

**SOUTHEAST AREA
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Thursday, July 23, 2015

7:30 PM

**Hendrickson Hall
12746 Ivie Road, Herald CA 95638**

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Southeast Area CPAC Chairman, Timothy Reinarts, at (916) 568-2800 or reinarts@aol.com. The Sacramento County Planning and Environmental Review Division representatives for the Southeast Area are Mike Winter at (916) 874-5849 or winterm@saccounty.net and Michelle Nagao at (916) 874-7523 or nagaom@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-Southeast@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	TIMOTHY REINARTS BILL TUBBS	<u>CHAIR</u> <u>SECRETARY</u>
MEMBERS:	DANIEL BRUS TINA HOLT	KAREN SWEET CURT SWANSON
REPRESENTATIVES:	MIKE WINTER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW MICHELLE NAGAO - 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.: [PLNP2014-00203](#) (Continuing Item From June 24, 2015)

Project Name: CNI Accounting Office UPP DRS+La

Assessor's Parcel No.: 148-0730-010-0000

Location: The property is located on the north side of Twin Cities Road and directly west of Grimes Lane in the Southeast Community.
(Supervisor District 5: Don Nottoli)

Owner: James Grimes
10695 Twin Cities Road, Galt, CA 95632
209-745-7400; jim@concretenorth.net

Applicant/Phone/Email: Jenny Quigel
10695 Twin Cities Road, Galt, CA 95632
209-745-7400; jenny@concretenorth.net

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

Request: A Use Permit and Design Review for a 2,500 square foot modular office building in the AR-2 zone.

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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

2. Control No.: [PLNP2015-00142](#)

Project Name: KLEIN AGRICULTURE BUILDING USE PERMIT

Assessor’s Parcel No.: 148-0850-033

Location: The project site is located at 12732 Hauschildt Road, approximately 1,500 feet north of Twin Cities Road in the Southeast community.
(Supervisor District 5: Nottoli)

Applicant/Phone/Email: James Klein
12732 Hauschildt Road, Galt, CA 95632
209-406-8008; rekliner1@comcast.net

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563, vogtt@sacounty.net*

Request: A Use Permit to allow for an approximately 2,400 square foot incidental agriculture building on 2.01 acres in the AR-2 zone. A deviation from required 50 foot setbacks from property boundaries for incidental agriculture structures over 1,000 square.
(SCZC 310-12.5 & 310-03)

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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

3. Control No.: [PLNP2015-00138](#)

Project Name: SEMON RESIDENTIAL ACCESSORY DWELLING

Assessor's Parcel No.: 152-0010-057

Location: The project is located at 12540 Arabian Lane, on the west side of Arabian Lane, approximately 400 feet south of Conley Road in the Southeast community. (Supervisor District 5: Nottoli)

Owner: Sheldon Semon
 12540 Arabian Lane, Galt, CA 95632
 209-224-4852; sheldonwsemon@gmail.com

Applicant/Phone/Email: Bob & Carol Villalovos
 12540 Arabian Lane, Galt, CA 95632
 916-206-2305; semon.carol@yahoo.com

County Project Manager: *Thomas Vogt, Assistant Planner, 875-5563; vogtt@saccounty.net*

Request: A Use Permit to allow an approximately 1,200 square foot residential accessory dwelling on 7.69 acres in the A-5 zone. (SCZC 305-83.1)

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.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311