

COUNTY OF SACRAMENTO
Inter-Departmental Correspondence

For the Agenda of:
January 17, 2001

To: BOARD OF SUPERVISORS

From: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Subject: **WORKSHOP ON THE STATUS OF THE FLORIN-VINEYARD “GAP”
COMMUNITY PLAN**

Contact: Surinder Singh (874-6849)

I. RECOMMENDATION:

- A. Provide direction to the Planning & Community Development Department regarding the appropriate boundaries of the Florin-Vineyard “Gap” study area;
- B. Provide comments, if any, on the proposed planning process for the Florin-Vineyard “Gap” Community Plan, as described in the attached Work Program (provided as Attachment “A”);
- C. Direct the Planning and Community Development Department to report back to the Board with a list of candidates to be considered for membership on the Florin-Vineyard “Gap” Community Plan Citizens Advisory Committee.

II. BACKGROUND:

On August 10, 1994, the Board of Supervisors adopted Resolution #94-1027 supporting a comprehensive approach for the future planning of the Vineyard Urban Growth Area (VUGA), emphasizing the preparation of Community Plan or Specific Plan rather than a review of proposals on a project-by-project basis. Since then, two Plans have been initiated and approved (i.e., North Vineyard Station Specific Plan and the Vineyard Springs Comprehensive Plan) for properties with the VUGA. Several attempts were made to initiate a similar program for the remainder or “skipped over” portions of the VUGA (i.e., Florin-Vineyard study area), however, due to lack of private sector funding to prepare a Specific Plan, no such program was ever initiated. In May 1999, the “skipped over” area of Florin-Vineyard was selected by the Board as the next Community Plan Update, after Cordova. Subsequently, the Board approved start up funding for this project.

III. DISCUSSION:

The proposed Florin-Vineyard “Gap” Community planning area covers approximately 3,920± acres as shown on Exhibit “A”. The term “Gap” is used to refer to this area because it is a “gap” between the existing urban area to the west of Elk Grove-Florin Road and comprehensively planned urban area to the east (i.e., North Vineyard Station and Vineyard Springs areas). The general boundaries of the Florin-Vineyard “Gap” Community Plan area are as follows:

northern boundary: Elder Creek Road and the Sacramento City limits.

eastern boundary: Bradshaw Road and Elder Creek, directly west of North Vineyard Station Specific Plan area.

southern boundary: Generally a few hundred feet north of Vintage Park Drive, north of the developed Churchill Downs and Vintage Park area.

western boundary: Union Pacific Railroad line, west of Gardner Avenue between Florin Road and the city limits; and Elk Grove Florin Road.

The area north of Elder Creek Road and Bradshaw Road, identified as a potential expansion area on Exhibit “A” (i.e., 2,677± acres), may be included at the discretion of the Board of Supervisors, for analysis within the context and scope of the Florin-Vineyard “Gap” planning program. The potential expansion area, located between Elder Creek Road and Jackson Highway, is primarily zoned for Industrial, Industrial Reserve and Agricultural Residential; aggregate mining is the predominant use in that area. Although the potential “expansion area” is outside of the current Urban Policy Area (UPA), staff suggest that it be included in the study area. While not likely that the Planning Department would recommend major changes in the UPA, some land use changes in the area may be appropriate, particularly for those non-mining parcels that have been (or will be) affected by mining activities. Of special interest are the Agricultural-Residential zoned properties next to Granite Mining on Elder Creek Road. During public hearings conducted for the Granite Mining project, several of the Agricultural-Residential zoned property owners petitioned the County to rezone their properties to the M-1 zone. The Florin Vineyard “Gap” Community Plan program may perhaps be the most appropriate vehicle for addressing this particular issue.

A draft Work Program, included as Attachment “A”, has been prepared to describe the planning process for the Florin-Vineyard “Gap” Community Plan. The Work Program describes major phases and tasks associated with the preparation of a draft land use plan(s). The Work Program recommends the establishment of a Citizens Advisory Committee to oversee the preparation of land use plan(s). The Florin-Vineyard planning process will address a number of issues including: appropriate land use types, mixture of uses, General Plan/Community Plan level densities and land use configurations; compatibility with existing agricultural uses; and compatibility with surrounding agricultural and urban uses. The work program details the various planning efforts and resulting products, public meeting and hearing process, and other necessary components and processes critical to the timely completion of the planning process. Several of the tasks set forth in Phases I and II are currently underway.

The planning program for the Florin-Vineyard area consists of several phases that are logically grouped into three parts. The first part of the planning effort ***Project Scoping and Plan Preparation***, will result in the implementation of the following tasks:

- ✓ Identification of project scope;
- ✓ Research and analysis of the existing project area;
- ✓ Identification of opportunities and constraints;
- ✓ Issues/options discussion with the local community, and;
- ✓ Preparation of a land use concept for the Florin-Vineyard Planning area.

During the second part of the planning program, ***Planning Process Definition***, the Board of Supervisors will review the land use concept for its consistency with the General Plan, including holding capacity and policy. The Board will also consider community suitability based on the identification of community based issues highlighted during earlier phases. It is anticipated that this second part of the planning effort will conclude with a definition of the planning process, including: the identification of amendments to appropriate County Plans and determination of appropriate CEQA documentation.

The third part of the planning program, ***Project Processing***, encompasses the processing of the planning project, and will result in the implementation of the following tasks:

- ✓ Project Submittal to DERA;
- ✓ Technical Analysis and Infrastructure Assessment;
- ✓ Environmental Review, and;
- ✓ Public Hearings.

Subsequent to this board workshop, the next step will be the establishment of a Citizens Advisory Committee (CAC) to work with staff and the community residents in the development of a land use plan for the study area. The Planning Department recommends the following CAC composition:

- 1 representative from the Vineyard CPAC;
- 1 representative from the South Sacramento CPAC;
- 1 representative from the Elder Creek Agricultural-Residential area;
- 1 representative from the Hedge Avenue Residential area;
- 1 representative from the Caselman Road Residential area;
- 1 representative from the Bar Du Lane/Rogers Road Residential area;
- 1 property owner at-large;
- 1 representative from the development community, and;
- 1 representative from the environmental community.

IV. COMMUNITY INFORMATIONAL WORKSHOP

An evening community informational meeting was conducted on January 10, 2001 at the Arthur Butler Elementary School to discuss the status of the Florin-Vineyard “Gap” Community Plan.

Notices regarding this meeting were mailed to approximately 1,100 property owners within the planning area. Approximately 100 residents attended this meeting. During this meeting, planning staff provided background information regarding the proposed planning boundaries of the Florin-Vineyard “Gap” Community Plan area, information regarding planning activities within the Vineyard area and discussed the proposed planning process. Several of the residents in attendance expressed support for the urbanization of the Florin-Vineyard “Gap” Community Plan area while an equal number opposed the urbanization of the area. Several comments and questions were raised by residents during this community information meeting, including:

- the need to address the potential rezoning of Agricultural-Residential parcels on Elder Creek Road potentially impacted by surrounding mining activities;
- the planning process in general – timeframes, CAC formation, potential CAC membership and next steps, and;
- various infrastructure related questions – drainage, roadway improvement, etc.

V. CONCLUSION:

Planning & Community Development Department staff is ready to the work with the Vineyard and South Sacramento residents to develop a land use plan for the Florin-Vineyard “Gap” planning area. In order to begin this task, Planning staff is requesting input from the Board of Supervisors regarding the proposed planning process for the Florin-Vineyard “Gap” Community Plan. Planning staff is also requesting direction from the Board regarding the appropriate boundaries of the planning area and the composition of the Florin-Vineyard “Gap” Community Plan Citizens Advisory Committee.

VI. ATTACHMENTS:

1. Exhibit “A” – Florin Vineyard “Gap” Study Area
2. Attachment “A” – Draft Work Program for the Florin-Vineyard “Gap” Community Plan

This staff report is prepared by Surinder Singh, Associate Planner – January 11, 2001.