



**DELTA CITIZENS
MUNICIPAL ADVISORY COUNCIL**

**Jean Harvie Community Center
14273 River Road, Walnut Grove, CA 95690**

**WEDNESDAY,
SEPTEMBER 8, 2010
7:30 PM**

Directions: From Sacramento take I-5 South to Twin Cities Road, turn right (west) onto Twin Cities Road and continue to roadway end. Turn left (south) onto River Road and continue through Locke and the drawbridge intersection in central Walnut Grove. Proceed approximately 5 blocks. The Jean Harvie Community Center is on the left, opposite the Georgiana Slough Bridge.

<http://www.msa2.saccounty.net/planning/Pages/CPAC-Delta.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the DCMAC Chairman, Gil Labrie, at 776-1161. To contact the County Planning Department representatives, call Surinder Singh at 874-5462 or Jack Polenske at 874-5951. To contact the Planning Department clerical support, call 874-5160.

I. CALL MEETING TO ORDER, ROLL CALL, QUORUM VERIFICATION:

OFFICERS:

P GIL LABRIE (Chairman)
P WILLIAM SCHAUER (Vice-Chair)
P DARRELL FERREIRA (Secretary)

MEMBERS:

JOHN BARANEK P DANIEL WILSON
JOHN LEWALLEN STAN EDDY
MICHAEL MORRIS JON MORAIS
TOPPER VAN LOBEN SELS WENDELL FLINT

REPRESENTATIVES:

PLANNING REPRESENTATIVES:

Surinder Singh, Senior Planner, County Planning
Jack Polenske, Planner II, County Planning

EXA – EXCUSED ABSENCE U – UNEXCUSED ABSENCE P – PRESENT
R – RESIGNED TE – TERM EXPIRED
QUORUM DETERMINATION: Yes No
COUNTY REPRESENTATIVE: Yes No

- II. AGENDA SETTING
- III. APPROVAL OF MINUTES
- IV. CORRESPONDENCE
- V. OLD BUSINESS

VI. PRESENTATION: (NONE)

VII. PLANNING ITEMS FOR REVIEW: (NEW BUSINESS)

1. Control No.: PLNP2010-UPZ-VAZ-00156

Assessor's Parcel No.: 132-0174-005

Owner: Dean Lavelle & Daphne Xiao, 2426 26th Street, Sacramento, CA 95818

Applicant: Abraxis Spera, 1401 Lochbrae Road, Sacramento, CA 95815

Project Name: XIAO RESIDENCE

Location: The property is located at 138 Bates Avenue, on the west side of Washington Avenue and approximately 193 feet east of Riverside Avenue, in the Delta community.

Request: A Use Permit to legalize an existing residential accessory dwelling of 711 square feet on approximately 0.14 acres in the RD-10 (Residential) zone. A Variance to reduce the minimum rear yard setback for a residential accessory dwelling from ten (10) feet to 5.5 feet. A Variance to reduce the minimum side yard setback for a residential accessory dwelling from five (5) feet to 0 feet. A Variance to reduce the minimum side yard setback for a residential accessory dwelling and connected carport from five (5) feet to 0 feet.

Investigating Member:

COUNCIL RECOMMENDATION:

Setback variance seems unnecessary under the SPA: applicant should be reimbursed for fees.

Motion by: William Schauer

Seconded by: Darrell Ferreira

Vote: Yes 7 No 0 Abstain 0 Absent 3

Action: Recommended APPROVAL

Note: The Delta Citizens Municipal Advisory Council has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote: Yes: No: Abstain: Absent:

Comments:

2. Control No.: PLNP2010-UPP-SPP-00128

Assessor's Parcel No.: 132-0240-062

Owner: Wallace R./Irene E. Giesser Bypass Trust/et al
11281 Bruceville Road, Elk Grove, CA 95757

Applicant: Recurrent Energy, 300 California Street, 8th Floor, San Francisco, CA 94104
Attention: Elizabeth Brady

Project Name: RE BRUCEVILLE ROAD SOLAR FARM

Location: The property is located at 11281 Bruceville Road, on the southeast corner of Eschinger Road and Bruceville Road, in the Delta community.

Request: A **Use Permit** to allow a 15 megawatt solar farm facility consisting of ground-mounted photovoltaic solar modular array panel blocks on 115 acres of an approximately 119.67 net acre site in the AG-80 (*Agricultural*) zone. A **Use Permit** to allow an approximately 9-foot high chain-link fence topped with three-strand barbed wire. The fence will surround the proposed solar farm facility on all sides. The proposed fence deviates from the 6-foot height requirement for Agricultural zones and will be located within the front yard and side street yard setback {Zoning Code Sections 301-60(b), 301-63(a)(b), and 305-83.2 (3)}. A **Special Development Permit** to allow the internal access aisles to be dirt rather than constructed with a dust free surface.

Investigating Member:

COUNCIL RECOMMENDATION:

Concerns were expressed, including incompatibility with neighboring farming operations, negative impact on property values, and inadequate buffer next to development.

Motion by: Daniel Wilson

Seconded by: William Schauer

Vote: Yes: 7 No: 0 Abstain: 0 Absent: 3

Action: Recommended APPROVAL

Note: The Delta Citizens Municipal Advisory Council has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote: Yes: No: Abstain: Absent:

Comments:

3. Control No.: PLNP2010-UPP-SPP-00127

Assessor's Parcel No.: 132-0151-023, 024

Owner: Michael/Patricia Wackman Family Trust/et al
8753 Eschinger Road, Elk Grove, CA 95757

Applicant: Recurrent Energy, 300 California Street, 8th Floor, San Francisco, CA 94104
Attention: Elizabeth Brady

Project Name: RE KAMMERER ROAD SOLAR FARM

Location: The property is located at 8212 Kammerer Road, on the south side of Kammerer Road, approximately 2,651 feet east of Eschinger Road, in the Delta community.

Request: A **Use Permit** to allow a 15 megawatt solar farm facility consisting of ground-mounted photovoltaic solar modular array panel blocks on 115 acres of an approximately 160 net acre site in the AG-80 (*Agricultural*) zone. A **Use Permit** to allow an approximately 9-foot high chain-link fence topped with three-strand barbed wire. The fence will surround the proposed solar farm facility on all sides. The proposed fence deviates from the 6-foot height requirement for Agricultural zones and will be located within the front yard setback {Zoning Code Sections 301-60(b), 301-63(a)(b), and 305-83.2 (3)}. A **Special Development Permit** to allow the internal access aisles to be dirt rather than constructed with a dust free surface.

Investigating Member:

COUNCIL RECOMMENDATION:

Concerns were expressed, including incompatibility with neighboring farming operations, negative impact on property values, and inadequate buffer next to development.

Motion by: Daniel Wilson

Seconded by: William Schauer

Vote: Yes: 7 No: 0 Abstain: 0 Absent: 3

Action: Recommended APPROVAL

Note: The Delta Citizens Municipal Advisory Council has the right to file an appeal with the County of Sacramento Board of Supervisors if the committee, commission or official takes an action or determination that is contrary to the CPAC recommendation.

Motion by:

Seconded by:

Vote: Yes: No: Abstain: Absent:

Comments:

VIII. OTHER BUSINESS/DISCUSSION ITEMS

IX. ADJOURNMENT

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 Department of Planning and Community Development at (916) 874-5160 (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.

CPAC MEMBER FORWARDING MINUTES TO COUNTY PLANNING: CPAC Referrals forwarded by
Debbie Phelps (for Gil LaBrie)