

# AGENDA

## RIO LINDA/ ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Rio Linda Community Center  
810 Oak Lane  
Rio Linda, CA 95673

Wednesday, June 28, 2017

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 Rio Linda/ Elverta Area**

**Principal Planner** Chris Pahule (916) 874-4447 [pahulec@saccounty.net](mailto:pahulec@saccounty.net)

**Associate Planner** Julie Newton (916) 876-8502 [newtonju@saccounty.net](mailto:newtonju@saccounty.net)

**To contact the Office of Planning and Environmental Review CPAC Secretary, please call (916) 874-5397.**

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](mailto: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 Shields Secretary

**MEMBERS:** Michael Huiras Hal Morris

**COUNTY PLANNING REPRESENTATIVES:** Chris Pahule Julie Newton

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
<b>QUORUM DETERMINATION:</b>	Yes	No
<b>COUNTY PLANNING REPRESENTATIVE:</b>	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
- Council to consider approval of the May 24, 2017 minutes (if available)

PLANNING ITEMS FOR REVIEW:

1.

Entitlement(s): GPB, CZB, SDP, UPP, DRS, AHS

Control No.: PLNP2013-00056 Northborough

APN: 203-0010-001, -003, - 012-013, -015, and -016

Applicant: River West Investments

Owner: Gibson Ranch LLC, et al.

Location: The project is located on the east side of 16<sup>th</sup> Street and west and north 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 298± gross acres from Agricultural-Residential to Low Density Residential (265.8± acres), Recreation (20.3 ± acres) and Agricultural-Residential (11.7± acres).
2. A **Community Plan Amendment** to amend the Rio Linda – Elverta Community Plan for the 298± gross acre site to remove the Agricultural Residential Preservation Area Overlay.
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 5,627 dwelling units (4,500 dwelling units existing holding capacity for the “urban” area + 1,127 proposed dwelling units in the Project area).
4. A **Specific Plan Amendment** to amend the Elverta Specific Plan for the 298± gross acre site from Agricultural Residential 1-5 (281± acres), Elementary School (13.7± acres), Drainage/Trails (6.6 ± acres), Detention/Joint Use (2± acres) to Single Family Residential 3-5 (105.4± acres), Single Family Residential 6-7 (153.8± acres), Community/Sports/Neighborhood Parks (14.9± acres), Detention/Join Use (20.3± acres) (Plate PD-7); as well as allowing an alternative Urban Neighborhood Street Standard with an attached sidewalk and public or private alleys of 21 feet.
5. A **Rezone** of approximately 298± gross acres from AR-1 (Agricultural Residential 1 - 286± acres), and AR-5 (Agricultural Residential 5 - 11± acres) to RD-4 (Residential Density 4 – 40.2± acres), RD-5 (Residential Density 5 – 71.8± acres), RD-7 (Residential Density 7 – 153.8± acres), and O (Recreation – 20.3± acres)
6. A **Large Lot Tentative Subdivision Map** to divide the 298± 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 stormwater detention parcels.
7. A **Small Lot Tentative Subdivision Map** to divide the 15 “Village” large lot maps into 1,127 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 19) detention basin.

- 9. An **Affordable Housing Plan** consisting of the payment of in-lieu and affordability fees and/or constructing affordable units onsite. The Project proposes to satisfy the affordable housing requirements through a payment of in-lieu affordability fees.
- 10. A **Design Review (DRS)** to comply with the Elverta Specific Plan and Northborough I and II Design Handbook.

Final Hearing Body: Board of Supervisors

Investigating Member:

Lead Planner: *George Dellwo, AICP, Project Manager, (916) 875-3711, [dellwog@saccounty.net](mailto:dellwog@saccounty.net)*

[Click here for more information](#)

<b>COUNCIL RECOMMENDATION:</b>	<b>TIME:</b>
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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:

**OTHER BUSINESS:**

**PUBLIC COMMENT:**

**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 1-800-735-2929*



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