

**SOUTHEAST AREA  
COMMUNITY PLANNING  
ADVISORY COUNCIL**

**Minutes**

**Thursday, May 28, 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](mailto: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](mailto:winterm@saccounty.net) and Michelle Nagao at (916) 874-7523 or [nagaom@saccounty.net](mailto: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 <http://www.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](mailto:CPAC-Southeast@saccounty.net). Please identify the relevant project using the project name, control number or address.*

- |                         |  |                  |
|-------------------------|--|------------------|
| <b>OFFICERS:</b>        | ✓TIMOTHY REINARTS P  | <u>CHAIR</u>     |
|                         | ✓BILL TUBBS P  | <u>SECRETARY</u> |
| <b>MEMBERS:</b>         | DANIEL BRUS  | KAREN SWEET      |
|                         | ✓TINA HOLT P   | ✓CURT SWANSON P  |
| <b>REPRESENTATIVES:</b> | MIKE WINTER - COUNTY PLANNING AND ENVIRONMENTAL REVIEW EXA   |                  |
|                         | ✓MICHELLE NAGAO - COUNTY PLANNING AND ENVIRONMENTAL REVIEW P |                  |

EXA – EXCUSED ABSENCE    R – RESIGNED    U - UNEXCUSED ABSENCE    TE - TERM EXPIRED    P – PRESENT

|                        |            |    |
|------------------------|------------|----|
| QUORUM DETERMINATION:  | <u>Yes</u> | No |
| COUNTY REPRESENTATIVE: | <u>Yes</u> | 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.: PLNP2015-00044 Continuing Item From April 23, 2015

**Project Name:** DEWIT WILLIAMSON ACT

**Assessor's Parcel No.:** 152-0270-033, 035

**Location:** The property is located at 13415 Herald Road, on the east side of Herald Road, approximately 1,500 feet north of Simmerhorn Road, in the Southeast community area.

**Applicant/Phone/Email:** Brad Dewit  
26027 N. Dustin Road, Acampo, CA 95220  
209-747-6935; dewit@softcom.net

**County Project Manager:** Christopher Castorena, Planner II, 874-6409; castorenac@saccounty.net

**Request:** To form an Agricultural Preserve under the Williamson Act for 124 acres in the A-20 and AG-80 zones.

Note: APN 152-0270-034, a former portion of APN 152-0270-004, currently APN 152-0270-035, was created in violation of the Subdivision Map Act.

Note: Development Rights granted to Sacramento County on 152-0270-033 Per Bk 970519, PG 135.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |                     |   |    |              |         |        |
|------------|---------------------|---|----|--------------|---------|--------|
| Motion by: | Holt                |   |    | Seconded by: | Swanson |        |
| Vote:      | Yes                 | 4 | No | 0            | Abstain | 0      |
|            |                     |   |    |              |         | Absent |
| Action:    | Recommend approval. |   |    |              |         |        |

**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.: PLNP2014-00203

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](mailto:jim@concretenorth.net)

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

County Project Manager: Thomas Vogt, Assistant Planner, 875-5563, [vogt@saccounty.net](mailto:vogt@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: | Holt                          |   |    | Seconded by: | Reinarts |   |        |   |
| Vote:      | Yes                           | 4 | No | 0            | Abstain  | 0 | Absent | 2 |
| Action:    | Continue to the June meeting. |   |    |              |          |   |        |   |

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

3. Control No.: PLNP2015-00072

Project Name: RANCHO SECO RECREATIONAL AREA IDENTIFICATION SIGN

Assessor's Parcel No.: 140-0050-008

Location: The property is located at 14960 Twin Cities Road, approximately 0.5 miles east of intersection of Clay Station Road and Twin Cities Road, in the Southeast community.

Owner: S.M.U.D  
Mark Lee  
P.O. Box 15830, Sacramento, CA 95827  
916-732-7063; [mark.lee2@smud.org](mailto:mark.lee2@smud.org)

Applicant/Phone/Email: Western Sign Company  
Dennis Schneider  
6221 Enterprise Drive, Diamond Springs, CA 95619  
530-622-1420; [dennis2@westernsign.com](mailto:dennis2@westernsign.com)

County Project Manager: Christopher Castorena, Associate Planner, 874-6409; [castorenac@sacounty.net](mailto:castorenac@sacounty.net)

Request: A Use Permit to exceed the 6-foot maximum height and 24 square-foot sign area requirement to allow a monument sign 86 square feet in area and 12 feet in height in the AG-80(F) zone per Zoning Code Section 335-11. The proposed sign is non-electric and will be setback 70 feet from centerline of Twin Cities Road and 118 feet from the centerline of entrance road and will replace the existing identification sign.

Investigating Member:

COUNCIL RECOMMENDATION:

|            |       |              |           |
|------------|-------|--------------|-----------|
| Motion by: | Holt  | Seconded by: | Swanson   |
| Vote:      | Yes 4 | No 0         | Abstain 0 |
|            |       |              | Absent 2  |

Action:

Recommend Approval

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|            |      |              |          |
|------------|------|--------------|----------|
| Motion by: |      | Seconded by: |          |
| Vote:      | Yes: | No:          | Abstain: |
|            |      |              | Absent:  |

Comments:

4. Control No.: PLNP2015-00079

Project Name: **GOLLNER TEMPORARY MOBILE HOME**

Assessor's Parcel No.: 136-0180-056

Location: The project is located at 10284 Maggy Road, approximately 0.25 miles southeast from the intersection of Alta Mesa Road and Blake Road in the Southeast community. (Supervisor District 5: Nottoli)

Owner: Marcelo Gollnero  
 10284 Maggy Road, Wilton, CA 95693  
 916-446-6767; [mgollner@att.net](mailto:mgollner@att.net)

Applicant/Phone/Email: Dr. Technicians/Atten: Don  
 509 S. Stockton Street, Lodi, CA 95240  
 209-333-6190; [drtechnicians@yahoo.com](mailto:drtechnicians@yahoo.com)

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

Request: A Use Permit for a Temporary Mobile Home for medical hardship purposes.

Investigating Member:

**COUNCIL RECOMMENDATION:**

|            |                |             |                  |                 |              |  |
|------------|----------------|-------------|------------------|-----------------|--------------|--|
| Motion by: | <i>Swanson</i> |             |                  | Seconded by:    | <i>Tubbs</i> |  |
| Vote:      | Yes <i>4</i>   | No <i>0</i> | Abstain <i>0</i> | Absent <i>2</i> |              |  |

Action: *Approved. Applicant will verify county requirement is actually 125' from center line of the runway.*

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|            |      |     |          |              |  |  |
|------------|------|-----|----------|--------------|--|--|
| Motion by: |      |     |          | Seconded by: |  |  |
| Vote:      | Yes: | No: | Abstain: | Absent:      |  |  |

Comments:

**OTHER BUSINESS:**

None

**PUBLIC COMMENT:**

None

**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***



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