

**RIO LINDA/ELVERTA
COMMUNITY PLANNING
ADVISORY COUNCIL**

AGENDA

Wednesday, February 26, 2014

7:00 PM

Rio Linda Depot Visitors' Center
6730 Front Street, Rio Linda, CA 95673

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

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Rio Linda CPAC Chair, Charlea Moore at (916) 991-0338 or charhorseranch@aol.com. The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda CPAC area are Judy Robinson at (916) 874-4551 or robinsonju@saccounty.net or Nick Pascoe at (916) 874-3103 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.

OFFICERS:	CHARLEA MOORE JESUS NAVARRO	<u>CHAIR</u> <u>VICE-CHAIR & SECRETARY</u>
MEMBERS:	RANDALL AESCHILIMAN ROY HICKEY	HAL MORRIS
REPRESENTATIVES:	JUDY ROBINSON - COUNTY PLANNING AND ENVIRONMENTAL REVIEW NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW	

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.:** PLNP2013-00192

Assessor's Parcel No.: 202-0330-018

Applicant/Owner: Yolanda & Rodrigo Rodriguez
 12 Cowbird Court, Sacramento, CA 95834
 916-203-0552; yolandarodriguez123@yahoo.com

Project Name: RODRIGUEZ ACCESSORY DWELLING USE PERMIT

County Project Manager: *Charity Gold, Assistant Environmental Analyst, 874-7529; goldc@saccounty.net*

Location: The property is located at 8781 El Modena Avenue, approximately 1,000 feet south of Artesia Road, in the Rio Linda/Elverta community.

Request: A **Use Permit** to allow a 1,181 square -foot residential accessory dwelling on approximately 9.72 acres in the AR-2 (F) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

Comments:

2. Control No.: PLNP2014-00002

Assessor's Parcel No.: 202-0190-010

Applicant/Owner: Dorothea C. Greene
 7703 9th Street, Elverta, CA 95626
 916-991-5329; elverta2@comcast.net

Project Name: 7703 9th STREET ACCESSORY DWELLING USE PERMIT

County Project Manager: *Shelby Maples, Intern, (916)874-6323; mapless@saccounty.net*

Location: The property is located at 7703 9th Street on the west side, approximately 950-feet north of "U" Street, in the Rio Linda/Elverta community.

Request: A **Use Permit** to allow a 1,195-square-foot residential accessory dwelling on approximately 2.94± acres in the AR-2 (Agricultural-Residential) zone.

Investigating Member:

COUNCIL RECOMMENDATION:

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.

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

3. Control No.: PLNP2013-00056

WORKSHOP

Assessor's Parcel No.: 203-0010-001, -003, -015, -016, and 203-0020-013

Owner: Gibson Ranch LLC, et al., Attention: Brian Vail
3001 I Street, Suite 130, Sacramento, CA 95816
916-379-0955; bvail@river-west.com

Applicant/Phone/Email: River West Investments, Attention: Bret Hogge
3001 I Street, Suite 200, Sacramento, CA 95816
916-379-0955; bhogge@river-west.com

Engineer: Wood Rogers, Inc., Attention: D. Pasquantonio
3301 C Street, Bldg 100-B, Sacramento, CA 95816
916-919-7999; dpasquantonio@woodrogers.com

Project Name: **NORTHBOROUGH** GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, LARGE AND SMALL LOT TENTATIVE SUBDIVISION MAPS, USE PERMIT AND AFFORDABLE HOUSING PLAN

County Project Manager: *Joelle Inman, Associate Environmental Analyst*
(916) 874-7575; inmanj@saccounty.net

Location: The properties are located east of 16th Street and west of Gibson Ranch County Park, north of Elverta Road and directly south of the Placer County/Sacramento County line, in the Rio Linda/Elverta community.

- Request:**
1. A **General Plan Amendment** to change the land use designation of approximately 300± gross acres from Agricultural-Residential to Low Density Residential (262± acres) and Recreation (34 ± acres).
 2. A **Community Plan Amendment** to amend the Rio Linda – Elverta Community Plan for the 300± gross acre site from Agricultural-Residential 2 with an Agricultural Residential Preservation Area Overlay (ARPA) (296± acres) to Residential Density 7 (133± acres), Residential Density 5 (129± acres), and Recreation (34± acres).
 3. 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) will add additional acreage to the “urban” area and would modify the overall residential holding capacity of the “urban” area from 4,500 dwelling units to 5,689 dwelling units (4,500 du existing holding capacity + 1,189 proposed du).
 4. A **Specific Plan Amendment** to amend the Elverta Specific Plan for the 300± gross acre site from Agricultural Residential 1-5 (279± acres), Elementary School (13± acres), Drainage/Trails (2 ± acres), Detention/Joint Use (2± acres) to Single Family Residential 3-5 (129± acres), Single Family Residential 6-7 (133± acres), Community / Sports / Neighborhood Parks (12± acres), Detention/Joint Use (22± acres).
 5. A **Rezone** of approximately 300± gross acres from AR-5 (Agricultural Residential 5) to RD-5 (Residential Density 5 – 129± acres), RD-7 (Residential Density 7 – 133± acres), and O (Recreation – 34± acres).

6. A large lot **Tentative Subdivision Map** to divide the 300± gross acre site into 23 large lots consisting of 15 “Village” lots, 1 elementary school lot, and various open space, park, landscape/trail, recreation center, and detention lots.
7. A small lot **Tentative Subdivision Map** to divide the 15 “Village” large lot maps into 1,189 single family residential lots.
8. A **Use Permit** to allow an outdoor recreation facility associated with the indoor community recreation center/clubhouse located in the southwestern portion of the project area, including and adjacent to the Lot G (Large Lot Parcel 10) detention basin.
9. An **Affordable Housing Plan** consisting of the payment of in-lieu and affordability fees and/or constructing affordable units onsite. **Note:** The Affordable Housing Plan has not been finalized at this time.

Investigating Member:

COUNCIL RECOMMENDATION:

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

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

OTHER BUSINESS:**1. ELECTION OF OFFICERS.****PUBLIC COMMENT:****APPROVAL OF MINUTES:****ADJOURNMENT:**

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

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