

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SACRAMENTO
GOVERNING THE FILING OF PRIVATE REZONE AND
TENTATIVE MAP APPLICATIONS FOR PROPERTIES WITHIN
THE FLORIN-VINEYARD "GAP" COMMUNITY PLAN AREA
THEREBY REPEALING RESOLUTION 2002-1312**

WHEREAS, the Board of Supervisors desires to undertake a comprehensive planning process to address land use and infrastructure/service delivery issues in the Florin-Vineyard "Gap" community planning area, rather than reacting to issues as they are presented on a project-by-project basis; and

WHEREAS, in 1999, the Board of Supervisors initiated the Florin-Vineyard "Gap" community planning process, and appointed a Citizens Advisory Committee to assist the Planning and Community Development Department staff conduct public outreach with the intent to formulate a comprehensive land use plan for the study area, as depicted on Exhibit "A"; and

WHEREAS, the Board of Supervisors adopted Resolution No. 2002-1312 allowing for the filing of development applications, only after the endorsement of a draft comprehensive land use plan, and establishing a 60-day window for the filing of those development applications; and

WHEREAS, on December 10, 2003, the Board of Supervisors granted conceptual approval of a draft comprehensive land use plan for the Florin-Vineyard "Gap" community planning area; and

WHEREAS, Planning staff provided notice to all property owners within the Florin-Vineyard "Gap" community planning area of the opportunity to file development applications from February 1 through March 31, 2004, based on those land uses reflected by this draft comprehensive land use plan, and in accordance with the directives of Resolution No. 2002-1312; and

WHEREAS, approximately twenty-two development applications for property within the Florin-Vineyard "Gap" community planning area were filed with the Planning and Community Development Department during the 60-day window, in accordance with the provisions of Resolution No. 2002-1312; and

WHEREAS, the owners of property within the boundaries of the Florin-Vineyard "Gap" community planning area have requested an additional window in which to file development applications, based on those land uses reflected by this draft comprehensive land use plan; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby authorizes an additional thirty (30) days from June 1, 2004, in which the Planning and Community Development Department shall continue to accept rezone and tentative map applications for properties within the Florin-Vineyard "Gap" community planning area, as described by Exhibit "A", that meet the following criteria:

1. Private rezone and tentative map applications for properties within the Florin-Vineyard "Gap" community planning area can only be accepted for concurrent processing with the Florin-Vineyard "Gap" Community Plan if the requested entitlements are consistent with either the Citizens Advisory Committee Preferred Land Use Plan or Planning Staff Land Use Alternatives for this planning process, as conceptually approved by the Board of Supervisors on December 10, 2003. However, in no event may private rezone and tentative map applications be submitted for those sites designated for multifamily (RD-20) development on various options of the draft comprehensive land use plan, unless said applications propose a multifamily development.
2. Private rezone and tentative map applications for properties within the Florin-Vineyard "Gap" community planning area may propose a slight offset in residential densities, commonly known as "density averaging", in that certain portions of the application may be shown for the next higher tier of residential land use in the sequence shown by the legend of the draft comprehensive land use plan, provided an equivalent portion within the application is shown for the next lower tier of residential land use in the sequence as shown by said legend, so that the overall residential density of the application does not exceed the yield assumptions as set forth in Exhibit "B" for the land use pattern reflected by either the Citizens Advisory Committee Preferred Land Use Plan or Planning Staff Land Use Alternatives for this planning process, as conceptually approved by the Board of Supervisors on December 10, 2003.

3. Rezone and tentative map applications that are not consistent with the draft comprehensive land use plan, as conceptually approved by the Board of Supervisors, can only be accepted by the Planning and Community Development Department after approval of amendments to the County General Plan, Vineyard Community Plan and South Sacramento Community Plan as may be necessary to adopt the Florin-Vineyard "Gap" Community Plan.
4. All rezone and tentative map applications for properties within the Florin-Vineyard community planning area can only be approved by the Board of Supervisors after final approval of amendments to the County General Plan, Vineyard Community Plan, and South Sacramento Community Plan as may be necessary to adopt the Florin-Vineyard Community Plan; and after final approval of a Public Infrastructure Financing Plan for the Florin-Vineyard "Gap" community planning area. Notwithstanding the above, after certification of the Final Environmental Impact Report, the Board may adopt portions of the plan and individual applications in stages as long as compliance with the General Plan is maintained; including consistency with Policy LU-8 regarding adoption of an Infrastructure Finance Plan prior to or in conjunction with zoning.

BE IT FURTHER RESOLVED that private development applications for properties within the Florin-Vineyard "Gap" community planning area that meet any one of the following three criteria can be accepted by the Planning and Community Development Department, and subject to immediate processing and approval by the County, prior to approval of amendments to the County General Plan, Vineyard Community Plan, and South Sacramento Community Plan as may be necessary to adopt the Florin-Vineyard Community Plan; and approval of a Public Infrastructure Financing Plan for the Florin-Vineyard "Gap" community planning area:

1. The filing of private applications for community plan amendments and/or rezones for agricultural-residential projects up to the AR-5 zone (i.e., 5-acre lots and larger) shall be permitted provided that any land division associated with the application is for 4 or fewer parcels (i.e., a parcel map application).
2. The filing of private applications for community plan amendments and/or rezones for urban residential projects (e.g., requested RD-5 zoning) shall be permitted provided that the total extent of the project does not exceed 10 acres, the project is surrounded on at least two sides by existing or approved urban density development, and the project fronts on an adjacent arterial or thoroughfare. Upon filing any such application, the applicant shall pay to the Planning and Community Development Department a fee of \$500 per acre (based on the project size) toward completion of the Florin-Vineyard "Gap" Community Plan.

3. The filing of private applications for tentative maps shall be permitted provided that the proposed lots are consistent with the Vineyard Community Plan or South Sacramento Community Plan.

BE IT FURTHER RESOLVED that the adoption of this resolution hereby repeals

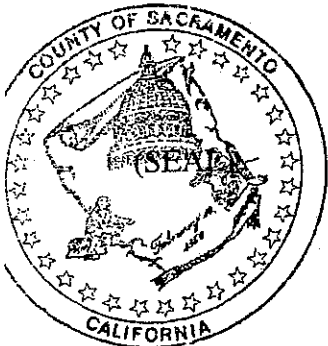
Resolution 2002-1312.

On a motion by Supervisor Dickinson, Seconded by Supervisor Johnson, the foregoing resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 12th day of May, 2004, by the following vote, to wit:

AYES: Supervisors: Collin, Dickinson, Niello, Nottoli, Johnson
NOES: Supervisors: none
ABSENT: Supervisors: none
ABSTAIN: Supervisors: none

Muriel P. Johnson

Chair, Board Of Supervisors



In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on **MAY 12 2004**

By *Gueryne Dowdell*
Deputy Clerk, Board of Supervisors

ATTEST: *Clyde A. Turner*
Clerk, Board of Supervisors

FILED

MAY 12, 2004

BOARD OF SUPERVISORS
BY *Clyde A. Turner*
CLERK OF THE BOARD

EXHIBIT "A"

FLORIN VINEYARD "GAP" COMMUNITY PLAN PLANNING BOUNDARIES

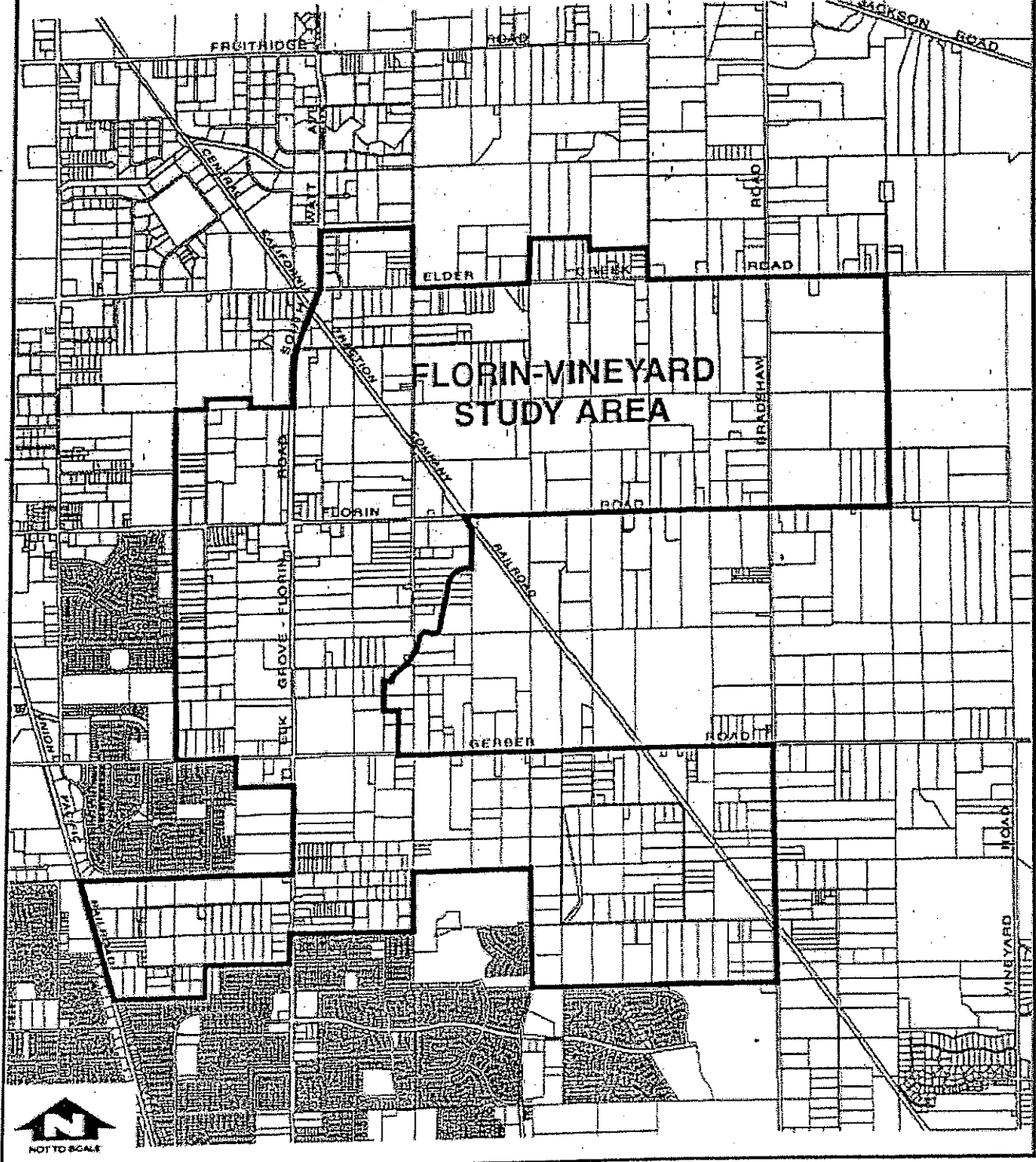


EXHIBIT "B"

Florin-Vineyard Land Use Designations and Assumed Dwelling Yields

AR 2-5 – 1 unit/3 ac
AR 1-2 – 1 unit/1.5 ac
RD 2-3 – 2.5 units/ac
RD 3-5 – 4.5 units/ac
RD 5-7 – 6.0 units/ac
RD 7-12 – 10.0 units/ac
RD-10(MHP) – 10.0 units/ac
RD-20 – 18 units/ac