

**COUNTY OF SACRAMENTO
CALIFORNIA**

Control No.: PLNP2013-00056
Type: GPB – CZB – SDP – UPP

TO: BOARD OF SUPERVISORS – COUNTY PLANNING COMMISSION –
SUBDIVISION REVIEW COMMITTEE

FROM: COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: **NORTHBOROUGH** GENERAL PLAN AMENDMENT, COMMUNITY
PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, LARGE
AND SMALL LOT TENTATIVE SUBDIVISION MAPS, AND USE PERMIT

CONTACT: George Dellwo, AICP, *Project Manager*, (916) 875-3711; dellwog@saccounty.net

PROJECT DESCRIPTION

ASSESSOR'S PARCEL NO.: 203-0010-001, -003, - 012-013, -015, and -016

LOCATION: The properties are located east 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.
(Supervisor District 4: Roberta MacGlashan)

APPLICANT:
River West Investments
3001 I Street, Suite 200
Sacramento, CA 95816
Attention: Bret Hogge

OWNER:
Gibson Ranch LLC, et al.
3001 I Street, Suite 130
Sacramento, CA 95816
Attention: Brian Vail

ENGINEER:
Wood Rogers, Inc.
3301 C Street, Bldg 100-B
Sacramento, CA 95816
Attention: D. Pasquantonio

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 (Plate PD-6).
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 du existing holding capacity + 1,127 proposed du).
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/Joint Use (20.3± acres); as well allowing an alternative Urban Neighborhood Street Standard with an attached sidewalk, public or private alleys of 21-feet and reconfiguration of Class 1 Trails.
5. A **Rezone** of approximately 298± gross acres from AR-1 (Agricultural Residential 1) 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.