

AGENDA

RIO LINDA/ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Depot Visitor Center
6730 Front Street
Rio Linda, CA 95673

Wednesday, November 28, 2018

7:00 PM

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

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Rio Linda CPAC Chair Zachary Arbios (916) 718-7304

County of Sacramento, Office of Planning and Environmental Review representatives for the Rio Linda/Elverta Area

Principal Planner Chris Pahule (916) 874-4447 pahulec@saccounty.net
Associate Planner Julie Newton (916) 876-8502 newtonju@saccounty.net

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

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.

OFFICERS: Zachary Arbios Chair
Roy Hickey Vice-Chair
Susie Macdonald Secretary

MEMBERS: Hal Morris Kristin McCandless

COUNTY PLANNING REPRESENTATIVES: Chris Pahule Julie Newton

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the 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
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2017-00015- Elverta 59.5 North

APN: 202-0070-015

Applicant/Owner: Red Tail Acquisitions, LLC

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.

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

Lead Planner: Emma Patten, Assistant Planner, 916-875-4197, pattene@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

Control No.: PLNP2017-00017. Elverta 59.5 South

APN: 202-0080-007

Applicant/Owner: Red Tail Acquisitions, LLC

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

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

Lead Planner: Emma Patten, Assistant Planner, 916-875-4197, pattene@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:			TIME:	
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. During the Appeal hearing, the applicant or appointed representative must be present.				
Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

Adjournment

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 of Sacramento, Office of Planning and Environmental Review at (916) 874-5397, 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 1-800-855-7100.



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