

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

# Minutes

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](mailto: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](mailto:robinsonju@saccounty.net) or Nick Pascoe at (916) 874-3103 or [pascoen@saccounty.net](mailto: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.*

<b>OFFICERS:</b>	CHARLEA MOORE - P	<u>CHAIR</u>
	JESUS NAVARRO - P	<u>VICE-CHAIR &amp; SECRETARY</u>
<b>MEMBERS:</b>	RANDALL AESCHILIMAN - P	HAL MORRIS - P
	ROY HICKEY - P	
<b>REPRESENTATIVES:</b>	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:	<input checked="" type="radio"/> Yes	No
COUNTY REPRESENTATIVE:	<input checked="" type="radio"/> 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](mailto:yolandarodriguez123@yahoo.com)

**Project Name:** RODRIGUEZ ACCESSORY DWELLING USE PERMIT

County Project Manager: *Charity Gold, Assistant Environmental Analyst, 874-7529; [goldc@sacounty.net](mailto:goldc@sacounty.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: **Roy Hickey**

COUNCIL RECOMMENDATION: Approval of Use Permit to allow residential accessory dwelling

Motion by: <b>Roy Hickey</b>		Seconded by: <b>Jesse Navarro</b>		
Vote:	Yes <b>5</b>	No <b>0</b>	Abstain <b>0</b>	Absent <b>0</b>

Action: Recommend approval of Use Permit as applied for. No conditions.

**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: <b>Roy Hickey</b>		Seconded by: <b>Jesse Navarro</b>		
Vote:	Yes: <b>5</b>	No: <b>0</b>	Abstain: <b>0</b>	Absent: <b>0</b>

Comments:

One member of public, Belinda Paine, a neighbor, requested that the application be approved.

2. Control No.: PLNP2014-00002

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

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

Project Name: 7703 9<sup>th</sup> STREET ACCESSORY DWELLING USE PERMIT

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

Location: The property is located at 7703 9<sup>th</sup> 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: Hal Morris

COUNCIL RECOMMENDATION: Approval of Use Permit to allow residential accessory dwelling

Motion by: Hal Morris		Seconded by: Jesse Navarro		
Vote:	Yes 5	No 0	Abstain 0	Absent 0

Action: Recommend approval as applied for. No conditions.

**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: Hal Morris		Seconded by: Jesse Navarro		
Vote:	Yes: 5	No: 0	Abstain: 0	Absent: 0

Comments:

No public comments from the neighbors or public.

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](mailto:inmanj@saccounty.net)

**Location:** The properties are located east of 16<sup>th</sup> 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: None

**COUNCIL RECOMMENDATION:** No action

Motion by: N/A		Seconded by: N/A			
Vote:	Yes N/A	No N/A	Abstain N/A	Absent N/A	
Action: N/A					

**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: N/A		Seconded by: N/A			
Vote:	Yes: N/A	No: N/A	Abstain: N/A	Absent: N/A	

Comments:

Mike Winn and Bret Hogge presented an update on the Northborough project in the Elverta Specific Plan’s north east section.

Applicants noted that Rifle Ridge no longer goes through. Discussed the private (members of surrounding new development only) Country Club amenities being proposed including: Family Rec. Center; Community pool; Stated that the quality of the homes would be above average. HOA and CC&R’s on new units for maintenance/upkeep.

CPAC members concerns: Impacts to surrounding properties and de-watering wells in particular. Would like to have both Rio Linda Elverta and Cal American at next workshop to answer questions. Who will be responsible for de-watered wells on neighboring properties?

Impacts of RD-5 lots/homes on the south boundary that will border large AR lots in Cherry Brook subdivision. Noted that originally there was a “buffer” of AR 1-5 acres next to existing large lots to the south. Largest lot size proposed is 90’ x 140’. Still allows 5 per acre. Suggestion to place a narrow “buffer” greenbelt along south border to lessen the impacts of new units. Need to method to notify new buyers that very large events take place at Gibson Ranch which will impact traffic in the area.

Feb. 26, 2014 notes continued.

Sliver along north edge of Gibson Ranch is being offered to the RLE Water District for wells.

There were about 35 members of the public present. Approx. 11 members of the public spoke. None were in favor of the project as it now stands.

Public concerns:

Number of units have increased too much from original proposal; Who will have access to private Country Club amenities; flooding along the 'swales' and detention areas; Ingress/egress for Gibson Ranch from north west corner; Affordable housing (developer will pay \$2 per square ft. per unit); How will sewer mains run (there is a large 'T' at Elkhorn and West 6<sup>th</sup> St.) Where will the lines run?; How will it impact existing home/property owners when lines are put in?; Request for some non-vehicle access from south to north to avoid isolating neighborhoods; Opposition to any 2 story homes along the boundaries adjacent to large lots to the south; Concerns that infrastructure (roads especially) won't be completed BEFORE the build-out makes traffic too congested; Want a more 'rural' feel; When will the build out begin? Approx. 2017 if everything goes as planned.

#### **OTHER BUSINESS:**

##### **1. ELECTION OF OFFICERS.**

**Nomination by Jesse Navarro, second by Roy Hickey for Hal Morris as chair. Unanimous  
Nomination by Hal Morris, second by Jesse Navarro for Roy Hickey as vice chair. Unanimous  
Nomination by Randy Aeschliman, second by Hal Morris for Charlea Moore as secretary.  
Unanimous**

**PUBLIC COMMENT: NONE ON NON-AGENDA ITEMS**

**APPROVAL OF MINUTES: NONE - JANUARY 2014 AND DECEMBER 2013 MEETINGS  
CANCELLED**

**ADJOURNMENT: APPROX. 9:15 P.M.**

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

**Charlea Moore, Chair**

***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***