

Minutes

NORTH HIGHLANDS COMMUNITY PLANNING ADVISORY COUNCIL

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: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

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 ellisjr25@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 rmoffitt@saccounty.net and Nick Pascoe at (916) 874-6141 or 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. Please identify the relevant project using the project name, control number or address.

OFFICERS:

P ROBERT E. ELLIS, JR
P ELIZABETH MITCHELL

CHAIR
SECRETARY

MEMBERS:

P JULIA BAUER
AB ARVIN WHITT

P MICHELLE RIVAS

REPRESENTATIVES:

LEIGHANN MOFFITT - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

P Manuel Mejia

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

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

County Project Manager: Manuel Mejia, Senior Planner, 874-7934; 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: *Robert Ellis*

COUNCIL RECOMMENDATION:

Motion by: *Elizabeth Mitchell* Seconded by: *Julia Bauer*

Vote:	Yes <i>4</i>	No <i>0</i>	Abstain <i>0</i>	Absent <i>1</i>
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Action: *approve request*

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:
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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

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

County Project Manager: Charity Gold, Asst. Environmental Analyst, 874-7529; 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: <i>Julia Bauer</i>		Seconded by: <i>Robert Ellis</i>		
Vote:	Yes <i>4</i>	No <i>0</i>	Abstain <i>0</i>	Absent <i>1</i>
Action: <i>approve request</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.

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

OTHER BUSINESS:

- 1. will not pursue decision on 1st church
- 2. to appeal on item now must call special meeting within 10 days of notice
- 3. zoning code updates moving along for fall approval

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT: 2:25 pm

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

Chapelle Mitchell

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



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Dial 916-875-4311