

**NORTH HIGHLANDS  
COMMUNITY PLANNING  
ADVISORY COUNCIL**

**AGENDA**

Tuesday, August 26, 2014  
7:00 PM

North Highlands Parks and Recreation District Office  
6040 Watt Avenue (@ Freedom Park Drive)  
North Highlands, CA 95660

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

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the North Highlands CPAC Chairperson, Robert Ellis at (916) 825-8817 or [ellisr25@gmail.com](mailto:ellisr25@gmail.com). For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representatives for the North Highlands CPAC. They are Leighann Moffitt at (916) 874-5584 or [moffittl@saccounty.net](mailto:moffittl@saccounty.net) and Nick Pascoe at (916) 874-6141 or [pascoen@saccounty.net](mailto:pascoen@saccounty.net). To contact the Planning and Environmental Review Division CPAC support, please call the CPAC Secretary at (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: 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.*

|                         |   |                                  |
|-------------------------|---|----------------------------------|
| <b>OFFICERS:</b>        | ROBERT E. ELLIS, JR<br>ELIZABETH MITCHELL   | <u>CHAIR</u><br><u>SECRETARY</u> |
| <b>MEMBERS:</b>         | JULIA BAUER<br>ARVIN WHITT  | MICHELLE RIVAS                   |
| <b>REPRESENTATIVES:</b> | LEIGHANN MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW<br>NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW |                                  |

**EXA** – EXCUSED ABSENCE    **R** – RESIGNED    **U** - UNEXCUSED ABSENCE    **TE** - TERM EXPIRED    **P** – PRESENT

|                        |     |    |
|------------------------|-----|----|
| QUORUM DETERMINATION:  | Yes | No |
| COUNTY REPRESENTATIVE: | Yes | No |

**Matters under the jurisdiction of the CPAC and not on the posted 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
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: **PLNP2014-00127**  
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1709>

**Project Name:** Tooley Oil PCN

Hearing Body: Board of Supervisors

**Assessor's Parcel No.:** 215-0310-059

Location: 5520 Dudley Boulevard, McClellan, CA 95652

Applicant/Phone/Email: Tooley Oil Company, Attn: Michael Tooley  
 1111 Exposition Boulevard, Bldg. 600, Sacramento, CA 95815  
 916-952-1228; [michael@tooleyoil.com](mailto:michael@tooleyoil.com)

Agent: Rasmussen Public Affairs, Attn: Eric Rasmusson  
 2200 L Street, Sacramento, CA 95816  
 916-447-0283; [eric@rpaco.org](mailto:eric@rpaco.org)

County Project  
 Manager: *Manuel Mejia, Senior Planner, 874-7934; [mejiam@saccounty.net](mailto:mejiam@saccounty.net)*

Request: **APPLICATION TO THE SACRAMENTO COUNTY BOARD OF SUPERVISORS FOR A LETTER OF PUBLIC CONVENIENCE OR NECESSITY RELATING TO THE SALE OF ALCOHOL WITHIN THE UNINCORPORATED AREA.**

**Type of Business:** Gas Station/Convenience Store  
**Type of License:** Type 20 – Off-Sale Beer and Wine

Investigating Member:

COUNCIL RECOMMENDATION:

|            |  |              |  |  |
|------------|--|--------------|--|--|
| 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.**

|            |  |              |  |  |
|------------|--|--------------|--|--|
| Motion by: |  | Seconded by: |  |  |
|------------|--|--------------|--|--|

|       |      |     |          |         |
|-------|------|-----|----------|---------|
| Vote: | Yes: | No: | Abstain: | Absent: |
|-------|------|-----|----------|---------|

Comments:

2. Control No.: PLNP2014-00140

<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1721>

**Project Name:** MCCLELLAN PARK ZONING ORDINANCE AMENDMENT

Hearing Body: PLANNING COMMISSION – BOARD OF SUPERVISORS

**Assessor’s Parcel No.:** 215-0330-002, 009, 028, 029, 035, 037, 049, 056, and 057

**Location:** The project site is located within the approach/departure zone of the South McClellan District of McClellan Park, on the west side of Roseville Road and south of Dudley Boulevard, in the North Highlands community.

**Applicant/Phone/Email:** McClellan Business Park, Attention: Alan Hersh  
3140 Peacekeeper Way, McClellan, CA 95652  
916-570-5337; [ash@mcclellanpark.com](mailto:ash@mcclellanpark.com)

**Engineer:** Baker-Williams Engineering, Attention: Kent Baker  
6020 Rutland Drive, Suite 19, Carmichael, CA 95608  
916-331-4336; [kbaker@bwengineers.com](mailto:kbaker@bwengineers.com)

**County Project Manager:** Charity Gold, Asst. Environmental Analyst, 874-7529; [goldc@saccounty.net](mailto:goldc@saccounty.net)

**Request:** A **Zoning Ordinance Amendment** to the McClellan Park Special Planning Area (SPA) to allow the Conditional Use Permit requirement for uses within the McClellan Approach/Departure zone to be replaced with a Planning Director Approval. The amendment will allow Planning Director approval for uses that the Airport Land Use Commission has determined to be consistent with the McClellan Comprehensive Land Use Plan (CLUP).

Investigating Member:

COUNCIL RECOMMENDATION:

|            |     |              |         |        |
|------------|-----|--------------|---------|--------|
| 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.**

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

**OTHER BUSINESS:****PUBLIC COMMENT:****APPROVAL OF MINUTES:****ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***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 Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (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***



**YOUR LINK  
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ONLINE, OR ON THE GO!**

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