

Minutes

RIO LINDA/ELVERTA COMMUNITY PLANNING ADVISORY COUNCIL

Wednesday, November 26, 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: 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/Elverta CPAC area are Leighann Moffitt at (916) 874-5584 or moffitt@saccounty.net and Nick Pascoe at (916) 874-3103 or pascoen@saccounty.net. To contact the County Planning and Environmental Review Division CPAC Secretary, please call Glenda Basina at 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.

OFFICERS:	HAL MORRIS	<u>CHAIR</u>
	ROY HICKEY	<u>VICE-CHAIR</u>
	CHARLEA MOORE	<u>SECRETARY</u>
MEMBERS:	RANDALL AESCHILIMAN	MICHAEL HUIRAS
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:	Yes	No
COUNTY REPRESENTATIVE:	Yes	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

DOT Workshop

PLANNING ITEMS FOR REVIEW:

1. Control No.: **PLNP2014-00132**
<http://www.planningdocuments.saccounty.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 Lind Boulevard intersection, in the Rio Linda community.

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

Rich and Bette Mastro
4359 Newland Heights Drive, Rocklin, CA 95765

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

County Project Manager: *Shelby Maples, Planner, 916-874-6323; mapless@saccounty.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:

COUNCIL RECOMMENDATION:

Motion by:

Seconded by:

Vote:

Yes

5

No

0

Abstain

Absent

Action:

From Workshop

- Drainage
- Traffic - speed bumps
- head lights

Report back on topics

1. Elkhorn + RL - DOT has no pavement but a striping plan on Elkhorn. Not Lilac. County may ask for 50 ft.

2. Speed tables - Lilac could if petition - is there a way to calm the N-S street. Are: "may" have to pay for undulations. Are Right Turn only.

Agenda RL 11-26-2014 ~~They~~ DOT may condition it in, RT out only on

Ready A - The Rio Linda intersection is currently a problem + this project should help that problem.

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.

Motion by: _____ Seconded by: _____

Vote: Yes: _____ No: _____ Abstain: _____ Absent: _____

Comments: Roy - Good project. Tax base
Hill - Arc: Height High peak is 39'
Michael - Re Wallen & Arch -
2. Control No.: PLNP2007-00540
<http://www.planningdocuments.saccounty.net/details.aspx?projectid=1562>
Applicants - Kado - Requests
& left out from plan to
Rio Linda Blvd.
+ left into it going North on
RL Blvd.

Project Name: CENTURY PALMS/BROTHERS PROPERTY DEVELOPMENT
MIXED-RETAIL-OFFICE-INDUSTRIAL PROJECT

Assessor's Parcel No.: 206-0210-019, 206-0210-038

Diana Kindema
Brai Holloway
Ed Kato Kado
- Brothers
Javed Siddiqui

Location: The property is located at the southwest corner of Rio Linda Boulevard and M Street in the Rio Linda community.

Applicant/Owner: Brothers Development, Attn: John Brothers
2340 Gold River Rd., Rancho Cordova, CA 95670
916-709-1101; brotherselec@aol.com

Architect: E.M. Kado Associates
1661 Garden Highway, Sacramento, CA 95833
916-921-1661; mail@emkarch.com

The project is consistent
w/ Vision, SPA, CP County Project
Manager: Christine Kudija, Planner, (916)874-6155; kudijac@saccounty.net
etc.

- Request:
- 1) A **Community Zoning Amendment** to re-zone portions of Parcel Nos. 206-0210-019 and 206-0210-038 from Mobilehome Park (RM-1) to General Commercial (GC);
 - 2) A **Use Permit** to allow portions of the buildings near residential zones to exceed 24 feet in height; and
 - 3) **Design Review.**

Investigating Member: _____

COUNCIL RECOMMENDATION: _____

- Yes on Fence/Wall to

Motion by: Hickey _____ Seconded by: _____

Vote: Yes 5 No 0 Abstain _____ Absent _____

Action: ✓ Suicide lanes for left turns.
✓ Vertical curbs
✓ Separated sidewalks

✓ 2 travel lanes - both M & RL

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.

Motion by: _____ Seconded by: _____

Vote: _____ Yes: _____ No: _____ Abstain: _____ Absent: _____

Comments: _____

OTHER BUSINESS:

- Discussion regarding park facilities in the Elverta Specific Plan including park amounts, locations and funding.

PUBLIC COMMENT:

APPROVAL OF MINUTES:

ADJOURNMENT:

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

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



**YOUR LINK
TO COUNTY SERVICES
ONLINE, OR ON THE GO!**

www.311.SacCounty.net | Dial 3-1-1
Outside unincorporated Sacramento County
Dial 916-875-4311

Sacramento County Speed Bump Development

1. Initiated by local neighborhoods not by County
2. A petition is obtained from the County. The petition needs to be signed by at least 10 residents to begin the county process.
3. A vote is conducted of the neighborhood and a majority vote must be secured in favor of the speed bumps being installed
4. The County may request financial participation from the neighbors.
5. County Contact Lu Li
Email address: lil@saccounty.net

Cont.

CPAC discussion

- Rio Verde Blvd. Only partial improvements. Big concern.
- Hal - Motion to Approve
 - a) Ruby Lane ^{Way} & Wilson ^{Lane} in honor of Ruby Wilson
 - b) speed table on N/South (Ruby Lane) between Lilee + Wilson
 - c) Landscape maintenance condition ⁹²

- d) DOT address the entire intersection. From Food Source to Quebre (?). Left from 7-11, Food Source, Gas station. Too much traffic on Elkhorn. (Randy A doesn't agree.)

Not a condition.
Session w/ DOT.

Lilac Lane cont.

2 cont. Speed tables sooner rather than later.

Randy wants the applicant to facilitate the petition process to get a vote.

3. Drainage - 50ft their pads. 48ft is Dry Creek elevation. Lilac climbs \approx 2ft to their site. Underground pipes for a 10-year storm + overlaid for a 100-year event.

Q by Charlie - Will the 10+ year go down lilac

A - Their pipe will alleviate overlaid to properties south of Lilac.

4. Trees - Smaller trees on Rio Linda because of power lines. Cost lost from County

5. Storm Water Quality. LIDS. on-site. eg grass filtering
A condition that the homeowner can't remove.

std HOA
Condition

6. Sound study - Doesn't trigger a masonry wall. So, pilasters of wood.

~~7.~~ RL Landscaping - the landscaping who will maintain

Options: DOT - Parks - HOA. Applicant doesn't want an HOA.

Testimony

1. Anne Marie Tomlinson. Flooding. Homes on Rio Linda

2. Jason Green. Adding 20 houses. Concern about lack of road improvements. Testimony that residents \neq use Lilac + any other road to avoid that Rio Linda / Elkhorn interchange.

Notes cont.

Q - Charles - Windows fronting PL - Yes. Good
Curbs - Vertical preferred, by CPAC.

Yes - Christine - Keep PL at 2 lanes -
preferred by CPAC. A different design
to keep the Arch. Small town feel.

street - 2 lanes


Crosswalks - Mid block crossings?

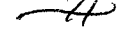
Randy - Prior Resident - Not here tonight.

TO the south. Regulate their activities
in the evenings. Agrees that a problem
if east turn in a turn lane.

eg a suicide lane, or pocket.

* Neighbors really liked that, all nodded.
at NW corner of M; and Mid project on
Rio Verde. The current turn lane is not

Why are we requiring Lalac to be
4 lanes if only 2 lanes at arch? 

Logan + Deanne Noel. The white
Jason Green. 5-6-7. What are potential
tenants? 

- O'Brien. Wants left in lane. They will
turn whether lane or not. Concerned about homeless
camps.