

# AGENDA

## RIO LINDA/ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitor Center  
6730 Front Street  
Rio Linda, CA 95673

Wednesday, October 24, 2018

7:00 PM

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

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

**Rio Linda CPAC Chair** Zachary Arbios (916) 718-7304

**County of Sacramento, Office of Planning and Environmental Review representatives for the Rio Linda/Elverta Area**

**Principal Planner** Chris Pahule (916) 874-4447 [pahulec@saccounty.net](mailto:pahulec@saccounty.net)  
**Associate Planner** Julie Newton (916) 876-8502 [newtonju@saccounty.net](mailto:newtonju@saccounty.net)

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-RioLinda-Elverta@saccounty.net](mailto:CPAC-RioLinda-Elverta@saccounty.net). Please identify the relevant project using the project name, control number or address.**

**OFFICERS:** Zachary Arbios Chair  
Roy Hickey Vice-Chair  
Susie Macdonald Secretary

**MEMBERS:** Hal Morris Kristin McCandless

**COUNTY PLANNING REPRESENTATIVES:** Chris Pahule Julie Newton

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<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

**PLANNING ITEMS FOR REVIEW:**

**1.**

**Control No.:** PLNP2017-00327. Elverta 245

**APN:** 202-0170-024

**Applicant/Owner:** Red Tail Acquisitions, LLC c/o Tim Kihm

**Location:** A Project Located At The South of Elverta Road and West of 16th Street In The Rio Linda Community.

**Request:**

1. **A Special Development Permit** allowing an alternative Urban Neighborhood Street Standard with both vertical and rolled curbs to attached sidewalks where detached sidewalks are otherwise required, and a reconfiguration of Class 1 Trails.
2. **A Rezone** of approximately 14.8 acres from AR-1 to 15.4 acres of AR-1, 11.3 acres from RD-2 to 6.5 acres of RD-2, 220.9 acres from RD-5 to 217.7 acres of RD-5 and 2.3 acres from RD-20 to 9.7 acres of RD-20.
3. A large lot **Tentative Subdivision Map** to divide the 239.5 ± gross acre site into 11 large “LDR” lots, 2 Park sites, 3 Drainage Lots, 1 Powerline Corridor lot, 1 Open Space lot, 1 Lift Station lot and 1Well site lot.
4. A small lot **Tentative Subdivision Map** to divide the 6 Large Lot Map parcels into 682 Single-Family Residential lots, 2 Park sites, 3 Drainage Lots, 1 Powerline Corridor lot, 2 Open Space lots, 1 Lift Station lot, 1Well site lot and 6 Landscape Corridor lots.
5. An **Affordable Housing Strategy** for the overall Specific Plan Area consistent with the current Affordable Housing Ordinance.
6. **A Design Review (DRS)** to comply with the Elverta Specific Plan and Elverta 245 Design Handbook.

**Final Hearing Body:** Board of Supervisors

**Lead Planner:** Emma Patten, Assistant Planner, (916) 875-4197, [mchattene@saccounty.net](mailto:mchattene@saccounty.net)

[Click here for more information.](#)

<b>COUNCIL RECOMMENDATION:</b>			<b>TIME:</b>	
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:**

Effective September 4, 2018 Administrative Duties for the Rio Linda Community Planning Advisory Council will be Stephanie Townsend.

**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.*



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