

**SOUTH SACRAMENTO  
COMMUNITY PLANNING ADVISORY COUNCIL**

# MINUTES

**SHERIFF COMMUNITY ROOM  
7000 - 65<sup>TH</sup> STREET, SUITE B  
SACRAMENTO, CA 95823**

Wednesday, November 16, 2016

6:30 PM

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the South Sacramento CPAC Chairman, Burke Lucy at (916) 393-6997. To contact the Sacramento County Planning and Environmental Review Division representatives for the South Sacramento CPAC area, please call Mark Michelini at (916) 874-5648 or [michelinim@saccounty.net](mailto:michelinim@saccounty.net) and Juliette Robinson at (916) 874-6929 or [robinsonj@saccounty.net](mailto:robinsonj@saccounty.net). To contact the 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-SouthSacramento@saccounty.net](mailto:CPAC-SouthSacramento@saccounty.net). Please identify the relevant project using the project name, control number or address.*

**MEMBERS:**

P-BURKE LUCY

CHAIRMAN

P-TODD LAMBERT

EXA-ORGA PACHECO

P-JOHN NEWMAN

**REPRESENTATIVES:**

P-MARK MICHELINI - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA-JULIETTE ROBINSON- 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

**PRESENTATION(S):**

- **South Sacramento Habitat Conservation Plan Update – Gene Endicott, Endicott Communications, Inc.**

Presentation by: Richard Radmacher from County Dept. of Water Resources

Presentation of 10-page handout regarding the Plan

Partners (five) - Sacramento County, City of Galt, City of Rancho Cordova, Capital Southeast Connector and Regionalsan.

Plan Area 317,656 acres.

Intended to stream-line permitting process allowing developers to pay in-lieu-fees.

Helps to prevent piecemeal mitigation and fragmented conservation.

Will be 50-year plan with a known mitigation fee structure to cover 28 species of plants and animals.

Combined with Aquatic Resources Program.

Will have a JPA (joint power authority) with a governing board, executive director and staff.

Intended to be staffed on an as-needed basis with consultants with minimal county staff (executive director and one other).

90-day public review of environmental documents expected in Winter 2017 with final adoption by partners in Fall 2017.

Another presentation proposed to CPAC in the middle of the public review period.

**PLANNING ITEMS FOR REVIEW:**

1. **Control No.:** [PLNP2016-00398](#)

**Project Name:** **Nguyen Tentative Parcel Map**

**Assessor's Parcel No.:** **037-0151-052**

**Location:** The property is located at 5193 El Paraiso Avenue, approximately 1/2 mile west of Stockton Boulevard in the South Sacramento community. (District 2: Kennedy)

**Owner:** Attention: Anh  
Gerry Nguyen  
1206 Panache Avenue, San Jose, CA 95122

**Applicant/Phone/Email:** Attention: Richard Varney - [presented project and answered questions](#)  
Varney Land Surveys  
2285 66111 Avenue, Sacramento, CA 95822  
916-395-2822; [artvls@att.net](mailto:artvls@att.net)

**County Project Manager:** *Thomas Vogt, Assistant Planner, (916) 875 5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

**Request:** 1. A Tentative Parcel Map to create one lot on 0.39 acres in the RD-5 zone.

2. A Design Review to conform to Countywide Design Guidelines.

Investigating Member: Todd

COUNCIL RECOMMENDATION: Approve

Motion by: Todd

Seconded by: John

Vote:

Yes 3

No 0

Abstain 0

Absent 1

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.**

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

No one from local neighborhood at this meeting.

County waived several application/processing fees to allow the owner to make this lot legal.

Parcel contains 27' wide easement on the eastern boundary to provide access to develop the back parcel.

Our understanding is the remaining back parcel will be subdivided into five lots.

Access for this lot and the "back" five lots is from El Paraiso Avenue.

The final hearing body is the Subdivision Review Committee.

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

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

***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, 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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Dial 916-875-4311*