



March 24th, 2023

VIA EMAIL

Jose Quintanilla

Associate Planner, North Area (N. Natomas, S. Natomas, N. Sacramento)

Planning Division, Community Development Department

300 Richards Blvd., 3rd Floor

Sacramento, CA 95811

RE: Robla Estates Rev. 4, P21-009

Dear Jose Quintanilla:

Civic Thread (formerly "WALKSacramento") has reviewed the Robla Estates Revision 4 Project (P21-009). The project proposes to expand to a Suburban Neighborhood Medium Density (SNMD). The current space is a 20.55 acre Agriculture lot in North Sacramento. The plans are proposing to make the lot into a Multi-Unit Dwelling (R-2A). The subdivision map demonstrates the subdivision of 4 parcels into 177 residential parcels with four house plans and 33 parcels for common facilities. This development has been updated from its previous version through adjustments at the roundabout. Based on the reviewed information regarding the Robla Estates we have the following comments:

### **Revisions**

The revisions made from the previous submission are directed in the roundabout area. The new revisions are in favor of pedestrians as Lot E was reduced in size to provide a sizable landscaping buffer between pedestrians and oncoming traffic. Rectangular Rapid Flashing Beacons (RRFB) are needed at the roundabout for pedestrians crossing, more specifically on those areas that have oncoming high speed traffic from Rio Linda Boulevard. Drivers will still be in the process of slowing down as they enter the roundabout. The speed limit down Rio Linda Boulevard is 45

mph making it essential to provide signage that allow drivers to notice pedestrians crossing. Lot A is reduced in size to create wider sidewalks, beneficial for a residential area understanding that families will be utilizing the space.

### **Bike Trail Connectivity**

The Robla Estates has a distinctive feature of being adjacent to the Sacramento Northern Bike Trail. The current proposal provides three direct connections to the bike trail. The fencing on the east side of the proposal serves as a privacy barrier, but removing it would allow for better bike connectivity. Rose Street, the road closest to the development site, on the east side, is not a high speed road that would need a sound barrier. In addition, the removal of the fence would allow for community watch especially for the bike trail.

In general, the development proposed fits in the residential area of North Sacramento. An anticipated issue of the location of the site is the lack of commercial centers or public spaces restricting the future residents at the Robla Estates from easily walking or biking for commodities. On the other hand, the new revisions to the site has allowed for better pedestrian connectivity and promotes active transportation through the infrastructure on the West side. The connectivity of the bike trail located on the East side of the development site makes it easy for residents to utilize the bike trail. The Robla Estates has embraced its neighboring bike trail and has effectively designed for its residents to utilize its family friendly landmark.

Thank you for your consideration of these comments. Please notify Civic Thread of future routings or notices for this project.

Sincerely,

**Xitlaliti Shafer** | Project Assistant

Civic Thread - formerly WALKSacramento

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