

ACTION SUMMARY
RIO LINDA CPAC
Rio Linda Depot Visitor's Center
6730 Front Street
Rio Linda, Ca 95673

WEDNESDAY

OCTOBER 24, 2018

7:03 PM

MEMBERS: ZACHARY ARBIOS(CHAIR), ROY HICKEY(VICE-CHAIR),
SUSIE MACDONALD9SECRETARY), HAL MORRIS, KRISTIN MCCANDLESS

1. [PLNP2017-00327. Elverta 245](#)

APPLICANT: Red Tail Acquisitions, LLC c/o Tim Kihm

ASSESSOR'S PARCEL NO: 202-0170-024

LOCATION: A Project Located At The South Of Elverta Road And West Of 16th Street In The Rio Linda Community.

CPAC RECOMMENDATION: On October 24, 2018 The Rio Linda Community Planning Advisory Council (CPAC) Met And Approved The Proposed Project (4 Yes, 0 No, 1 Abstain).

REQUEST:

1. A Special Development Permit 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.
2. A Rezone Of Approximately 14.8 Acres From AR-1 To 15.4 Acres Of AR-1, 11.3 Acres From RD-2 To 6.5 Acres Of RD-2, 220.9 Acres From RD-5 To 217.7 Acres Of RD-5 And 2.3 Acres From RD-20 To 9.7 Acres Of RD-20.
3. A Large Lot Tentative Subdivision Map To Divide The 239.5 ± Gross Acre Site Into 11 Large "LDR" Lots, 2 Park Sites, 3 Drainage Lots, 1 Powerline Corridor Lot, 1 Open Space Lot, 1 Lift Station Lot And 1Well Site Lot.
4. A Small Lot Tentative Subdivision Map To Divide The 6 Large Lot Map Parcels Into 682 Single-Family Residential Lots, 2 Park Sites, 3 Drainage Lots, 1 Powerline Corridor Lot, 2 Open Space lots, 1 Lift Station Lot, 1Well Site Lot And 6 Landscape Corridor Lots.
5. An Affordable Housing Strategy For The Overall Specific Plan Area Consistent With The Current Affordable Housing Ordinance.
6. A Design Review (DRS) To Comply With The Elverta Specific Plan And Elverta 245 Design Handbook.

FINAL HEARING BODY: Board Of Supervisors

START TIME: 7:07 PM

CPAC ACTION: Recommended Approval With Conditions On Requests 1 and 6:
Request Number 1-As Is With The Addition Of Minor Realignment To The Class 1 Trails.
Request Number 6-

- Require An Eight-Foot Block Wall For Existing Residents On The West And South Sides Of The Development.
- Evaluation For Equestrian Trail Safety To The RD-20 Portion Of The Tentative Map.
- The Maximum Number Of Units Listed On The Tentative Map (837) Should Not Exceed The Number Requested.

AYES: Zachary Arbios(Chair), Roy Hickey(Vice-Chair), Susie Macdonald(Secretary), Kristin McCandless

NOES: None

ABSTAIN: Hal Morris

ABSENT: None

RECUSAL: None

END TIME: 9:53 PM

ADJOURNMENT: 10:03 PM