https://planningdocuments.saccounty.net/](https://planningdocuments.saccounty.net/)

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:** Zachary Arbios Chair

Roy Hickey Vice-Chair

Susie Macdonald Secretary

**MEMBERS:** Michael Huiras Hal Morris

**COUNTY PLANNING REPRESENTATIVES:** Chris Pahule Julie Newton

<table>
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<tr>
<th>EXA – Excused Absence</th>
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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
- Council to consider approval of the July 26, 2017 minutes.
PLANNING ITEMS FOR REVIEW:

1. **Control No.:** PLNP2015-00150 ELVERTA 25  
   **APN:** 202-0080-019/020/058  
   **Applicant:** Tony Gallas, Inc.  
   **Owner:** NPA, LLC, A California Liability and ESP 20, LLC, A California Liability Company  
   **Location:** The project is located at the northeast corner of the intersection of Palladay Road and Elverta Road, approximately 1 mile east of Rio Linda Boulevard in the Rio Linda community.  
   **Request:**  
   1. A Tentative Subdivision Map for 125 lots on approximately 25 acres in the Elverta Specific Plan area. The project will include 117 RD-7 (Residential) zoned lots, seven landscape corridor lots, and one open space lot.  
   2. A Special Development Permit to allow an alternative Urban Neighborhood Street Standard with an attached sidewalk (Detail 2-1).  
   3. A Design Review to comply with Single Family development standards.  

   **Final Hearing Body:** Planning Commission  
   **Lead Planner:** George Dellwo, Project Manager, (916) 875-3711, dellwog@saccounty.net

Ground circumstances:

**COUNCIL RECOMMENDATION:**

<table>
<thead>
<tr>
<th>Motion by:</th>
<th>Seconded by:</th>
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<td>Vote</td>
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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. During the Appeal hearing, the applicant or appointed representative must be present.

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Comments:
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 1-800-735-2929.
MINUTES

RIO LINDA/ELVERTA
COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitors Center
6730 Front street
Rio Linda, CA 95673

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

Wednesday, July 26, 2017
7:00 PM

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

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Zachary Arbios (916) 718-7304

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Zachary Arbios Chair
Roy Hickey Vice-Chair
Susie Jorgensen Secretary

**MEMBERS:**
Michael Huiras
Hal Morris

**COUNTY PLANNING REPRESENTATIVES:**
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**CALL MEETING TO ORDER:**

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the June 28, 2017 minutes **approved 5/5**
CPAC REFERRAL

Date: July 26, 2017
Project Name: Paradise Road Tattoo Use Permit
Control No.: PLNR2017-00121

Applicant: Michael Miller
Address: 
Contact Person: 
Telephone: 
APN: 206-0184-009
Zoning: 
Com. Plan: 
Gen. Plan: 

Request: 

Primary CPAC 
Adjacent CPAC (If Applicable) 

Hearing Body: 

Revised Application: 

Planning Division
Project Manager: 

Return By: 

Advisory Council Complete This Section - Please Print or Type

1. Meeting date(s) at which proposal discussed: 
2. Number of council members present: 
   Quorum: YES 
   NO 
3. Is the proposal compatible with the area or neighborhood in which proposed: 
   YES 
   NO 
4. Summarize neighborhood response or reaction: all but one comment positive. Respected member of community, long-time members of this community. 40 plus people attended in support.

5. Motion by: Hal Morris 
   Seconded by: Aunie Macdonald.
6. Council recommendation: APPROVAL 
   DENIAL 
   CONTINUE 
   Date: 
7. Council vote on motion to reflect recommendation: Michael Huinas - recused
   YES: 
   NO: 
   ABSTAIN: 
   ABSENT: 
8. Comments/conditions on recommendation: Recommended motion last tattoo customer in at 11pm. 7 days per week. Motion: Hal Morris. Second: Jack Arion.

Investigating Member: 
Chairperson or Secretary: 
Date: July 26, 2017

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT 
827 - 7th Street, Room 230, Sacramento, CA 95814 
ATTN: CPAC Secretary
Lisa Gregory - owns building across street - AGREE
no concern about operating hours

Mike Rudy - landlord - AGREE

Donald Cummings - (business partner) - AGREE

William Manson - father in-law - AGREE

Lydia Brown resident of Kirooko - DISAGREE

Charles Moore - on VISIONS task force, wrote letter of approval - AGREE

John Gold - letter attached
Fwd: RLE Visions endorsement letter

Mike Miller <tatsbymike@yahoo.com>

Tue 7/25/2017 12:47 PM
Inbox
To: My iPad <tiffers0409@hotmail.com>

Sent from myMail for iOS

---------- Forwarded message ----------
From: John Todd <johntodd@gmail.com>
To: <tatsbymike@yahoo.com>
Date: Monday, July 24, 2017, 10:27 PM -0700
Subject: RLE Visions endorsement letter

RL/E CPAC Members and Sacramento County representatives,

When the Downtown Rio Linda Special Planning Area was adopted in 2015, part of the stated intent is to guide the revitalization of the M Street Corridor in order to create an attractive and vibrant downtown main street environment which attracts people, activities, and commerce, while maintaining the community’s historic “small town” charm.

During the development of the SPA, the Visions organization at no time intended to limit appropriate commercial development along M Street or throughout Rio Linda when it is so sorely needed to bring jobs, tax revenue and life to our community’s core.

While Tattoo shops are listed as a "prohibited use" in the ordinance, The Rio Linda/Elverta Visions organization feels that tattoo art has matured and transcended its decades old perception as an undesirable activity, and should no longer be listed with the other prohibited uses. Certainly many, if not most of our cultural icons in sports and the performing arts have some sort of tattoo or other body art. It has inarguably become a mainstream form of art and self-expression.

Therefore, the Rio Linda/Elverta Visions organization fully endorses a use permit for Mike and Tiffani Miller which will enable them to open a tattoo shop in a previously vacant storefront in the Village Center area of the SPA, along M Street, in Scenic and beautiful Downtown Rio Linda, California.
Regards,

John Todd, RL/E Visions Co-Chair
On behalf of the entire Rio Linda/Elverta Visions Organization
**CPAC Referral**

**July 26, 2017**  
67 Street Vintner Parcel Map  
PLNP2017-00107

**Applicant:** Mimi Davis  
**Address:**  
**APN:** 215-0130-013  
**Zoning:**  
**Contact Person:**  
**Telephone:**  
**Com. Plan:**  
**Gen. Plan:**

**Request:** To access into 3 lots, reduce set back for existing building  
Plan: farming co-op

**Primary CPAC**  
**Adjacent CPAC**

**Hearing Body:**  
**Revised Application:**  
**Date:**

---

**Advisory Council Complete This Section - Please Print or Type**

1. Meeting date(s) at which proposal discussed: **July 26, 2017**  
2. Number of council members present: **5**  
   **Quorum:** YES[X] NO
3. Is the proposal compatible with the area or neighborhood in which proposed: YES[X] NO
4. Summarize neighborhood response or reaction: neighbors seem appeased by concessions being made by presenters. The rest will be addressed by county. Other neighbors please with proposal.
5. Motion by: Ray Hickory  
   Seconded by: Michael Huyas
6. Council recommendation: APPROVAL[X] DENIAL NO CONTINUE NO Date:
7. Council vote on motion to reflect recommendation
   **YES:** 5  
   **NO:** 0  
   **ABSTAIN:** 0  
   **ABSENT:** 0
8. Comments/conditions on recommendation:

---

**Investigating Member:**  
**Chairperson or Secretary:**

---

**FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE**

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
827 - 7th Street, Room 230, Sacramento, CA 95814  
ATTN: CPAC Secretary

---

**Revised 01/02/17**
Additional space

Gloria Cannon - concerned re. height of new construction; heavy equipment. Concerned re: privacy for one-story construction.

David Cannon - ( Neighbor) DISAGREE. Increased traffic ( Neighbor) increased human density from neighboring properties, concerned that they are going to be rental units. Flooding during rainy season will be placing a burden where free flow exists. DISAGREE.

* See attached note.

Richard Walker - AGREE, concerned about flooding, currently no problem.

Nanci Davis - Homes will be one-story, 3 bedroom, access not next to Cannons property - will continue current use.
Issues
Apparent purpose is to provide rental housing for 10 or more intermittent farm/ranch workers. Our block is already overpopulated. The character of the neighborhood is disrupted. Hosted parties on weekends with DJ's and loudspeakers until late nite. Increased vehicle activity. Adding more human pollution is not desirable.

Page 1 of application states Environmental Determination: EXEMPT.
Notice of Exemption states:
"Reasons why project is exempt:
The project consists of the division of property in an urbanized area zoned for commercial use into four or fewer parcels. The division conforms to General Plan and Zoning Code policies with no variances or exceptions required and public services are available. Therefore the project is exempt from the provisions of CEQA."

Property is zoned AR2 not zoned for commercial & public sewer service not available.

David Cannon
DAVID CANNON
1331 G ST
RIO LINDA
**CPAC REFERRAL**

**APPLICANT:** Wong & Assoc.  
**ADDRESS:**  
**CONTACT PERSON:**  
**TELEPHONE:**  
**ZONING:**  
**COM. PLAN:**  
**GEN. PLAN:**

**PROJECT NAME:** N Street - Zoning Parcel Map  
**CONTROL NO.: PV2016-00291**

**REQUEST:** Divide 1.25 acres into four parcels - meets current RD 10 requirements, quiet process split

**HEARING BODY:**

**REVISED APPLICATION:**

**RETURN BY:** 
(Date)

---

**ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE**

1. Meeting date(s) at which proposal discussed: **July 26, 2017**
2. Number of council members present: **5**  
   Quorum: YES boxes
3. Is the proposal compatible with the area or neighborhood in which proposed: YES boxes
4. Summarize neighborhood response or reaction: overwhelmingly opposed
   Owner not in attendance, representative has

5. Motion by: Michael Huinas  
   Seconded by: Roy Hickey

6. Council recommendation: APPROVAL boxes  
   Date: 

7. Council vote on motion to reflect recommendation:  
   YES: 4 boxes  
   NO: boxes  
   ABSTAIN:  
   ABSENT: 

8. Comments/conditions on recommendation:  
   Design review, start work at time of construction

---

**Investigating Member:** Michael Huinas  
**Chairperson or Secretary:** Susie Macdonald  
**Date:** July 26, 2017

---

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
827 - 7th Street, Room 230, Sacramento, CA 95814  
ATTN: CPAC Secretary
They will build road to county satisfaction.

Currently - no plan, no drainage, studies.

Mike Bowker - DISAGREE

Rhonda Bowker - DISAGREE

Road is unfinished.

Two-story - privacy issue.

No parking - back in front of current residents.

Currently, commercial vehicles.

Flooding - how in the winter?

Debbie LeBane - DISAGREE

Paving the road provides a straightway to the liquor store.

Which way will the driveways face?

Construction crews will block current residents.

Concerned about increased traffic.

Michael LeBane - DISAGREE

No storm drains, flooding.

Why owner sales of property not here?

Charlese Moore - subdivision map conditions

should apply but they aren't required.
CPAC REFERRAL

APPLICANT: Pacific Properties
ADDRESS: 
CONTACT PERSON: 
TELEPHONE: 

PROJECT NAME: Club Bul Aqua Map Extensions
CONTROL NO.: PLNP2017-00123

ZONING: 
COM. PLAN: 
GEN. PLAN: 

REQUEST:

PRIMARY CPAC □ ADJACENT CPAC (If Applicable) □

HEARING BODY: 
REVISED APPLICATION: □ DATE: 

Planning Division
Project Manager: 
RETURN BY: ______________________ (Date)

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT OR TYPE

1. Meeting date(s) at which proposal discussed: ______________________
2. Number of council members present: ________ Quorum: YES ☑ NO □
3. Is the proposal compatible with the area or neighborhood in which proposed: YES ☑ NO □
4. Summarize neighborhood response or reaction: no one attended from either side - just an extension, already approved by county.
6. Council recommendation: APPROVAL ☑ DENIAL □ CONTINUE □ Date:
7. Council vote on motion to reflect recommendation
YES: ______ NO: ______ ABSTAIN: ______ ABSENT: ______
8. Comments/conditions on recommendation:

Ausie Macdonald ____________ Jack Gabions ____________ July 26, 2017
Investigating Member Chairperson or Secretary Date

FOR ADDITIONAL SPACE PLEASE USE REVERSE SIDE

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
827 - 7th Street, Room 230, Sacramento, CA 95814
ATTN: CPAC Secretary

REVISED 01/02/17
CPAC REFERRAL

Date: July 26, 2017
Project Name: #6788
PLNP 2017-00020

Applicant: Thrift Payless Inc
Address: 
Contact Person:
Telephone: 214-0063-007

Request: Liquor license - type V, Full

Primary CPAC

Hearing Body: 

Planning Division Project Manager: 

Return By: 

Advisory Council Complete This Section - Please Print or Type

1. Meeting date(s) at which proposal discussed: July 26, 2017
2. Number of council members present: Quorum: YES □ NO □
3. Is the proposal compatible with the area or neighborhood in which proposed: YES □ NO □
4. Summarize neighborhood response or reaction: pen strippers, no sales after 10 pm. 750ml minimum. Product protection devices, ID all

5. Motion by: App. Monica Seconded by: Roy Hickey
6. Council recommendation: APPROVAL □ DENIAL □ CONTINUE □ Date:

7. Council vote on motion to reflect recommendation
   YES: □ NO: □ ABSTAIN: □ ABSENT: □

8. Comments/conditions on recommendation:

Investigating Member: 
Chairperson or Secretary: 
Date: July 26, 2017

For additional space please use reverse side

Return to: SACRAMENTO COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
827 - 7th Street, Room 230, Sacramento, CA 95814
ATTN: CPAC Secretary
Public comment
National Night Out 6-8 pm
Tuesday Aug 15th, 2017 @ library