Pre-meeting Workshop—8:30 a.m.  This workshop is intended as a resource for Applicants, Engineers, Developers and Property Owners that have questions relating to land division, or would like to discuss conditions of approval. The workshop will begin at 8:30 a.m., and will be attended by County agency staff, service providers and safety officers who will make themselves available for questions, for up to 30 minutes, prior to the start of the Subdivision Review Committee meeting.

- Call the meeting to order – Roll Call.
- Introduction – Explanation of role of the Committee.
- Committee to consider approval of the May 30, 2008, Action Summary.
- Any items to be continued.
- Oath for all people intending to testify on any public hearing item.
PUBLIC HEARING ITEMS:

1. **CERTIFICATE OF COMPLIANCE NO. 2007COC0023 APPLICATION FOR CONSOLIDATION FOR RICHEY FAMILY PARTNERS, L.P.**
   - APNS: Portion of 268-0180-023 & 024
   - LOCATION: The property is located on the south side of Marconi Avenue, approximately 300 feet east of Wright Street, in the Arden Park community.
   - DEVELOPER/APPLICANT: Ronald Richey
   - OWNER: Richey Family Partners, L.P.
   - ZONED: LC
   - REQUEST: A Certificate of Compliance to merge 2 lots on 1.0 acres in the LC (Limited Commercial) zone.

2. **CONTROL NO. 2006- PMR-EXR-0525 TENTATIVE PARCEL MAP AND EXCEPTION FOR BOTTIMORE**
   - CONTINUED FROM MAY 16, 2008
   - APNS: 136-0230-011 and 012
   - LOCATION: The property is located on the west side of Alta Mesa Road, approximately 600 feet north of Woods Road, in the Southeast community.
   - APPLICANT: Abraham Magidish
   - ENGINEER: Claybar Engineering
   - OWNER: Helen R. Bottimore Trust
   - ENVIRONMENTAL DOCUMENT: Negative Declaration
   - REQUEST: A Tentative Parcel Map to divide approximately 20 gross acres into 4 lots in the A-5 (General Agricultural) zone. An Exception to allow a Tentative Parcel Map (subdivision) zoned AR-5 (Agricultural/Residential) to be served by private wells rather than public water.

3. **CONTROL NO.: PLNP2008-PMR-PRS-00057 TENTATIVE PARCEL MAP, AND SPECIAL REVIEW OF PARKING (CROSS ACCESS) FOR VINTAGE PARK**
   - APN: 121-0340-093
   - LOCATION: The property is located at 8940 Vintage Park Drive, on the south side of Vintage Park Drive, approximately 400 feet east of Elk Grove Florin Road, in the Vineyard community.
   - APPLICANT/ENGINEER: Peabody Engineering
   - OWNERS: John and Lisa Limcaco
   - ENVIRONMENTAL DOCUMENT: Exempt
   - REQUEST: A Tentative Parcel Map to subdivide approximately 0.93 acres into two (2) commercial lots in the SC (Shopping Center) zone. A Special Review of Parking (Cross Access) in order to share parking between the existing building and the proposed building on the project site.
4. CONTROL NO.: 2007- PMR-0134 TENTATIVE PARCEL MAP FOR MELCHIN
APN: 126-0070-012
LOCATION: The property is located at 12181 Jackson Road, on the north side of Jackson Road approximately 850 feet east of Grant Line Road, in the Cosumnes community.
APPLICANT/ENGINEER: German Engineering, LTD
OWNER: Ronald H. Melchin
ENVIRONMENTAL DOCUMENT: Negative Declaration
REQUEST: A Tentative Parcel Map to divide approximately 5.06 acres into two (2) lots in the A-2 (Interim General Agricultural) zone. An Exception from Title 22.24.630 (2) of the County Land Development Ordinance to allow the lots to be served by individual private wells rather than a public water supply system.

5. CONTROL NO.: PLNP2007-PMR-00370 TENTATIVE PARCEL MAP FOR KERIN
APNS: 136-0160-058, 097 and 101
LOCATION: The property is located at 1109 Walmort Road, on the north side of Walmort Road approximately 350 feet east of Colony Road, in the Southeast community.
APPLICANT/OWNER: Jack L. Kerin
ENVIRONMENTAL DOCUMENT: Negative Declaration
REQUEST: A Tentative Parcel Map to divide approximately 8.2 acres into 4 lots in the A-2 (Agricultural) zone. An Exception from Title 22.24.630 of the Sacramento County Development Code to allow private wells on parcels zoned AR-2 (Agricultural/Residential) or denser.

# # #
TECHNICAL ADVISORY ITEMS:

THE FOLLOWING TECHNICAL ADVISORY ITEMS ARE TIMED TO BE HEARD NO EARLIER THAN 9:00 A.M.

6. CONTROL NO. 07-RZB-PMR-0260 REZONE AND TENTATIVE PARCEL MAP FOR FAIR
   (CONTINUED FROM MARCH 7, 2008 AND MAY 2, 2008)
   APN: 138-0090-082
   LOCATION: The property is located at 11010 Colony Road, on the east side of Colony Road, approximately 260 feet south of Valensin Road, in the Southeast community.
   OWNER/APPLICANTS: Troy and Jennifer Fair
   ENGINEER: Calvin Jepsen
   ENVIRONMENTAL DOCUMENT: Negative Declaration
   REQUEST: A Rezone from AR-10 (Agricultural-Residential) to AR-5 (Agricultural-Residential) for 10 gross acres. A Tentative Parcel Map to divide approximately 10 gross acres into two (2) lots in the proposed AR-5 zone. A Release from the prior Zoning Agreement, adopted by Resolution No. 95-1166.

7. CONTROL NO. PLNP2007- XSP-00389 TIME EXTENSION TENTATIVE SUBDIVISION MAP FOR SCHERBER ESTATES
   APN: 122-0040-012
   LOCATION: The property is located at 7991 Carmencita Avenue, on the east side of Carmencita Avenue, approximately 4,900 feet south of Gerber Road in the Vineyard Community.
   OWNER: Duff Partnership
   APPLICANT: Holloway Land Company
   ENGINEER: KASL Engineering
   ENVIRONMENTAL DOCUMENT: Initial Study Addendum
   REQUEST: A Time Extension for a Tentative Subdivision Map to divide approximately 10 acres into 34 lots in the RD-3 (Residential), RD-4 (Residential) and AR-10 (Agricultural/Residential) zones.
8. CONTROL NO.  PLNP2007-RZB-SDP-AHS-00514  REZONE, TENTATIVE SUBDIVISION MAP AND AFFORDABLE HOUSING PLAN FOR SILVEIRA PROPERTY
APN:  122-0020-009
LOCATION:  The property is located at 7775 Carmencita Avenue, approximately 1,430 feet east of Bradshaw Road, and 2,200 feet south of Gerber Road, and also at the northwestern terminus of Piping Rock Road, in the Vineyard community planning area.
OWNER:  Jose Silveira
APPLICANT:  Klein Properties
ENGINEER:  MacKay & Somps
ENVIRONMENTAL DOCUMENT:  Mitigated Negative Declaration
REQUEST:  A Rezone for 14.3 acres from AR-10 (agricultural/residential) to RD-5 (single-family residential). A Tentative Subdivision Map to divide 14.3 acres into 72 single-family lots and three (3) landscaped corridor lots. An Affordable Housing Plan consisting of the payment of in-lieu and affordable fees.

9. CONTROL NO.  04-GPB-ZOB-SDP-AHS-0035  GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, TENTATIVE SUBDIVISION MAP, AFFORDABLE HOUSING PLAN FOR EASTON PLACE AND GLENBOROUGH AT EASTON
(CONTINUED FROM MAY 30, 2008)
APNS:  072-0231-004, 007, 008, 010, 012, 013, 017, 026, 028, 029, 032, 036, 039, 040, 041, 042, 051, 058, 059, 060 and 062
LOCATION:  The project is located on approximately 6,699 acres of land owned by Aerojet General Corporation (Aerojet) in eastern Sacramento County, generally located on the south side of Highway 50 and Folsom Boulevard, west of Prairie City Road, east of the City of Rancho Cordova, and north of White Rock Road.
OWNER:  Aerojet General Corporation
APPLICANT:  GenCorp Realty Investments
ATTORNEY:  Brewer Lofgrens
ENGINEER:  MacKay & Somps
ENVIRONMENTAL DOCUMENT:  Draft Environmental Impact Report
9. REQUEST: A General Plan Amendment to move the Urban Policy Area (UPA) boundary southerly and easterly to include approximately 1,201.5 acres of the Glenborough At Easton site. A General Plan Amendment to amend the Land Use Diagram for the Glenborough At Easton from Industrial Intensive, Industrial Extensive, and Natural Preserve to Low Density Residential, Medium Density Residential, Commercial and Office, and Natural Preserve for approximately 1,208.3 acres, and for the Easton Place area from Industrial Intensive to Urban Transit Oriented Development and Commercial and Office for approximately 183 acres. General Plan Amendments to: 1) Amend the Transportation Plan to add two pre-2010 arterials, Easton Valley Parkway and Glenborough Drive. 2) Amend the Bikeway Master Plan to add on and off-street bikeways. 3) Amend the Open Space Strategy Plan to delete approximately 13.5 acres from a proposed Natural Preserve. A Zoning Ordinance Amendment to amend the existing Aerojet Special Planning Area (SPA) to: 1) Incorporate a Land Use Master Plan for Glenborough At Easton, including Glenborough At Easton Design Guidelines, and Glenborough At Easton Development Standards. 2) Incorporate a Land Use Master Plan for Easton Place, including Easton Place Design Guidelines, and Easton Place Development Standards. 3) Revise SPA text and exhibits as necessary for implementation of Land Use Master Plans for Glenborough At Easton and Easton Place. A Large Lot Tentative Subdivision Map to create 86 large lot parcels for the purpose of creating legal parcels corresponding to villages within Glenborough At Easton and Easton Place and within the approximately 6,691.1 acre SPA. Ten Small Lot Tentative Subdivision Maps for the Glenborough At Easton area to subdivide the property into small lots for single-family residential home sites and other uses. Small lot tentative subdivision maps have been submitted for 2,077 single-family residential units within the Glenborough At Easton portion of the project. Tentative Subdivision Unit #1: The project site is approximately 24.3 acres in size. The Tentative Subdivision Map Unit #1 proposes 57 total lots, including 53 single-family residential (Low Density Residential) lots, 1 (one) single-family residential (Medium Density Residential) lot, 1 (one) park lot and 2 landscape lots. Tentative Subdivision Unit #2: The project site is approximately 13.9 acres in size. The Tentative Subdivision Map Unit #2 proposes 83 total lots, including 80 single-family residential (Medium Density Residential) lots, 1 park lot and 2 landscape lots. Tentative Subdivision Unit #3: The project site is approximately 80.9 acres in size. The Tentative Subdivision Map Unit #3 proposes 315 total lots, including 311 single-family residential (Low Density Residential) lots, one (1) park lot and three landscape lots. Tentative Subdivision Unit #4: The project site is approximately 27.9 acres in size. The Tentative Subdivision Map Unit #4 proposes 40 total lots, including 38 single-family residential (Low Density Residential) lots and 2 open space lots. Tentative Subdivision Unit #5: The project site is approximately 107.3 acres in size. The Tentative Subdivision Map Unit #5 proposes 349 total lots, including 341 single-family residential (Low Density Residential) lots, 3 park lots, 1 (one) open space lot, and four landscape lots. Tentative Subdivision Unit #6: The project site is approximately 93.4 acres in size. The Tentative Subdivision Map Unit #6 proposes 407 total lots, including 159 single-family residential (Low Density Residential) lots, 227 single-family residential (Medium Density Residential) lots, 3 parks, 2 open space, 9 common area lots, 2 private alley lots and 5 landscape lots.
Tentative Subdivision Unit #7: The project site is approximately 57.6 acres in size. The Tentative Subdivision Map Unit #7 proposes 164 total lots, including 158 single-family residential (Low Density Residential) lots, 1 (one) school lot, 1 (one) park, 1 (one) open space and 3 landscape lots. Tentative Subdivision Unit #8: The project site is approximately 39 acres in size. The Tentative Subdivision Map Unit #8 proposes 135 total lots, including 130 single-family residential (Low Density Residential) lots, 1 (one) single-family residential (Medium Density Residential) lot, 1 (one) park lot, and 3 landscaping lots. Tentative Subdivision Unit #9: The project site is approximately 111.8 acres in size. The Tentative Subdivision Map Unit #9 proposes 418 total lots, including 294 single-family (Low Density Residential) lots, 112 single-family residential (Medium Density Residential) lots, 1 (one) school lot, 3 park lots, 1 (one) open space lot and 7 landscape lots. Tentative Subdivision Unit #10: The project site is approximately 58.2 acres in size. The Tentative Subdivision Map Unit #10 proposes 186 total lots, including 175 single-family (Low Density Residential) lots, 1 (one) High Density Residential lot, 1 (one) commercial lot, 2 park lots, and 7 landscape lots. Affordable Housing Plan for Glenborough At Easton and Easton. Adoption of a Public Facilities Financing Plan for Glenborough At Easton and Easton Place that includes a Capital Improvement Program and Financing Plan that: 1) Identifies public facilities and infrastructure improvements required to support the proposed land uses; 2) Defines proposed methods of financing required public facilities and infrastructure; and 3) Provides a description of infrastructure phasing. Separate actions will be necessary to establish assessment districts, fee programs, and/or other financing programs.

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