

# AGENDA

## NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Twin Rivers Unified School District  
5115 Dudley Boulevard, Bay A  
McClellan, CA 95652

Tuesday, June 26, 2018

7:00 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

**North Highlands CPAC Chair** Robert Ellis, Jr. (916) 344-3539  
**North Highlands CPAC Vice-Chair** Julie Bauer (916) 837-8253

**County of Sacramento, Office of Planning and Environmental Review representatives for the N Highlands Area**

**Senior Planner** Joelle Inman (916) 874-7575 [inmanj@saccounty.net](mailto:inmanj@saccounty.net)  
**Associate Planner** Nick Pascoe (916) 874-3103 [pascoe@saccounty.net](mailto:pascoe@saccounty.net)

To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.

To receive notifications or obtain more information regarding:

**Sacramento County public meetings:** <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

**Current Planning projects,** visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

**To submit project comments to CPAC members, email them to [CPAC-NorthHighlands-FF@saccounty.net](mailto:CPAC-NorthHighlands-FF@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Robert Ellis Chair  
Julie Bauer Vice-Chair  
Elizabeth Mitchell Secretary

**MEMBERS:** Michelle Rivas Richard E. Griffin

**COUNTY PLANNING REPRESENTATIVES:** Joelle Inman Nick Pascoe

EXA – Excused Absence	U – Unexcused Absence	P – Present
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **May 22, 2018** minutes

**PLANNING ITEMS FOR REVIEW:**

1. **Entitlement(s): SPZ**
- Control No.:** PLNP2017-00368 Blom Accessory Dwelling Unit
- APN:** 215-0061-017-0000
- Applicant/Owner:** Donald Blom
- Location:** Property Is Located At 6340 32nd Street, North Highlands, CA 95660 At The Corner Of 32nd Street And I Street In The North Highlands Community
- Request:** 1. A **Special Development Permit** to allow the size of the proposed Accessory Dwelling Unit (ADU) to exceed 800 square feet on approximately 6.7 acres in the AR-2 zoning district.
- Final Hearing Body:** Zoning Administrator
- Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, [pattene@saccounty.net](mailto:pattene@saccounty.net)
- [Click here for more information.](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

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. During the Appeal hearing, the applicant or appointed representative must be present.**

Motion by:

Seconded by:

Vote:

Yes:

No:

Abstain:

Absent:

Comments:

**STAFF UPDATE:**

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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 1-800-855-7100.*



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

**[www.311.SacCounty.net](http://www.311.SacCounty.net) | Dial 3-1-1**  
Outside unincorporated Sacramento County  
Dial 916-875-4311

RECEIVED

# AGENDA

MAY 25 2018

County of Sacramento  
Planning and Environmental Review

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Twin Rivers Unified School District  
5115 Dudley Boulevard, Bay A  
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Tuesday, May 22, 2018

7:00 PM

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Julie Bauer Vice-Chair  
Elizabeth Mitchell Secretary

**MEMBERS:** Michelle Rivas Richard E. Griffin

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<b>QUORUM DETERMINATION:</b>	Yes	No
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### CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council
- Council to consider approval of the **March 27, 2018** minutes



## PLANNING ITEMS FOR REVIEW:

1.		Entitlement(s): UPP, DRS
Control No.:	PLNP2017-00364	
APN:	208-0122-050-0000	
Applicant/Owner:	Verizon Wireless	
Location:	The property is located in the North Watt Avenue Special Planning Area at 7477 Watt Avenue, southwest of the intersection of Watt Avenue and Antelope Road in the North Highlands community.	
Request:	1. A <b>Use Permit</b> to allow a new 55-foot monopole with six antennas, a generator, and associated equipment within a 1,033 square-foot lease area on approximately 5.2 acres in the North Watt Avenue Special Planning Area.	
Final Hearing Body:	Planning Commission	
Lead Planner:	Nishant Seoni, Assistant Planner, 916-874-7966, <a href="mailto:seonin@saccounty.net">seonin@saccounty.net</a>	
<a href="#">Click here for more information.</a>		

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by: <i>Julia Bauer</i>			Seconded by: <i>Richard Griffin</i>	
Vote	Yes <i>4</i>	No <i>0</i>	Abstain <i>0</i>	Absent <i>1</i>
Action: <i>approve request. Taller pole preferred - fewer towers better than a "forest" of <del>towers</del> - shorter poles over time</i>				

**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. During the Appeal hearing, the applicant or appointed representative must be present.

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

**STAFF UPDATE:**

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:**

7:25 pm

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Dial 916-875-4311*





Sacramento County  
North Highlands CPAC Referral

05-22-2018

Lockload Wireless Facility Use Permit.

MEETING DATE

PROJECT NAME

UPP, DRS

PLNP2017-00364

ENTITLEMENT(S)

CONTROL NO.



ADJACENT CPAC (If Applicable)

FINAL HEARING BODY: Planning Commission

Planning Division  
Project Manager:

Nishant Seoni, Assistant Planner

ADVISORY COUNCIL COMPLETE THIS SECTION - PLEASE PRINT

1. Number of council members present: 4 Quorum: YES ☒ NO ☐

2. Number of community members present: 1

3. Summarize neighborhood response or reaction:

Change from taller "tree" to lower plain pole. This will limit number of carriers on pole now 55 feet, old 72 foot. Will try to keep options open

4. Council recommendation: APPROVAL ☒ DENIAL ☐ CONTINUE ☐

5. CPAC Comments/Recommendation (If No vote, please explain)

(Note: This section will reflect discussion(s) during meeting.):

Try to keep options open to accommodate other carriers. Fewer towers is better.  
72 foot preferred - looks like a tree - similar to "tree" on Walerga  
recommend a light on top (bad weather provision)

6. If denied, CPAC pre-authorized appeal: YES ☐ (Vote Below)

E. D. Mitchell  
Chairperson or Secretary

5/22/18  
Date

7:00 pm  
Start time

7:20 pm  
End time

\*EXA - Excused Absence U - Unexcused Absence P - Present

LAST NAME	Attendance (CIRCLE ONE)	MOTION BY:	SECONDED BY:	YES	NO	ABSTAIN	APPEAL
ELLIS, Chair	EXA U <input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BAUER, Vice-Chair	EXA U <input checked="" type="radio"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MITCHELL, Secretary	EXA U <input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRIFFIN	EXA U <input checked="" type="radio"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RIVAS	EXA U <input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RETURN TO PLANNER AT MEETING