

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

WEDNESDAY

NOVEMBER 28, 2018

7:06 PM

MEMBERS: ZACHARY ARBIOS(CHAIR), ROY HICKEY(VICE-CHAIR),
SUSIE MACDONALD(SECRETARY), HAL MORRIS, KRISTIN MCCANDLESS
(SUSIE MACDONALD WAS ABSENT)

1. [PLNP2017-00015- Elverta 59.5 North](#)

APPLICANT: Red Tail Acquisitions, LLC

ASSESSOR'S PARCEL NO: 202-0070-015

LOCATION: Located At 8501 Palladay Road, On The West Side of Palladay Road, Approximately 3,000 Feet North Of Elverta Road, In The Rio Linda-Elverta Community.

CPAC RECOMMENDATION: On November 28, 2018 the Rio Linda/Elverta Community Planning Advisory Council (CPAC) met and approved the proposed project (4 yes, 0 no, 1 absent).

REQUEST:

1. A Tentative Subdivision Map to create 90 single family lots and associated landscape corridors and detention basin, in the AR-1 and RD-5 zones on approximately 27 acres, all within the Elverta Specific Plan.
2. A Minor Amendment to the Elverta Specific Plan including:
 - a. An amendment to Street Section No. 4 for Palladay Road to allow a change in lane striping within the 48-foot wide right-of-way, and increase the landscape/public utility easement/trail easements from 16 feet in width to 25 feet in width.
 - b. An amendment to the Elverta Specific Plan Trails Master Plan to allow a change in the location of the equestrian and multi-use trails. The proposed location for the multi-use trail is along Palladay Road and the proposed location of the equestrian trail is along the western portion of the subdivision.
3. An Affordable Housing Strategy consisting of the payment in-lieu of affordability fees.
4. A Design Review to comply with the Elverta Specific Plan Community Guidelines and the Countywide Design Guidelines.

FINAL HEARING BODY: Planning Commission

START TIME: 7:10 pm

CPAC ACTION: Recommended Approval

AYES: Zachary Arbios, Roy Hickey, Hal Morris, Kristin McCandless

NOES: None

ABSTAIN: None

ABSENT: Susie MacDonald

RECUSAL: None

END TIME: 8:39 PM

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2. [PLNP2017-00017. Elverta 59.5 South](#)

APPLICANT: Red Tail Acquisitions, LLC

ASSESSOR'S PARCEL NO: 202-0080-007

LOCATION: Located At The Northwest Corner Of Elverta Road And 16th Street, In The Rio Linda-Elverta Community.

CPAC RECOMMENDATION: On November 28, 2018 the Rio Linda/Elverta Community Planning Advisory Council (CPAC) met and approved the proposed project (4 yes, 0 no, 1 absent).

- REQUEST:**
1. A Large Lot Tentative Subdivision Map to create 7 larger lots including 1 single-family residential lot, 2 multi-family lots, 2 commercial lots, 1 drainage lot, and 1 powerline corridor lot.
 2. A Tentative Subdivision Map to create 36 single family lots, 1 open space/ drainage lot, 2 powerline corridor lots, two landscape lots, and 1 "A" Road Lot in the SC, RD-20, and RD-7 zones on approximately 32.5 acres, all within the Elverta Specific Plan.
 3. A Rezone to of approximately 32.5 acres from 10.3 acres of RD-7 to 7.6 acres, 7.8 acres of RD-20 to 7 acres, and 14.4 acres of SC to 17.9 acres of LC.
 4. A Special Development Permit to allow an alternative Urban Neighborhood Residential Street Standard with an attached sidewalk (Detail 2-1).
 5. An Affordable Housing Strategy consistent with the current Affordable Housing Ordinance.
 6. A Design Review to comply with the Elverta Specific Plan Community Guidelines and the Countywide Design Guidelines.

FINAL HEARING BODY: Board of Supervisors

START TIME: 8:45 PM

CPAC ACTION: Recommended Approval

AYES: Zachary Arbios, Roy Hickey, Hal Morris, Kristin McCandless

NOES: None

ABSTAIN: None

ABSENT: Susie MacDonald

RECUSAL: None

END TIME: 9:10 PM

Adjournment: 9:14 PM