

# AGENDA

## RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Community Center  
810 Oak Lane  
Rio Linda, CA 95673

Wednesday, May 24, 2017

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

**Sacramento County 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 contact the 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-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 Shields Secretary

**MEMBERS:** Michael Huiras Hal Morris

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

<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 26, 2017 minutes

## PLANNING ITEMS FOR REVIEW:

### 1. Entitlement(s): SDP-DRS

**Control No.:** PLNP2014-00202 Elverta 78

**APN:** 203-0080-038-0000

**Applicant:** RCH Group

**Owner:** Elverta 78 Partners

**Location:** The project is located within the approved Elverta Specific Plan, on the south side of Elverta Road, approximately 1,325 feet east of 16th Street, in the Elverta Specific Plan Area.

**Request:**

1. A **Tentative Subdivision Map** to divide 77.7 acres into 220 total lots (198 RD-5 Residential lots, 15 AR-1 Lots, 1 Park Lot, 4 Landscape Lots and 2 Open Space/Drainage Lots).
2. **Design Review** to comply with the Sacramento County Design Guidelines.

**Final Hearing Body:** Board of Supervisors

**Investigating Member:**

**Lead Planner:** George Dellwo, Project Manager (916) 875-3711; [dellwog@sacounty.net](mailto:dellwog@sacounty.net)

[Click here for more information](#)

### COUNCIL RECOMMENDATION:

### TIME:

Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	

Action:

### 2. Entitlement(s): CPB, RZB, DRS, SDP

**Control No.:** PLNP2014-00183 Northborough II

**APN:** 203-0010-014

**Applicant:** Michael Winn Associates  
c/o George Carpenter, Jr.

**Owner:** Sankey 380, LLC.

**Location:** The project is located at on the east side of 16th Street and approximately 2,694 feet north of Elverta Road in the Rio Linda/Elverta community.

**Request:**

1. A **Community Plan Amendment** to amend Policy LU-6 of the Rio Linda – Elverta Community Plan to reflect the adoption of the Elverta Specific Plan and to note that the proposed project (Northborough II) will add 40 additional lots above the 324 allocated units for the Northborough II project area, raising the overall residential holding capacity of the "urban" area from 4,500 dwelling units to 4,540 dwelling units (4,500 du existing holding capacity + 40 additional proposed du).

2. A **Specific Plan Amendment** to amend the Elverta Specific Plan for the 78.6± gross acre site from Residential Development (RD) 3,4,5 to Residential Development (RD) 6,7 (40.6± acres), Neighborhood Parks (6.3± acres), Open Space Drainage (0.2 ± acres); Landscape Corridors (1.3± acres), Roadways (1.1± acres); as well 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.
3. A **Rezone** of approximately 40.6± gross acres from RD-5 (Residential Density 5) to RD-7 (Residential Density 7 – 40.6± acres).
4. A large lot **Tentative Subdivision Map** to divide the 78.6 ± gross acre site into 6 large lots consisting of 5 “LDR” lots and 1 park site.
5. A small lot **Tentative Subdivision Map** to divide the 6 Large Lot Map parcels into 364 Single-Family Residential lots, 1 Common Area lot, 1 Park lot, 1 Drainage lot and 6 Landscape lots.
6. A **Design Review (DRS)** to comply with the Elverta Specific Plan and Northborough I and II Design Handbook.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: George Dellwo, Project Manager (916) 875-3711; [dellwog@saccounty.net](mailto:dellwog@saccounty.net)

[Click here for more information](#)

<b>COUNCIL RECOMMENDATION:</b>				<b>TIME:</b>	
Motion by:			Seconded by:		
Vote	Yes	No	Abstain	Absent	
Action:					
<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:**

*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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Outside unincorporated Sacramento County  
Dial 916-875-4311

# PLANNING ITEMS FOR REVIEW:

1. Entitlement(s): UPZ

Control No.: PLNP2016-00447 Rodriguez Residential Accessory Dwelling

APN: PLNP2016-00447

Applicant/ Owner: Victor Rodriguez

Location: The project is located at 125 M Street, approximately 500 feet east of West 2nd Street in the Rio Linda community.

Request: A **Use Permit** to allow the conversion of an existing 826 square-foot garage into a residential accessory dwelling up to 1,200 square feet, on approximately 4.77 acres in the AR-2 zone.

Final Hearing Body: Zoning Administrator

Investigating Member: *Susie Shields*  
Lead Planner: *Shelby Maples, Associate Planner, (916) 874-6323, [mapless@saccounty.net](mailto:mapless@saccounty.net)*

*Roy: questions sewer versus septic*

[Click here for more information](#)

*Mike: lives closeby but not within 500ft*

COUNCIL RECOMMENDATION: *approve as is*

TIME: *09:12*

Motion by: *Susie Shields*

Seconded by: *Roy Hickey*

Vote	Yes <i>Roy, Mike, Susie, Zach.</i>	No <i>Ø</i>	Abstain <i>Ø</i>	Absent <i>1- Hal.</i>
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Action:

2. *09:13 Presentation begins*

Entitlement(s):

Control No.: Elverta Specific Plan Implementation Status Update

APN: Various

Applicant/ Owner:

Location: Rio Linda/Elverta

Request: A brief update on the status of the approved Elverta Specific Plan, including amendments, proposed applications in progress, pre-application maps, changes to plan assumptions, and other ongoing implementation efforts.

Final Hearing Body: ~~See attached informational notes~~  
Investigating Member: *Jessica (Heuer) Lynch, Senior Planner, (916) 874-8379, [lynchje@saccounty.net](mailto:lynchje@saccounty.net)*  
Lead Planner:

COUNCIL RECOMMENDATION:

TIME:

Motion by:

Seconded by:

Vote	Yes	No <i>n/a.</i>	Abstain	Absent
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Action:

*See REVERSE for notes*

*Meeting closed: 802 pm*

## Questions Re: Elverta Specific Plan

Plan to get to CPAC June 2017

Questions:

need prior to CPAC - EIR

traffic

water/traffic

explanation of increase density.  
in old Northboro "countryside"

Speaker regarding  
community parks: ~~Don~~ Todd Smith

Questions: Widen Eastbound Elverta?

## Public comment regarding Elverta Specific Plan

Charlea Moore - concern regarding traffic  
when will complete Elverta Rd.  
project be done, as well as  
Palladay & 16<sup>th</sup>

Palladay to dry creek not  
become a thoroughfare

Maintain trails, including  
horsetrails as they exist

Where does the drainage go past  
the map?

Nowidening of dry creek, widen  
16<sup>th</sup>

Randy Aschelman - piece meal roadways.

- triggers for offsite improvements,  
what are they?

Need DOD for road improvement,  
goes to homeowner @ sale time

## Public comment:

Randy Aschelman - Northborough should be 1-5 acre  
lots, community wanted it that way!!! Respect history





## Elverta Specific Plan Status Update

Department of Community Development  
Planning and Environmental Review

April 26, 2017

Jessica Lynch, Senior Planner

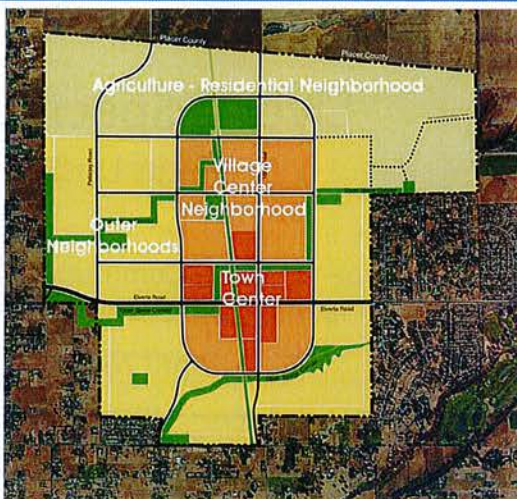
### Overview of Elverta Specific Plan (ESP)



- Approved in 2007
- 1,744 acres
- Plan for future orderly growth and "streamlined" path for acquisition of future entitlements
- Provide connections to regional water supply and sewer services
- Ultimate "holding capacity" of 4,950 homes (4,500 in "urban" area and 450 in "rural residential" area)

## ESP Land Use Concepts

- Small "town center" with commercial, offices, apartments, park, and community center
- Decreasing density further away from center, with schools, parks, and regional trail system
- "Buffer" along edges and in north
- Neighborhoods with character



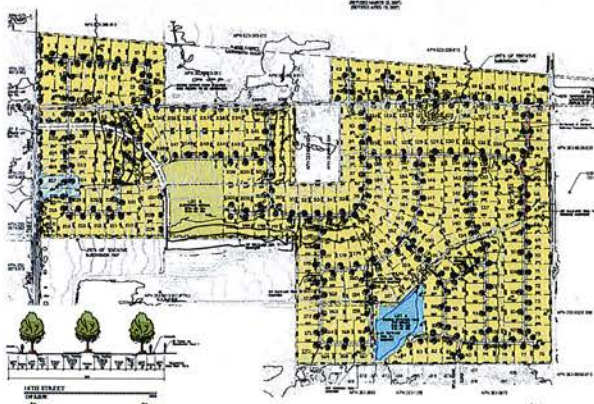
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## Countryside Estates

### ILLUSTRATIVE TENTATIVE SUBDIVISION MAP COUNTRYSIDE EQUESTRIAN ESTATES COUNTY OF SACRAMENTO, CALIFORNIA



- 252 Ag-Res Single Family lots
- Elementary School

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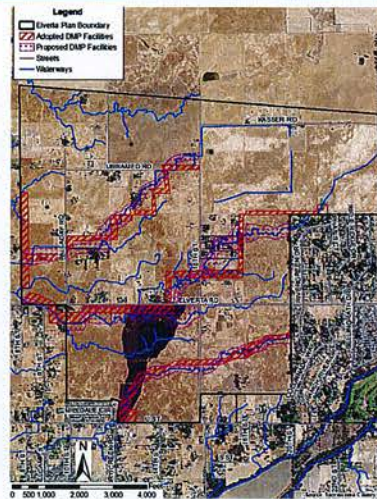
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# Drainage Master Plan Amendment 2014

- USACE – permitting for drainages to follow existing drainageways
- Minimize engineered drainages, more natural
- Decreased land available for development

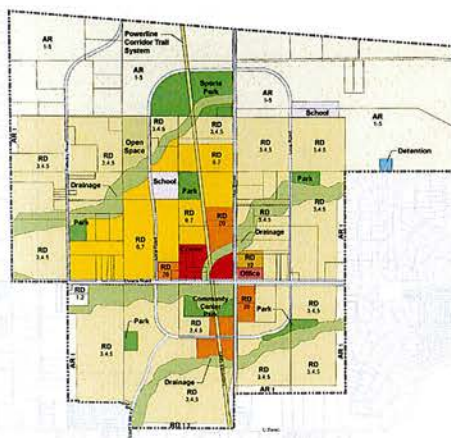


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## ESP Minor Amendment



- Land uses updated to accommodate new required drainage
- Adjustments to holding capacities for some parcels
- Less developable land for affected properties, overall holding capacity unchanged
- Approved in 2014 by Planning Director

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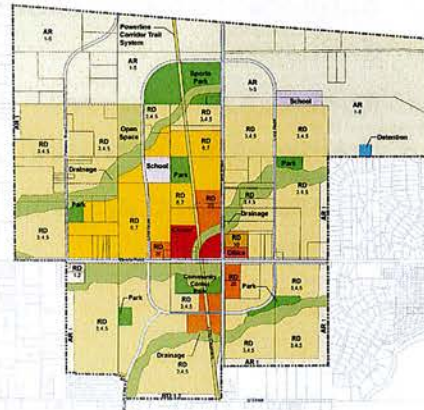


## Land Use Plan Comparison

2007 Land Use Plan



2014 Land Use Plan



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## Overview of Current Applications

- Applications
  - Northborough (2013)
  - Northborough II (2014)
  - Elverta 78 (2014)
  - Elverta 25 (2015)
  - Elverta 59 ½ North (2017)
  - Elverta 59 ½ South (2017)



MacKay & Soops

COMPOSITE MAP - PHASE 1 DEVELOPMENTS  
ELVERTA SPECIFIC PLAN AREA

IRTI  
1007

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## Northborough

- Previously Countryside Estates (252 AR-1,5 lots)
- Proposed - 1,127 single family lots, parks, school, recreation center
- CP amendment, SP amendment, rezone (AR-1 to O, RD-4, RD-5, RD-7)
- Status (Tentative)
  - Draft EIR - May 2017
  - CPAC - June 2017
  - Hearings - Fall 2017
- Requires Board approval



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## Northborough II

- 2007 holding capacity - 324 RD-3,4,5 lots
- Proposed - 364 single family lots (136 RD-3,4,5, and 228 RD-6,7) and park (5 acres)
- Request for partial rezone from RD-5 to RD-7
- CPAC May 2017
- Requires Board approval



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## Elverta 78



- 2007 holding capacity – 213 (195 RD-3,4,5, 18 AR-1)
- Proposed - 213 single family (RD-3,4,5) lots, including 15 ag-res lots, 1 park (3.7 acres)
- Consistent with SP
- RD-5, AR-1 zoning
- On hold, gathering additional information
- Requires Planning Commission Approval



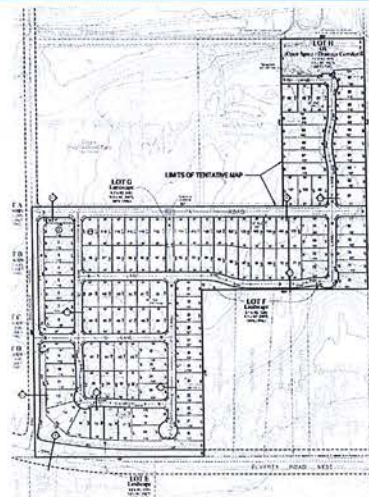
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## Elverta 25

- 2007 holding capacity – 134 RD-6,7 lots
- Proposed - 117 single family (RD 6,7) lots
- Consistent with SP
- RD-7 zoning
- On hold, gathering additional information
- Requires Planning Commission Approval



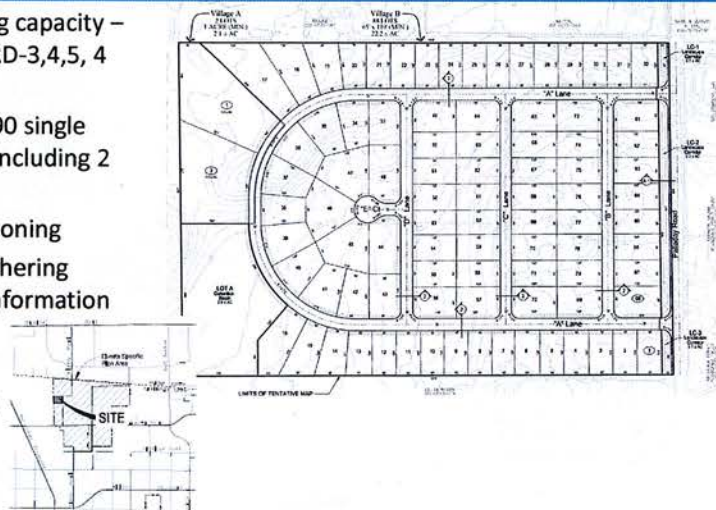
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## Elverta 59 ½ North

- 2007 holding capacity – 90 lots (96 RD-3,4,5, 4 AR-1)
- Proposed - 90 single family lots, including 2 ag-res lots
- RD-5, AR-1 zoning
- On hold, gathering additional information
- Requires Planning Commission Approval



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## Elverta 59 ½ South

- 2007 holding capacity – 36 RD-6,7 lots, 95 RD-20 units + Commercial
- Proposed - 36 single family lots, 95 multi-family units, 11.9 acres commercial, center of SP area, "town center"
- Requires Rezone
- On hold, gathering additional information
- Requires Board approval



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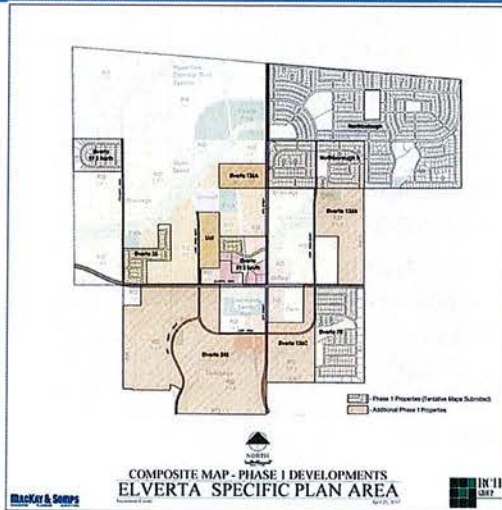
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## Other Foreseeable Development <sup>TAS2</sup>

- "Phase 1" properties
  - Current "Phase 1" Applications – 915 units (excludes Northborough)
  - Future "Phase 1" Applications – 1,395 units
- Pre-application meetings
  - Elverta 245 (included in Phase 1 future – 837)
  - 8611 Palladay (up to 10, 5 proposed)



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## Ongoing Implementation of ESP

- Updates to Infrastructure assumptions (sewer and water connections)
- Community Center and Community Park – location
- Work with agencies to make sure infrastructure and roads are built to serve development and minimize impact on community
- New Minor Amendment Effort

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## Slide 15

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**TAS2**    **Is this a duplicate of Slide 7?**  
Smith, Todd, 4/25/2017

## Minor Amendment - 2017

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- Adjust location of Community Park and Community Center
- Changes to ESP text to accommodate land use changes from 2014 Minor Amendment
- Changes to park information to accommodate new information from Park District
- Clarify language on holding capacity
- General updates, typos, clarify plan requirements that aren't working

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## Community Park & Community Center

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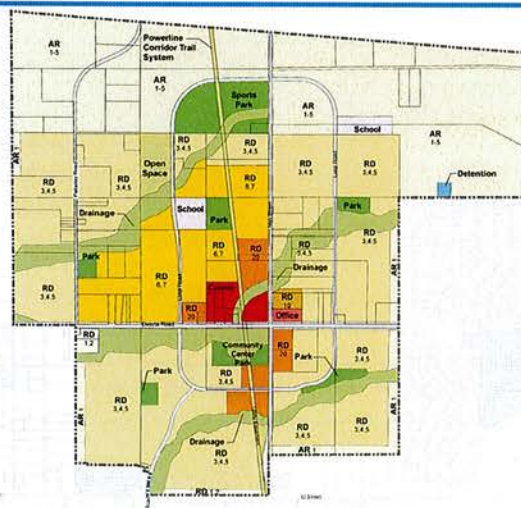
- RLERPD staff proposed relocation due to DMP revisions
- RLERPD staff, CPAC members, PER staff discussed proposal in February and March 2016
- Board of Supervisors Workshop – September 2016
  - Proximity to ESP's urban area a key issue
  - Suggestion to evaluate other locations closer to original location
- Staff preparing constraints analysis for multiple locations

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## Questions



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