

# AGENDA

## NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

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

Tuesday, June 27, 2017

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 E. Ellis, Jr. (916) 825-8817  
**North Highlands CPAC Vice-Chair** Julie Bauer (916) 837-8253

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

**Environmental Coordinator** Cathy Hack (916) 874-7183 [hackc@saccounty.net](mailto:hackc@saccounty.net)  
**Associate Planner** Nick Pascoe (916) 874-3103 [pascoen@saccounty.net](mailto:pascoen@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 E. Ellis, Jr. Chair  
Julie Bauer Vice-Chair  
Elizabeth Mitchell Secretary

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

**COUNTY PLANNING REPRESENTATIVES:** Cathy Hack Nick Pascoe

<b>EXA – Excused Absence</b>	<b>U - Unexcused Absence</b>	<b>P – Present</b>
<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 April 25, 2017 minutes

**PLANNING ITEMS FOR REVIEW:**

1.

Entitlement(s): RSP

Control No.: PLNP2017-00071 Malibu Court Estates

APN: 228-0082-015, 027, and 028

Applicant: JTS Engineering Consultants Inc.

Owner: American Investors Group, LLC.

Location: The project is located at 4552 Palm Avenue approximately 1,060 feet east of Hillsdale Boulevard in the North Highlands community.

Request: A Resubmission of a Tentative Subdivision Map to divide three parcels totaling 2.75 acres into 20 single family residential lots in the RD-10 zoning district.

Final Hearing Body: Planning Commission

Investigating Member:

Lead Planner: Wendy W. Hartman, Senior Planner ; (916)875-0527; [hartmanw@saccounty.net](mailto:hartmanw@saccounty.net)

[Click here for more information](#)

**COUNCIL RECOMMENDATION:**

**TIME:**

Motion by:

Motion 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:

**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 1-800-735-2929*



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ONLINE, OR ON THE GO!**

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*Outside unincorporated Sacramento County  
Dial 916-875-4311*

# AGENDA

## NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

Twin Rivers Unified School District  
5115 Dudley Boulevard, Bay A  
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Tuesday, April 25, 2017

7:00 PM

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**OFFICERS:** Robert E. Ellis, Jr. *EXA* Chair  
Julie Bauer *P* Vice-Chair  
Elizabeth Mitchell *P* Secretary  
**MEMBERS:** Edwin Valdez *—has never shown up*  
Michelle Rivas *P* Richard E. Griffin *P*

**COUNTY PLANNING REPRESENTATIVES:** Cathy Hack Nick Pascoe *P*

EXA – Excused Absence	U - Unexcused Absence	P – Present
QUORUM DETERMINATION:	<u>Yes</u>	No
COUNTY PLANNING REPRESENTATIVE:	<u>Yes</u>	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 28, 2017 minutes (if available)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
Motion by: <u>Richard Griffin</u>		Motion by: <u>Elizabeth Mitchell</u>		
Vote	Yes <u>3</u>	No <u>0</u>	Abstain <u>0</u>	Absent <u>1</u>
Action: <u>Approve request</u>				
<b>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.</b>				
Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**ADJOURNMENT:** 8:11 pm

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