NORTH HIGHLANDS
COMMUNITY PLANNING ADVISORY COUNCIL
Twin Rivers Unified School District
5115 Dudley Boulevard, Bay A
McClellan, CA 95652
http://www.per.saccounty.net/CPAC/Pages/CPAC-NorthHighlandsFoothillFarms.aspx

MINUTES
AGENDA
Tuesday, June 27, 2017
7:00 PM

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
Associate Planner
Nick Pascoe (916) 874-3103 pascooen@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. 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
Michelle Rivas
Richard E. Griffin

COUNTY PLANNING REPRESENTATIVES: Cathy Hack Nick Pascoe Wendy Hartman

<table>
<thead>
<tr>
<th>EXA – Excused Absence</th>
<th>U - Unexcused Absence</th>
<th>P – Present</th>
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<tr>
<td>QUORUM DETERMINATION:</td>
<td>Yes</td>
<td>No</td>
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COUNTY PLANNING REPRESENTATIVE: Yes

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
<table>
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<tr>
<th><strong>PLANNING ITEMS FOR REVIEW:</strong></th>
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<tr>
<td><strong>Control No.:</strong> PLNP2017-00071 Malibu Court Estates</td>
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<tr>
<td><strong>APN:</strong> 228-0082-015, 027, and 028</td>
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<td><strong>Applicant:</strong> JTS Engineering Consultants Inc.</td>
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<td><strong>Owner:</strong> American Investors Group, LLC.</td>
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<td><strong>Location:</strong> The project is located at 4552 Palm Avenue approximately 1,060 feet east of Hillsdale Boulevard in the North Highlands community.</td>
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<td><strong>Request:</strong> 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.</td>
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<td><strong>Final Hearing Body:</strong> Planning Commission</td>
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<td><strong>Investigating Member:</strong></td>
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<td><strong>Lead Planner:</strong> Wendy W. Hartman, Senior Planner; (916)875-0527; <a href="mailto:hartmanw@saccounty.net">hartmanw@saccounty.net</a></td>
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**COUNCIL RECOMMENDATION:**

| Motion by: | Julie Bauer | Motion by: | Elizabeth Mitchell |
| Vote | Yes: 4 | No: 0 | Abstain: 0 | Absent: 1 |

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

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

Comments:

**OTHER BUSINESS:** adjourn 7:45 pm