

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

Minutes

Wednesday, September 24, 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: Minutes posted are drafts until approved at the following meeting by the CPAC. Corrected Minutes will be posted if changes are made.

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Rio Linda CPAC Chair, Hal Morris at (916) 991-2416 or halmorris@comcast.net. The Sacramento County Planning and Environmental Review Division representatives for the Rio Linda CPAC area are Leighann Moffitt at (916) 874-5584 or moffittl@saccounty.net and 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. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-RioLinda-Elverta@saccounty.net. Please identify the relevant project using the project name, control number or address.

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|-------------------------|---|-------------------|
| OFFICERS: | HAL MORRIS - P | <u>CHAIR</u> |
| | ROY HICKEY - P | <u>VICE-CHAIR</u> |
| | CHARLEA MOORE - P | <u>SECRETARY</u> |
| MEMBERS: | RANDALL AESCHILIMAN -P | MICHAEL HUIRAS -P |
| REPRESENTATIVES: | LEIGHANN MOFFITT - 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 | <input type="radio"/> No |
| COUNTY REPRESENTATIVE: | <input checked="" type="radio"/> Yes | <input type="radio"/> 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.: **PLNP2014-00132** **(WORKSHOP)**
<http://www.planningdocuments.sacounty.net/details.aspx?projectid=1715>

Project Name: LILAC LANE COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND EXCEPTION

Hearing Body: PLANNING COMMISSION - COUNTY BOARD OF SUPERVISORS

Assessor's Parcel No.: 214-0061-040

Location: The property is located at 415 Lilac Lane on the northeast side of the Lilac Lane and Rio Linda Boulevard intersection, in the Rio Linda community.

Owner: Rich and Bette Mastro
 4359 Newland Heights Drive, Rocklin, CA 95765
 916-601-5177; rbmastro@sbcglobal.net

Owner: Dan and Willa Kairn
 9265 Orangevale Avenue, Orangevale, CA 95662

Applicant/Phone/Email: AuClair Consulting, Attention: Steve AuClair
 301 Natoma Street, #103, Folsom, CA 95630
 916-353-0500; sauclair@auclairinc.com

County Project Manager: Charity Gold, Asst. Environmental Analyst, 874-7529; goldc@sacounty.net

- Request:**
- 1) A **Community Plan Amendment and Rezone** to change the land use designation of approximately 2.84 gross acres from RD-5 (Single-Family Residential) to RD-7 (Single-Family Residential).
 - 2) A **Tentative Subdivision Map** to create twenty (20) single-family lots in the RD-7 (Single-Family Residential) zone.
 - 3) An **Exception** from County Land Development Ordinance Title 22, Section 22.110.070(d) to allow a residential lot depth less than 95 feet for lots 10, 11, 12, 13, 14, 18, 19, and 20.
 - 4) An **Abandonment** of a four-foot right-of-way along Lilac Lane.

Investigating Member: n/a workshop presentation only

COUNCIL RECOMMENDATION: None – work shop only - no action

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| Motion by: n/a | Seconded by: n/a |
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| Vote: | Yes n/a | No n/a | Abstain n/a | Absent none |
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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.

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

Comments:

Chair Hal Morris opened the meeting at 7:00 p.m. Gave brief explanation of how the meeting will be run. First CPAC will hear from the applicant and County; Questions/discussion by CPAC members; Public comments; no action at this meeting, workshop only. Noted that this project will be coming back for action. Chair Morris encourage all those interested to give their contact information to the County Staff present – Nick Pasco so they will receive notification of the next time this project comes before RLE CPAC.

Steve AuClair, Project engineer presented the proposed project. Includes: 20 single family lots; Community Plan Amendment to allow RD-7 instead of RD-5 lots on 2.84 grass acres; Exception to lot size to allow depth less than 95 feet and abandonment of 4 foot right-of-way along Lilac Lane in Rio Linda. Applicant noted that the lot size is actually slightly larger than typical RD-5 lot size in spite of reduction of lot depth. Minimum lot size for RD-7 is approx. 4,000 sq.ft. Applicant noted that tonight is for them to receive comments and information and there will be no action. County has application but has taken no action. Project will have separated sidewalks, Treescaping along all streets, pay for water/sewer upgrades, and is close to shopping and services so it meets planning infill requirements for transit oriented development.

OTHER BUSINESS:

The CPAC members had a number of concerns:
 Roy H. asked if RoW will meet new county standards; 32’ street with separated sidewalks. How does the RD-7 benefit the community opposed to RD-5? RD-5 doesn’t allow enough units to be ‘cost effective’.
 Hal M. commented that the smaller lot size might be better for seniors to maintain and still stay in the community.
 Charlea M. was concerned with drainage and flooding since that parcel floods regularly. Concerned about runoff into Dry Creek Parkway and drainage from properties north and north west of Lilac Lane. She also expressed a desire to see the entire intersection of RL Blvd. and Elkhorn be considered with special attention to the left turn lanes, left turns into the gas station, left turns out of the new project, and the congestion of traffic south of the intersection which leads to ‘cutting’ through Lilac Lane to get onto Elkhorn Blvd. or to get around the traffic on Rio Linda Blvd.
 Randy A. had concerns about amending the Community Plan and whether the amendment would be limited to this parcel? Yes, only this parcel per Nick Pascoe.
 Roy H. asked if they have a builder yet? No, they are only getting the entitlements and will sell the lots after the entitlements are approved. Owners Karin and Mastro might build. Noted that projects of 15 units or more subject to Design Review process.
 Randy A. asked if these are ‘low income’ housing. Depends on the cost & fees where they fall in the range. What is the square footage of the units? Don’t know yet.
 Mike H. noted that right now this is educational for the public on the process of getting a project approved.

PUBLIC COMMENT:

Chair Hal Morris opened the Public Comments:

Adam Thompson – Elverta Resident – not present for this project.

Eric Gomes – Rio Linda and Resident of Lilac Lane: Concerned about the traffic including using Lilac Lane as a short-cut, Speed, Accidents at 6th and Elkhorn; Safety for drivers and residents along Lilac Lane.

Richard Hanson – Rio Linda Resident – owns parcels to the north, 95’ deep lots would be 4,600 to 4, 618 sq.ft., Would like to see larger lots not smaller.

Katheen Hanson – husband cleans the gutters and ditches to avoid flooding also would like to know what kind of fence would be along RL Blvd. and along the north boundary of the project.

Debbie Ritenhouse –Rio Linda Resident – concerned about location of north-south new street through the project which would send traffic straight at her home located south of Lilac Lane. Headlights at night would shine right into her bedroom. She would like to see the new street relocated to address this issue. Also is concerned about how the drainage will be handled.

Wendy O’Brien – Rio Linda Resident and owns property fronting on Rio Linda Blvd. and next lot east of this project if they are going to have a CVS Pharmacy at the corner lot. Not part of this project. What kind of fencing along RL Blvd. to reduce noise?

John O’Brien – Rio Linda Resident – would like to see measures to slow traffic on Elkhorn Blvd.

??? Valentina – Lilac Lane and Rio Linda Resident - owns property immediately east of proposed project and is concerned about being forced to ‘improve sidewalks, curb, gutter and driveway culvert’ for her property which she cannot afford to do. Also asked how to get the ‘speed bumps’ to slow traffic on Lilac Lane. Hal M. said there is an ‘exemption’ or ‘waiver’ process to avoid having to do the improvements for non-participating parcels. Randy A. said they need 50% of those on the street to sign a petition and then need 85% of that 50% to agree.

APPROVAL OF MINUTES:

Approved draft minutes of July 23, 2014; Motion by Hal Morris, second Randall Aeschliman, Michael Huiras abstained as he was not on the CPAC at that time. Passed 4-0-1-0

ADJOURNMENT: 9:15 P.M.

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

Charlea Moore

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



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