

COUNTY OF SACRAMENTO
Inter-Departmental Correspondence

For the Agenda of:
February 14, 2001

To: BOARD OF SUPERVISORS

From: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Subject: **REPORT BACK - THE FLORIN-VINEYARD “GAP” COMMUNITY PLAN**

Contact: Surinder Singh (874-6849)

I. RECOMMENDATION:

- A. Approve the boundaries of the Florin-Vineyard “Gap” Community Plan, as shown in Exhibit “E”, which include Agricultural-Residential zoned parcels located directly north of Elder Creek Road; and
- B. 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 January 17, 2001, a workshop was conducted with the County Board of Supervisors to discuss the status of the Florin-Vineyard “Gap” Community Plan. During this workshop, staff from the Planning and Community Development 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 Florin-Vineyard “Gap” planning process. Planning staff also recommended a composition of the Florin-Vineyard “Gap” Community Plan Citizens Advisory Committee. During this workshop, the Board discussed several issues relating to the Florin-Vineyard “Gap” Plan, including the appropriate size and boundaries of the planning area, the overall composition of the Citizens Advisory Committee, status of mining activities, the potential reuse of mined areas and planned infrastructure improvements. The Board of Supervisors concluded this workshop by directing Planning staff to report back on several of the issues discussed during the workshop and continued the project to February 14, 2001.

III. DISCUSSION:

- A. Issues Associated with the “Expansion Area”

The proposed Florin-Vineyard “Gap” Community planning area covers approximately 3,920± acres as shown on Exhibit “A”. During the January 17, 2001 workshop on the Florin-Vineyard “Gap” Plan, the Board discussed the potential inclusion of an expansion area, located north of Elder Creek Road (i.e., 2,677± acres), 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 Road, is outside of the Urban Policy Area. Aggregate mining is the predominant use in the expansion area; properties within the expansion area are primarily zoned for Industrial (M-1) and Industrial Reserve (IR), with a few clusters of Agricultural-Residential zoned parcels. 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 was suggested as an appropriate planning process for addressing this particular issue. During the workshop, the Board did not decide on the boundaries of the extension of the Florin-Vineyard “Gap” study area but instead requested Planning staff to report back on several issues associated with the “expansion area”, including:

- ✓ Status of mining activities
- ✓ Status on the roadway improvements projects
- ✓ Mather Field noise contours

Status of Mining Activities

Exhibit “B” has been prepared by Planning staff to response to Board of Supervisors inquiry regarding the status of mining activities within the proposed “expansion area”. Majority of properties located north of Fruitridge Road, between South Watt and Bradshaw Road, have been mined by Teichert Aggregates. Reclamation plans for these properties have been approved or are pending approval by the State Department of Conservation. These reclaimed mining sites can be considered as land “available” for reuse and future urban development; however, the immediate development of these properties may be questionable due to the lack of infrastructure and flooding constraints. Some of these properties are currently being utilized by aggregate mining companies to house wash plants and storage warehouses.

Properties located north of Jackson Highway, from Bradshaw Road to Excelsior Road, are being actively mined by Teichert and Granite. In certain areas, the mining of these properties have completed, while mining operations are near completion in other areas. It is anticipated that all aggregate resources within this area will be mined within the next 5-7 years.

Two surface mining permits were recently approved by the Board of Supervisors to authorize Teichert and Granite to mine properties located between Fruitridge Road and Elder Creek Road. The Aspen III South, Aspen IV South and Aspen V South and the Granite permits were approved by the Board in January of 2000. Aggregate mining has not been initiated by

either Teichert or Granite due to a pending litigation. Mining within this area could take 10-15 years to complete.

Mather Field Noise Contours

As indicated in Exhibit "C", portions of the "expansion area" lie within the 65 and 60 CNEL noise contours of the Mather Airport Comprehensive Land Use Plan (CLUP). The Mather Airport CLUP prohibits new residential development within the 65 CNEL noise contours. In addition, the General Plan Noise Element identifies a Mather Airport Policy Area (MAPA) for properties located in the vicinity of Mather Field. The Policy Area was approved by the Board of Supervisors in 1998 and is intended to create additional protection beyond the restrictions described in the Mather Airport CLUP. As shown in Exhibit "C", a significant portion of the expansion area is subject to the Mather Airport Policy Area. The Noise Element prohibits new residential developments within the 60 CNEL Mather Airport Policy Area. Furthermore, new residential development within the Mather Airport Policy Area, but outside the 60 CNEL, may be approved but will be subject to the following conditions: adequate noise insulation mitigation, proper notification disclosing the location of the property within the context of the Policy Area and the establishment of an aviation easement with granting rights to the County of Sacramento.

Status of Roadway Improvements

During the 1/17/2001 workshop, the Board requested a status update on the improvement of Bradshaw Road and Elk Grove-Florin/South Watt Avenue. As outlined in the 2000 Seven-Year Transportation Improvement Plan, as adopted in May 2000, South Watt Avenue is planned to be widened from 2 lanes to 4 lanes, from Florin Road to Jackson Road. This project is ranked Number 9 on the Major Highway Improvements Project Priority List. The 2000 Transportation Improvement Plan (TIP) recommends the initiation of preliminary studies, design, environmental assessment and right-of-way acquisition in Fiscal Year 2005/2006; construction of this project is not planned within the horizon of the TIP.

The TIP lists the widening of Bradshaw Road, from two lanes to four lanes between Calvine Road and Florin Road. A traffic signal is also proposed at Vintage Park Drive as part of this project. As described in the TIP, this project is scheduled to be completed in Fiscal Year 2002/2003.

The widening of Bradshaw Road from Florin Road to Morrison Creek, is scheduled to be completed in 2002/2003. This segment of Bradshaw Road will be improved to four lanes. In addition, the TIP also lists the reinforcement and improvement of the Bradshaw Road/Morrison Creek bridge. Construction is anticipated to begin soon and is targeted to be completed in Fiscal Year 2001/2002.

Proposed roadway improvements, as described above, are graphically presented in Exhibit "D".

B. Composition of the Citizens Advisory Committee

A composition of the Florin-Vineyard “Gap” Community Plan Citizens Advisory Committee was proposed to the Board of Supervisors during the January 17, 2001 workshop. The Board discussed the need to add additional members to represent the McCoy Avenue and Gardner Avenue neighborhoods. As a result, Planning staff recommends the following revised composition of the Florin Vineyard “Gap” Community Plan Citizens Advisory Committee (CAC):

- ✓ 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 representative from the McCoy Avenue Residential area;***
- ✓ ***1 representative from the Gardner Avenue Residential area;***
- ✓ 1 property owner at-large;
(*alternative – 2 property owners at-large to provide a broader perspective*)
- ✓ 1 representative from the development community, and;
- ✓ 1 representative from the environmental community.

It is important to recognize that it is the intent of Planning staff to inform all property owners of upcoming CAC meetings. Upon the establishment of the Committee and the identification of CAC meeting dates, notices will be mailed to all affected property owners requesting their participation and input in the development of a land use plan for the Florin-Vineyard “Gap” area.

IV. CONCLUSION:

Staff is recommending that the boundaries of the Florin-Vineyard “Gap” Community Plan area be expanded north to only include the agricultural-residential properties located directly north of Elder Creek Road (Exhibit “E”). The expansion of the study area north up to Jackson Road is not supported since a significant portion of those properties are being either mined or used in conjunction with mining activities (i.e., wash plants, storage yards, and etc.). In addition, the development of these properties may be questionable in the near term due to the lack of infrastructure and flooding constraints. Furthermore, a majority of those properties are constrained from residential uses due to Mather Airfield CLUP policies and MAPA restrictions. Representatives of Teichert Aggregates and Granite Construction also echoed this similar message. Teichert and Granite do not support the study of the mining properties within the context and scope of the Florin Vineyard “Gap” Plan but rather favor an independent and separate planning program to address the reuse of reclaimed mining sites, recognizing that many significantly different issues will need to be addressed in those areas.

Planning 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 the Board to endorse the composition of the Florin-Vineyard “Gap” Community Plan Citizens Advisory Committee.

V. EXHIBITS:

1. Exhibit “A” – Florin-Vineyard “Gap” Area
2. Exhibit “B” – Surface Mining Activities – 2001
3. Exhibit “C” – Mather Airfield Noise Contours
4. Exhibit “D” – Roadway Improvement Exhibit
5. Exhibit “E” – Proposed Boundaries of the Florin-Vineyard “Gap” Study Area

This staff report is prepared by Surinder Singh, Associate Planner – February 7, 2001.