

# Agenda

## SUBDIVISION REVIEW COMMITTEE

FEBRUARY 1, 2008

8:30 A.M.

Sacramento County Administration Center  
700 H Street, Hearing Room No. 2 (first floor)  
Sacramento, California 95814-1298

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<http://www.planning.saccounty.net/meetings/src/index.html>

### Members:

TONY SANTIAGO	Land Division & Site Improvement Review
CHERYL HAWKINS	Environmental Management
BRIAN HOLLOWAY	Chairman
JEFF RODRIGUES	Sheriff's Department (alternates with Fire District)
STEVE BRODERICK / JIM EASTMAN, JR.	Sacramento Metropolitan Fire District
CELINE LIVENGOOD	Regional Parks, Recreation, & Open Space
CHARLES DYER	Planning & Community Development
BOB DEMORALES	Department of Environmental Review & Assessment
MARK RAINS / BRIAN VIRAY	Department of Water Resources
PETE KOKKINIS / TAMMY URQUHART	Department of Transportation
SALAM KHAN / AMANDEEP SINGH	CSD-1, Department of Water Quality
KING TUNSON	Sacramento City Fire Department
RACHAEL DUBOSE	AQMD
KATHERINE KNOUREK	SMUD

### Representatives:

***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 January 18, 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 APPLICATION FOR CONSOLIDATION FOR FELIX T. CUEVAS**  
**APN:** 244-0232-020 and 021  
**LOCATION:** The property is located on the Southeast Corner of Howard Street and Bridge Street, in the Fair Oaks community.  
**APPLICANT/DEVELOPER:** Felix T Cuevas  
**Engineer:** RFE Engineering, Inc.  
**ZONED:** SPA  
**REQUEST:** A **Certificate of Compliance** to merge two parcels on 0.4 acres in an SPA zone.
  
2. **CONTROL NO. PLNP2007- PMR-00596 TENTATIVE PARCEL MAP FOR BALJIT**  
**APN:** 050-0322-044  
**LOCATION:** The property is located at 5753 Pomegranate Avenue, opposite Glendora Court, in the South Sacramento community.  
**APPLICANT:** Hayes Land Surveying  
**OWNER:** Singh Baljit  
**ENVIRONMENTAL DOCUMENT:** Exempt  
**REQUEST:** A **Tentative Parcel Map** to divide approximately 1.160 acres into four lots on property zoned RD-5(F) (*Residential*).

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**TECHNICAL ADVISORY ITEMS:**

3. **CONTROL NO. 07-LRP-PMP-0059 TENTATIVE PARCEL MAP AND LOT REDUCTION PERMIT FOR HARRISON**  
**APN:** 146-0060-058  
**LOCATION:** The property is located at 12749 River Road, approximately 1,600 feet south of Russell Road, in the Delta Community.  
**APPLICANT/OWNER: Sandra Farrow**  
**ENVIRONMENTAL DOCUMENT:** Negative Declaration  
**REQUEST:** A **Tentative Parcel Map** to divide approximately 80 acres into two lots on property split-zoned AG-40 (*Agricultural*) and AG-80 (*Agricultural*). A **Lot Reduction Permit** to allow one lot to be 6 acres in size.
  
4. **CONTROL NO. 07-LRP-PMR-0282 LOT REDUCTION PERMIT AND PARCEL MAP FOR VASQUEZ**  
**APNS:** 146-0060-057 and 146-0060-010  
**LOCATION:** The property is located at 13195 River Road and 565 Vorden Road, in the Delta community.  
**APPLICANT/OWNER: Richard A. Vasquez**  
**ENGINEER:** Gene E. Thorne & Associates  
**ENVIRONMENTAL DOCUMENT:** Negative Declaration  
**REQUEST:** A **Tentative Parcel Map** to divide 80.13 acres into two lots on property split-zoned AG-40 (*Permanent Agricultural*) and AG-80 (*Permanent Agricultural*). A **Lot Reduction Permit** to allow one lot to be approximately 2.0 acres in size.
  
5. **CONTROL NO. 07-SDP-EXP-AHF-0119 TENTATIVE SUBDIVISION MAP, EXCEPTION AND AFFORDABLE HOUSING PLAN FOR 5544 ENGLE ROAD**  
**APN:** 258-0110-052  
**LOCATION:** The property is located at 5544 Engle Road, on the south side of Engle Road, approximately 675 feet east of Garfield Avenue, in the Carmichael community.  
**APPLICANT/OWNER: Hassan Abdolazim**  
**ENGINEER:** Gary Stephens  
**ENVIRONMENTAL DOCUMENT:** Negative Declaration  
**REQUEST:** A **Tentative Subdivision Map** to divide approximately 1.135 acres into five lots the RD-5 (*Residential*) zone. An **Exception** from public street frontage requirements to allow more than two lots to be served by a private drive. An **Affordable Housing Plan** consisting of the payment of in-lieu and affordability fees. (Note: The Developer has chosen to pay fees to meet the affordable housing obligation instead of constructing affordable housing units at the development site. Therefore, affordable housing will not be built as part of this project.)

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