

MINUTES

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

Associate Planner Julie Newton (916) 876-8502 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. Please identify the relevant project using the project name, control number or address.

OFFICERS: Zachary Arbios -P Chair
Roy Hickey -U Vice-Chair
Susie Shields -P Secretary

MEMBERS: Michael Huiras -P Hal Morris -P

COUNTY PLANNING REPRESENTATIVES: Chris Pahule absent Julie Newton absent Jessica Lynch -P

EXA - Excused Absence	U - Unexcused Absence	P - Present
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 @709
- Introduction of members, staff, and County representatives @712
- Explanation of the Role of the Council @711
- Council to consider approval of the May 24, 2017 minutes (if available) no minutes 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

introduced @714

Applicant: River West Investments

Owner: Gibson Ranch LLC, et al.

Location: The project is located on the east side of 16th 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:

Presented by Jessica Lynch @718

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/Join 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.

@720-755

TOWER POINT PRESENTATION:

*Nick Oltus
Brett Hogue
Steven with
Jeffrey Demiere & Associates*

*AKT
Winn Communities
Riverwest Investments*

- 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, dellwo@saccounty.net

[Click here for more information](#)

COUNCIL RECOMMENDATION:			TIME:	
Motion by: <u>Hall Morris.</u>		Seconded by: <u>Zach Arbios.</u>		
Vote	Yes	No	Abstain	Absent
	4			1
Action:				
<p>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.</p>				
Motion by:			Seconded by:	
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

OTHER BUSINESS:

- @756 Hall Morris * talked about water
 - * traffic, widening, including bridge → Colare Rd.
 - plan Elverta Rd → 99 s widened 16th to Raley/Marysville
 - hope to go over dry creek pkwy
 - * reduced fire risk related to building versus brush.
 - * Beautification buffer

@803 Zach Arbios? * club houses shown much larger than what plan space shows? Pool?

PUBLIC COMMENT:

- R: size of clubhouse not determined, conceptual only at this time
- all photos are this development team, point is to trust the development team.
- will be the size needed for the community.
- ? Buffer Zone? It looks like its in Placer county.
- R: not really there, just hopeful, no control over that.
- ? Why wasn't increased density at the beginning?
- R: conceptual until project approved - Placer Vineyard approved club house new design concept. Wouldn't be approved back then

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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TO COUNTY SERVICES
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*Outside unincorporated Sacramento County
Dial 916-875-4311*

Zach Arbios

? Traffic - will it really be widened to accommodate Placer Vineyard traffic?

R: Placer vineyards will not help any traffic in sacramento county, this will help - common sense - not traffic calming, traffic legally mitigated. by county.

? Parcels in approach pattern of McClellan - noise abatement?

R: No it doesn't, they requested to county the OK to fly but hasn't passed yet.

Mike Huiras

? Why increase density?

R: use has changed because density increased around it mixed density RD 3, 4, 5, 7, mixed. size 1500-4500 sq ft

? how many builders/developers?

R: design review holds them responsible.

? seperated sidewalks, what are they?

R: landscape strip between sidewalk & curb/road.

Zach Arbios

? who owns land b/w sidewalk & curb?

R: landowner responsible.

Mike Huiras

? Two lane roads?

R: Two cars or include parking?

R: Yes includes parking.

? What's 501 trigger?

R: county driven conditions with more homes, already in plan, is a comprehensive approach

? Landscape paid by who?

R: HOA's and ~~retrofit~~, part of finance plan, must be included as requirement.

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~~Mike~~
Mike Huiras

? R-D7 parking? manage parking with increased density

R: CC & R's, patrols manage that but no guarantee that there will be an HOA, they are aware. Plan - let local HOA manage it.

Susie Shields

? Elverta Specific plan states: no "cookie cutter" appearance. What are you doing to prevent that?

R: all based on design & equestrian trails, bike/walking trails dominated in design.

? Safety, not enough police presence, current fire station is temporary?

R: fees from developers go to that but nothing is provided for by the county.

Asked county to provide police & fire service!

? Water Shortage plan?

R: those who lose water will be compensated in the community.

water district from Placer county & Sacramento County are trying to work together

? Why increased density?

R: Need more roofs for more business
see attached. consulting. evaluation.

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Comments:

Letter from Christina Snyder. - attached.
Community comments - attached with notes.

Completion of Mitigation Verified:

Department of Environmental Review and Assessment

Signature: _____ **Date:** _____





August 12, 2013

Mr. Brian Vail
Gibson Ranch
c/o River West Investments
3001 I Street, Suite 200
Sacramento, CA 95816

Subject: Consulting Services Related to the Elverta Specific Plan Located in Unincorporated Sacramento County, California

Dear Brian:

Pursuant to our discussion, we have completed our assignment relative to the above subject. The primary objective of this assignment was to evaluate the Elverta Specific Plan as it relates to the feasibility of commercial development and the impact of adding residential units to the specific plan. Specifically, it is proposed that the Northborough section of the Elverta Specific Plan be rezoned from 250 units to 1,114 units. This letter summarizes our basic conclusions, while the accompanying exhibit package contains supporting material which forms the basis for our conclusions.

Elverta Specific Plan

The Elverta Specific Plan is generally located west of Watt Avenue, south of Kasser Road and north and south of Elverta Road in the Community of Elverta (unincorporated Sacramento County). The Specific Plan currently includes a total of 4,950 units on a total of 1,744.6 acres (a gross density of 2.84 dwelling units per acre) and 1,432.1 residential acres (a residential density of 3.46 dwelling units per acre). The Northborough community (within the Elverta Specific Plan in the northeastern corner) currently totals 250 units and the rezone under consideration would increase the number of units in the Northborough community to 1,114 units (a net increase of 864 units); resulting in a total unit count within the Elverta Specific Plan of 5,814 units.

Furthermore, Sacramento County's current zoning code provides for landowners to receive a 25% density bonus for using energy efficient design standards. It is believed that some of the landowners within the Elverta Specific Plan will take advantage of the density bonus; approximately 50% of the density bonus units are estimated to be allocated and built. Thus, before the rezone and including the density bonus, there are a total of 5,569 units within the specific plan and with the rezone (and including the density bonus), there are a total of 6,541 units.

Real Estate Information and Consulting Services
101 Parkshore Drive, Suite 100, Folsom, CA 95630 • (916) 983-3524 • www.thegregorygroup.com

In addition to the residential portion of the project, there is a total of 15.0 acres planned for commercial, 4.4 acres planned for office/professional, 73.3 acres planned for parks, 20.2 acres planned for schools, 18.4 acres planned as open space and 191.9 acres for public uses (i.e., roads, etc.).

Market Area Demographics

The commercial center at the subject project is situated at Elverta Road and 16th Street; slightly to the southeast of the center of the project. Based on information from the Urban Land Institute (ULI), Donahue Schriber (a developer of commercial properties), Cassidy Turley (a leasing and sales organization of commercial properties) and the International Council of Shopping Centers (ICSC), a neighborhood centers small size and range of tenants provides convenience shopping for residents within a relatively small geographic area (generally a one to three mile radius around the commercial center of a project). It is anticipated that the commercial portion of a project will draw the majority of its sales from residents within this geographical area.

In addition, based on information from ULI, Donahue Schriber, Cassidy Turley and ICSC, neighborhood commercial centers require 8,500 "rooftops" within the defined market area in order to be financially viable. "Rooftops" are defined as single-family and multi-family residences or as households.

Therefore, due to the built-out and urbanized nature of the subject market area, the location of the commercial centers, the competitiveness of the commercial centers and the access (ingress/egress) of the subject location, the trade area for commercial development at the Elverta Specific Plan is considered to be a 1.5-mile radius around the location of the commercial center. Based on demographic information from Claritas, within the 1.5-mile radius there is a 2013 estimated population of 6,009 people, an average household size of 3.1777 and a total of 1,891 households or "rooftops".

Conclusions

With the rezone of the Elverta Specific Plan (5,814 units) and including the 25% density bonus (727 units with a 50% build rate), there is a resulting total of 6,541 units for the development. Furthermore, there is estimated to be an additional 1,891 "rooftops" within a 1.5-mile radius of the commercial center within the subject project. Thus, there is a total 8,432 "rooftops" or households; nearly the 8,500 "rooftops" commercial developers require in order for a commercial project to be financially viable:

By comparison, without the rezone the Elverta Specific Plan (4,950 units) and including the 25% density bonus (619 units with a 50% build rate) there would be only 5,569 units for the development. Even with the additional 1,891 "rooftops" within a 1.5-mile radius of the commercial center, there would be only a total 7,460 "rooftops" or households; short of the 8,500 "rooftops" required by commercial developers.

Therefore, given the demographics of the subject market area, the specific nature and

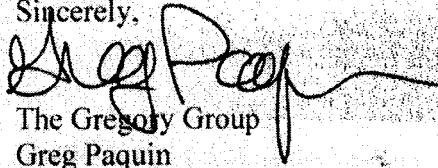
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The Gregory Group
CA13.07004Elverta

competitiveness of the area and the desire to include a commercial center within the Elverta Specific Plan; the commercial component of the development is considered to be most viable by including additional units with the community in the form of the submitted rezone of the Northborough community. It is doubtful that without the rezone, commercial development can proceed; but with the rezone, it is probable that the commercial center could be developed with success.

If you have any questions or comments please do not hesitate to give us a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Paquin", with a long horizontal flourish extending to the right.

The Gregory Group
Greg Paquin

**EXHIBIT 1
HOUSHOLD/ROOFTOP COUNTS
ELVERTA MARKET AREA**

**The Gregory Group
CA13.07004Elverta**

Category	Base Unit Counts		
1.5-Mile Radius Population (2013 Estimate/1)	6,009		
Average Household Size (2012/2)	3.1777		
1.5-Mile Radius Households/"Rooftops" (2013 Estimate/1)	1,891		
Elverta Specific Plan (Current Count)/3	4,950		
Elverta Specific Plan (After Rezone Count)/4	5,814		
		Before Rezone	After Rezone
Elverta Specific Plan Units/"Rooftops"	4,950		5,814
Elverta Specific Plan Density Bonus/5	619		727
1.5-Mile Radius Households/"Rooftops" (2013 Estimate/1)	1,891		1,891
Total Households/"Rooftops" in 1.5-Mile Radius Market Area	7,460		8,432

Note/1: 2013 data is an estimate from Claritas. The 1.5-mile radius is calculated from the planned commercial portion of the Elverta Specific Plan (the intersection of Elverta Road and 16th Street). The 1.5-mile distance is chosen based on information from Urban Land Institute (ULI), Donahue Schriber, Cassidy Turley and the International Council of Shopping Centers (ICSC) and the specific nature and competitiveness of the subject market area.

Note/2: 2012 data is from Claritas.

Note/3: Of the 4,950 units, 250 units are a part of the Northborough plan (unit counts are supplied by the developer).

Note/4: With the rezoning, Northborough will have a total of 1,114 units (a net gain of 864 units). (Unit counts are supplied by the developer.)

Note/5: Density Bonus in County Code allows for 25% additional units. It is anticipated that approximately half of those units will actually be allocated and built.

Source: Claritas, The Gregory Group



June 27, 2017

Re: CPAC Hearing for Northborough

Dear Board Members:

I wish that I was able to personally attend this hearing, but am unfortunately at a company event in San Francisco today and won't be back in time. I hope this letter will suffice. I am the agent responsible for leasing Elverta Crossing Shopping Center. As a professional in commercial real estate for 12 years I can tell you that this housing development will be detrimental to Elverta Crossing if not formally approved. I'm sure everyone has seen the vacancy in the center along with the recent loss of FoodMaxx, who has struggled and finally relocated. Elverta Crossing ownership has been notified of Goodwill's plan to vacate at the end of this year also, which will be another 20,000 SF of vacancy.

One thing that I hear again and again from different National, Regional and local tenant's is that this area of Elverta is not dense enough in population. I recently attended the largest real estate conference in May of this year, where I submitted our site over a period of 3 days and lots of meetings. Unfortunately, all of the retailers are not willing to move forward until more development happens in this market to produce better demographics. I strongly urge you to approve the new housing development for Northborough to help save this Shopping Center.

Sincerely,

Christina Snyder

Christina Snyder
Vice President
TRI Commercial Real Estate Services, Inc.
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