

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*

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*
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 & 16th

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
16th

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

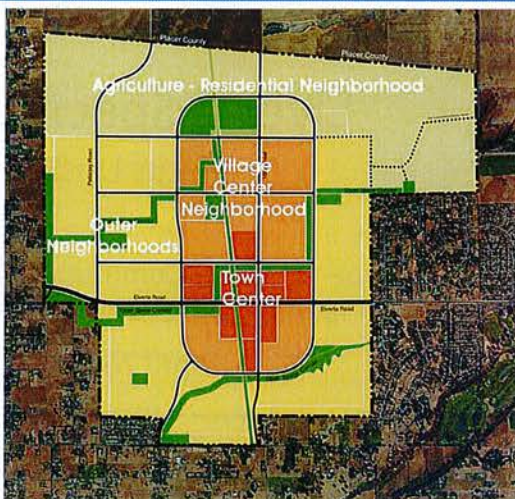
Overview of Elverta Specific Plan (ESP)



- 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



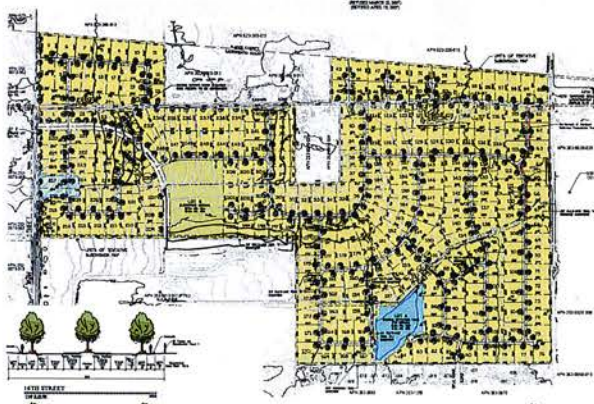
3 April 26, 2017

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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

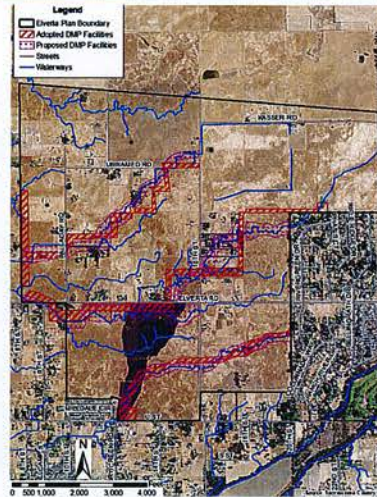
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Drainage Master Plan Amendment 2014

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

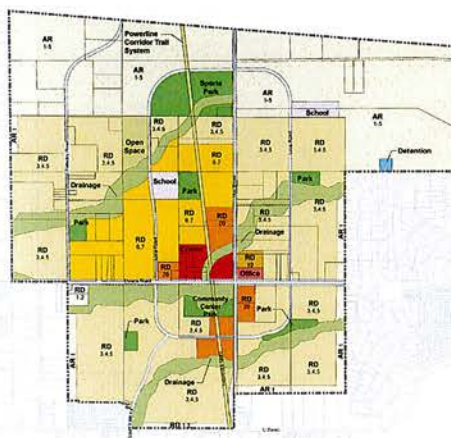


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ESP Minor Amendment



- 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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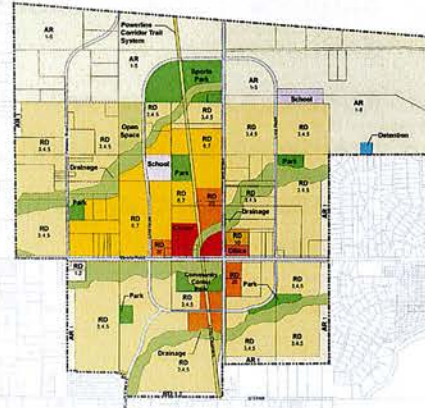


Land Use Plan Comparison

2007 Land Use Plan



2014 Land Use Plan



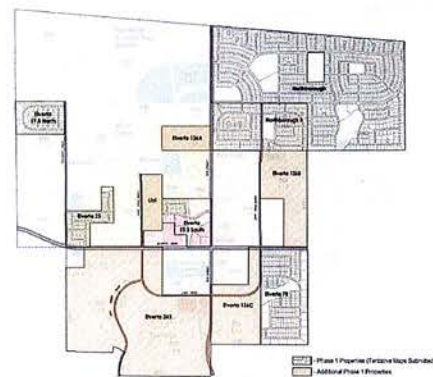
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Overview of Current Applications

- 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

IRCTI
10/17

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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



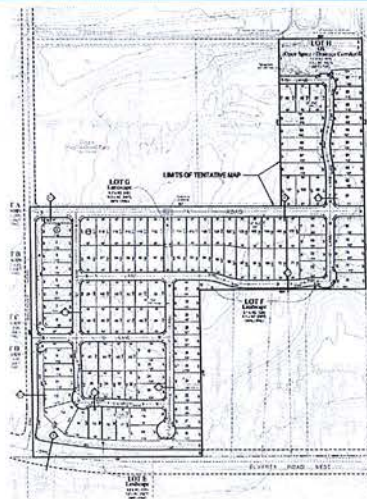
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Elverta 25

- 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



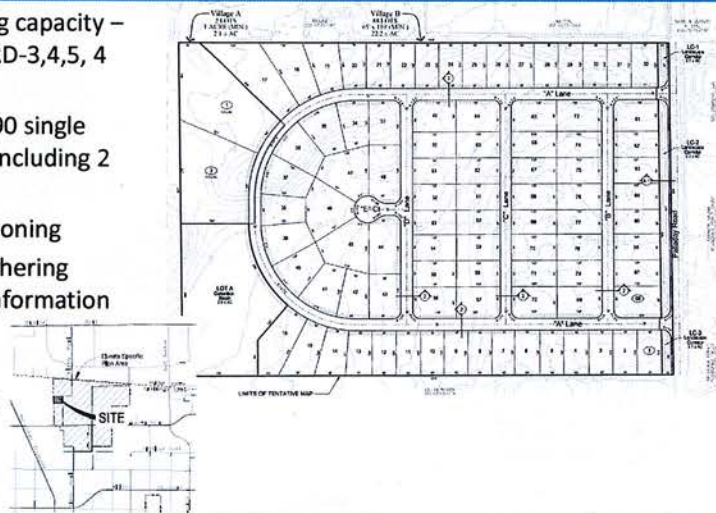
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Elverta 59 ½ North

- 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



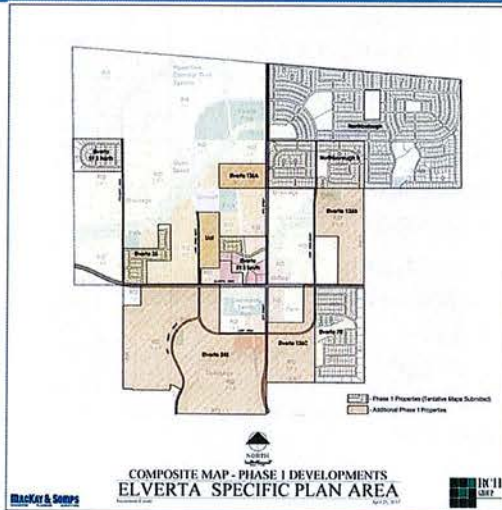
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Other Foreseeable Development ^{TAS2}

- "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

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

Minor Amendment - 2017

- 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

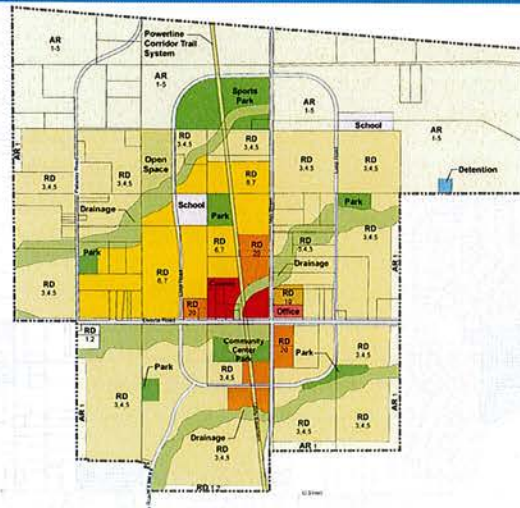
- RLERPD staff proposed relocation due to DMP revisions
- RLERPD staff, CPAC members, PER staff discussed proposal in February and March 2016
- Board of Supervisors Workshop – September 2016
 - Proximity to ESP's urban area a key issue
 - Suggestion to evaluate other locations closer to original location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

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Questions



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