1. **Control No.:** PLNP2016-00447  Rodriguez Residential Accessory Dwelling  
   **APN:** PLNP2016-00447  
   **Applicant/Owner:** Victor Rodriguez  
   **Location:** The project is located at 125 M Street, approximately 500 feet east of West 2nd Street in the Rio Linda community.  
   **Request:** A Use Permit to allow the conversion of an existing 826 square-foot garage into a residential accessory dwelling up to 1,200 square feet, on approximately 4.77 acres in the AR-2 zone.  
   **Final Hearing Body:** Zoning Administrator  
   **Investigating Member:** Susie Shields  
   **Lead Planner:** Shelby Maples, Associate Planner, (916) 874-6323, mapless@saccounty.net  
   ### Roy: questions sewer versus septic  
   ### Mike: lives close by but not within 500 feet  

**COUNCIL RECOMMENDATION:** Approve as is  
**Time:** 9/13  
**Motion by:** Susie Shields  
**Seconded by:** Roy Hickey  
**Vote:**  
- Yes: Roy, Mike  
- No:  
- Abstain:  
- Absent: Hal  
**Action:** 

2. **Control No.:** Elverta Specific Plan Implementation Status Update  
   **APN:** Various  
   **Applicant/Owner:** Rio Linda/Elverta  
   **Location:**  
   **Request:** A brief update on the status of the approved Elverta Specific Plan, including amendments, proposed applications in progress, pre-application maps, changes to plan assumptions, and other ongoing implementation efforts.  
   **Final Hearing Body:**  
   **Investigating Member:** Jessica (Hauer) Lynch, Senior Planner, (916) 874-8379, lynchje@saccounty.net  
   **Lead Planner:**  

**COUNCIL RECOMMENDATION:** N/A  
**Time:**  
**Motion by:**  
**Seconded by:**  
**Vote:**  
- Yes:  
- No:  
- Abstain:  
- Absent:  
**Action:**  

See reverse for notes  
Meeting closed: 8:02 pm
Questions Re: Elverta Specific Plan

Plan to get to CPAC June 2017

Questions:
need price to CPAC - EIR
traffic
water/traffic
explanation of increase density.
In old Northborough "countryside"

Speaker regarding community parks: David Todd Smith
Questions: Widen Eastbound Elverta?

Public comment regarding Elverta Specific Plan
Charlea Moore - concern regarding traffic
When will complete Elverta Rd.
project be done, as well as Pallady day 16th
Pallady day to dry creek not become a thoroughfare
Maintain trails, including horse trails as they exist
Where does the drainage go past the map?
Nowidening of dry creek, widen 16th

Randy Aschelman - piece meal roadways.
-triggers for off site improvements. What are they?
Need NDD fee road improvement, goes to homeowner @ sale time

Public comment:
Randy Aschelman - Northborough should be 1-5 acre lots, community wanted it that way!!! Respect history
Elverta Specific Plan
Status Update

Department of Community Development
Planning and Environmental Review
April 26, 2017

Jessica Lynch, Senior Planner

Overview of Elverta Specific Plan (ESP)

- Approved in 2007
- 1,744 acres
- Plan for future orderly growth and "streamlined" path for acquisition of future entitlements
- Provide connections to regional water supply and sewer services
- Ultimate "holding capacity" of 4,950 homes (4,500 in "urban" area and 450 in "rural residential" area)
ESP Land Use Concepts

- Small "town center" with commercial, offices, apartments, park, and community center
- Decreasing density further away from center, with schools, parks, and regional trail system
- "Buffer" along edges and in north
- Neighborhoods with character

Countryside Estates

- 252 Ag-Res Single Family lots
- Elementary School
Drainage Master Plan Amendment 2014

- USACE – permitting for drainages to follow existing drainageways
- Minimize engineered drainages, more natural
- Decreased land available for development

ESP Minor Amendment

- Land uses updated to accommodate new required drainage
- Adjustments to holding capacities for some parcels
- Less developable land for affected properties, overall holding capacity unchanged
- Approved in 2014 by Planning Director
Land Use Plan Comparison

2007 Land Use Plan

2014 Land Use Plan

Overview of Current Applications

- Applications
  - Northborough (2013)
  - Northborough II (2014)
  - Elverta 78 (2014)
  - Elverta 25 (2015)
  - Elverta 59 ½ North (2017)
  - Elverta 59 ½ South (2017)
Northborough

- Previously Countryside Estates (252 AR-1, 5 lots)
- Proposed - 1,127 single family lots, parks, school, recreation center
- CP amendment, SP amendment, rezone (AR-1 to O, RD-4, RD-5, RD-7)
- Status (Tentative)
  - Draft EIR - May 2017
  - CPAC - June 2017
  - Hearings – Fall 2017
- Requires Board approval

Northborough II

- 2007 holding capacity – 324 RD-3,4,5 lots
- Proposed - 364 single family lots (136 RD-3,4,5, and 228 RD-6,7) and park (5 acres)
- Request for partial rezone from RD-5 to RD-7
- CPAC May 2017
- Requires Board approval
Elverta 78

- 2007 holding capacity – 213 (195 RD-3,4,5, 18 AR-1)
- Proposed - 213 single family (RD-3,4,5) lots, including 15 ag-res lots, 1 park (3.7 acres)
- Consistent with SP
- RD-5, AR-1 zoning
- On hold, gathering additional information
- Requires Planning Commission Approval

Elverta 25

- 2007 holding capacity – 134 RD-6,7 lots
- Proposed - 117 single family (RD 6,7) lots
- Consistent with SP
- RD-7 zoning
- On hold, gathering additional information
- Requires Planning Commission Approval
Elverta 59 ½ North

- 2007 holding capacity – 90 lots (96 RD-3, 4, 5, 4 AR-1)
- Proposed - 90 single family lots, including 2 ag-res lots
- RD-5, AR-1 zoning
- On hold, gathering additional information
- Requires Planning Commission Approval

Elverta 59 ½ South

- 2007 holding capacity – 36 RD-6.7 lots, 95 RD-20 units + Commercial
- Proposed - 36 single family lots, 95 multi-family units, 11.9 acres commercial, center of SP area, “town center”
- Requires Rezone
- On hold, gathering additional information
- Requires Board approval
Other Foreseeable Development

- "Phase 1" properties
  - Current "Phase 1" Applications – 915 units (excludes Northborough)
  - Future "Phase 1" Applications – 1,395 units
- Pre-application meetings
  - Elverta 245 (included in Phase 1 future – 837)
  - 8611 Palladay (up to 10, 5 proposed)

Ongoing Implementation of ESP

- Updates to Infrastructure assumptions (sewer and water connections)
- Community Center and Community Park – location
- Work with agencies to make sure infrastructure and roads are built to serve development and minimize impact on community
- New Minor Amendment Effort
TAS2  Is this a duplicate of Slide 7?
      Smith, Todd, 4/25/2017
Minor Amendment - 2017

- Adjust location of Community Park and Community Center
- Changes to ESP text to accommodate land use changes from 2014 Minor Amendment
- Changes to park information to accommodate new information from Park District
- Clarify language on holding capacity
- General updates, typos, clarify plan requirements that aren’t working

Community Park & Community Center

- RLERPD staff proposed relocation due to DMP revisions
- RLERPD staff, CPAC members, PER staff discussed proposal in February and March 2016
- Board of Supervisors Workshop – September 2016
  - Proximity to ESP’s urban area a key issue
  - Suggestion to evaluate other locations closer to original location
- Staff preparing constraints analysis for multiple locations
Questions