



Department of Community
Development
Michael J. Penrose,
Acting Director

Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

MEMORANDUM

DATE: May 4, 2017
TO: File
FROM: Leighann Moffitt, Planning Director *Leighann Moffitt*
SUBJECT: Florin-Vineyard Community Plan, Minor Amendments (PLNP2017-00110)

DETERMINATION: Approve the minor land use designation amendments to the Florin-Vineyard Community Plan based on the information and findings in this memorandum.

I. BACKGROUND

The Board of Supervisors adopted the Florin-Vineyard Community Plan (Plan) on December 15, 2010. Understanding that changes would likely occur in the future, the Plan outlines the procedure for major and minor amendments. Section 10.3, *Major and Minor Amendments*, identifies the criteria to be used when determining whether an amendment to the Plan would be processed as a major or minor amendment.

The Plan designated areas along the alignment of Elder Creek, north of Gerber Road and west of Elk Grove-Florin Road, as Open Space. This designation was consistent with the alignment of the creek shown in the North Vineyard Station Specific Plan (NVSSP) Drainage Master Plan, which had been previously adopted by the Board of Supervisors on November 10, 2004.

At their March 7, 2017 hearing, the Sacramento County Board of Supervisors considered and approved the Elder Creek Phase 4 Improvement Project (Project). The Project modified the approved alignment of two sections of Elder Creek in the NVSSP Drainage Master Plan. The section of the Project which lies within the Plan area would shift approximately 1,000 linear feet of the creek 250 feet to the north in order to avoid existing homes (see Attachment A). Although the original alignment was modified, the realignment widened the overall creek footprint and will incorporate a natural configuration with native vegetation.

Prior to the approval of the Project, staff from the County Department of Water Resources performed public outreach and will continue coordinating with residents in the Project area throughout construction.

II. DISCUSSION

The Project as approved by the Board of Supervisors resulted in a realignment and widening of the creek. Therefore, the land use designations in the Plan need to be updated in order to be consistent with the Board's approved Project. The amendment would affect several parcels located along Elder Creek north of Gerber Road and west of Elk Grove-Florin Road. The changes to the land use designations are primarily in their location (i.e. shifting the "Open Space" to the north), but include a slight decrease in "Open Space" (-2.07 acres), "RD-20" (-1.68 acres), and "RD-10 (MHP)" (-0.02 acres), and a slight increase in "RD 3-5" (+3.72 acres) and "RD 5-7" (+0.04 acres). The previously approved land use map is included as Attachment B, and the amended land use map is included as Attachment C.

Section 10.3 of the Plan indicates that amendments can include the following: changing land use designations, design criteria, development standards, or policies. Additionally, minor amendments may be acted upon by the Planning Director, and shall be considered minor when it is determined that it does not have a significant impact on the character of the Plan, based upon specific criteria.

III. DETERMINATIONS AND FINDINGS

The following are excerpts from the Plan, including the criteria that the Planning Director may use to make a written determination when a requested amendment is "minor". An analysis, including a determination and finding, is provided below for each of the criteria.

"Minor community plan amendments may be reviewed and acted upon by the County Planning Director or Zoning Administrator, and shall be considered minor when it is determined that it does not have a significant impact on the character of the Plan. Decisions of the Planning Director or Zoning Administrator may be appealed to the appropriate review authority in accordance with standard appeal procedure. The Planning Director shall make a written determination as to whether or not a requested amendment is minor based upon the following criteria:"

- *"That the proposed adjustments to the design guidelines or development standards are offset by the merits of the proposed design and not significantly change the anticipated physical characteristics, goals, and intent of the Community Plan;"*

Determination: There are no changes to the design guidelines or development standards of the Plan.

Finding: There would be no adjustments to the design guidelines or development standards, and therefore the amendment would not significantly change the anticipated physical characteristics, goals, and intent of the Community Plan.

- *"Proposed changes to the alignment of major or smaller streets would not substantially alter the land use or circulation concepts set forth in the Community Plan;"*

Determination: There are no changes to the alignment of major or smaller streets of the Plan.

Finding: There would be no changes in street alignments, and therefore the amendment would not substantially alter the land use or circulation concepts set forth in the Community Plan.

- *“Proposed changes to land use diagram shapes or to the alignment of collector or secondary streets would maintain the general land use pattern and/or provide an improved circulation system consistent with the intent and direction of the goals and policies of the Community Plan;”*

Determination: The proposed amendment is consistent with the Project which modified the alignment of two sections of Elder Creek in the NVSSP Drainage Master Plan. The section of the Project which lies within the Plan area would shift approximately 1,000 linear feet of the creek 250 feet to the north in order to avoid existing homes. Although the original alignment was modified, the realignment widened the overall creek footprint and will incorporate a natural configuration with native vegetation. Section 3.1, *Land Use Summary*, of the Plan indicates that there should be a “network of drainage parkways that is part of a larger, county wide solution to area wide flooding”. Additionally, Policy FV-26 of the Plan calls for improvements to drainage parkways to “be consistent with the most recently approved plans and/or improvements (downstream or upstream) in terms of width, landscaping, and pedestrian access”.

Finding: The amendment would change the location of land use designations, however, the changes would be a minor realignment and would maintain the general land use pattern consistent with the intent and direction of the goals and policies of the Community Plan. The change is consistent with the Project approved by the Board.

- *“The proposed change is not expected to increase environmental impacts beyond the levels identified in the EIR;”*

Determination: The proposed amendment is consistent with the Project which modified the approved NVSSP Drainage Master Plan. Approval of the Project included preparation, and subsequent adoption of an Addendum to the Final Environmental Impact Report for the NVSSP (PLER2016-00100), and adoption of the Mitigation Monitoring and Reporting Program (MMRP).

Finding: The amendment is not expected to increase environmental impacts beyond the levels identified in the Addendum to the Final Environmental Impact Report for the NVSSP.

- *“The proposed change would not result in an increase in the total maximum number of units approved in the Community Plan and will comply with the criteria for modifications of land use diagram and density adjustments; and”*

Determination: The changes to the land use designations are primarily in their location (i.e. shifting the “Open Space” to the north), but include a slight decrease in “Open Space” (-2.07 acres), “RD-20” (-1.68 acres), and “RD-10 (MHP)” (-0.02 acres), and a slight increase in “RD 3-5” (+3.72 acres) and “RD 5-7” (+0.04 acres). The amendment does not propose to increase density or change the total maximum number of units approved.

Finding: There would be no changes in density that would result in an increase in the in the total number of units approved in the Community Plan.

- *“No formal application or environmental review is required for minor community plan amendments. No hearings with the Planning Commission or Board of Supervisors is required unless the findings of the Planning Director or Zoning Administrator is appealed.”*

Determination: No formal application has been submitted. No hearings have been scheduled.

Finding: The “minor” amendment can be approved by the Planning Director, and the decision can be appealed to the Planning Commission or Board of Supervisors.

IV. CONCLUSION

The Planning Director has reviewed the proposed change and approves the amendment based on the information and findings provided in this memo. Furthermore, the land use designation amendments to the Florin-Vineyard Community Plan are determined to be a “minor” amendment.

Attachments

- A – Exhibits A-1 and A-2 from the Board Letter for the Project
- B – Previously Adopted Land Use Plan
- C – Amended Land Use Plan

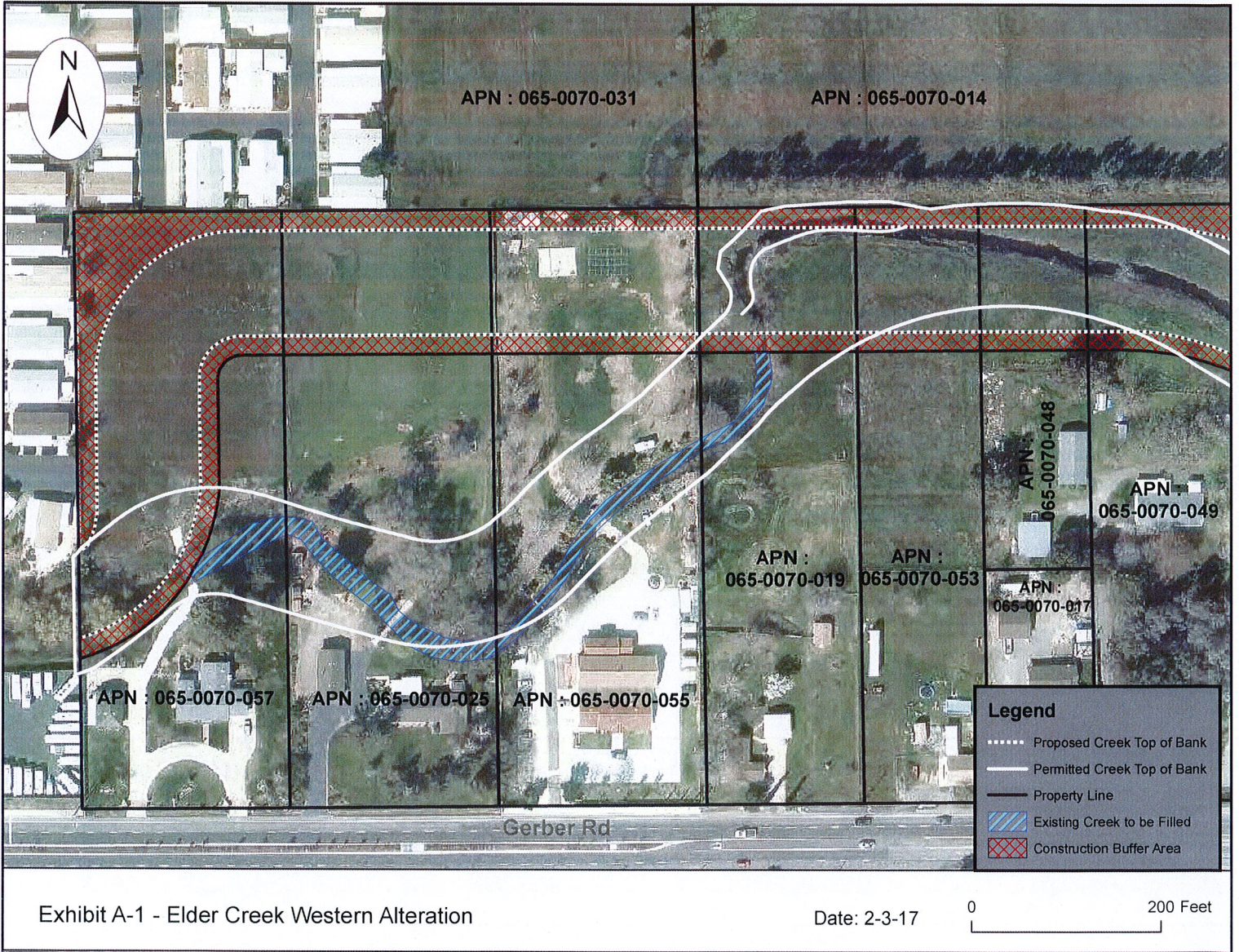


Exhibit A-1 - Elder Creek Western Alteration

Date: 2-3-17

0 200 Feet

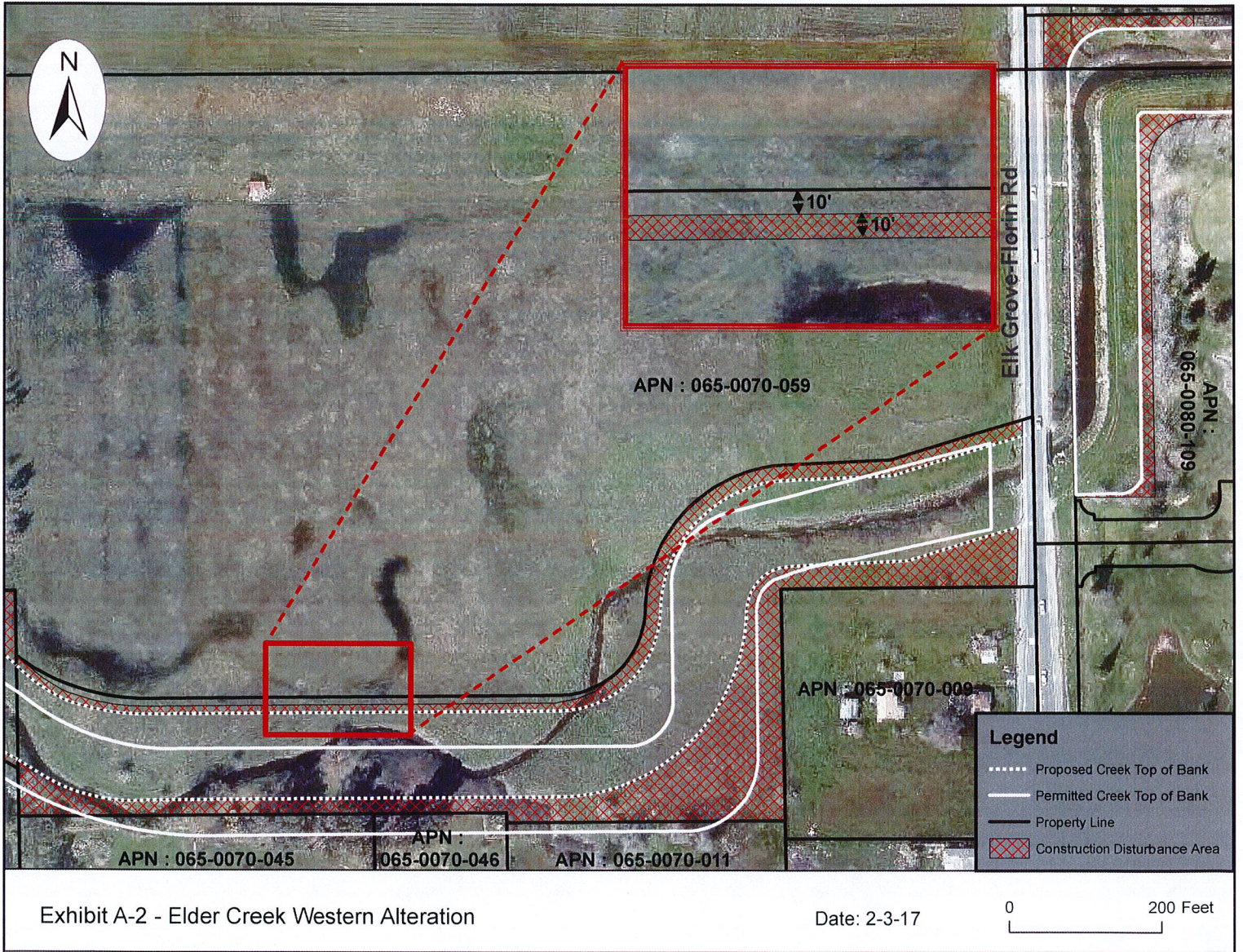
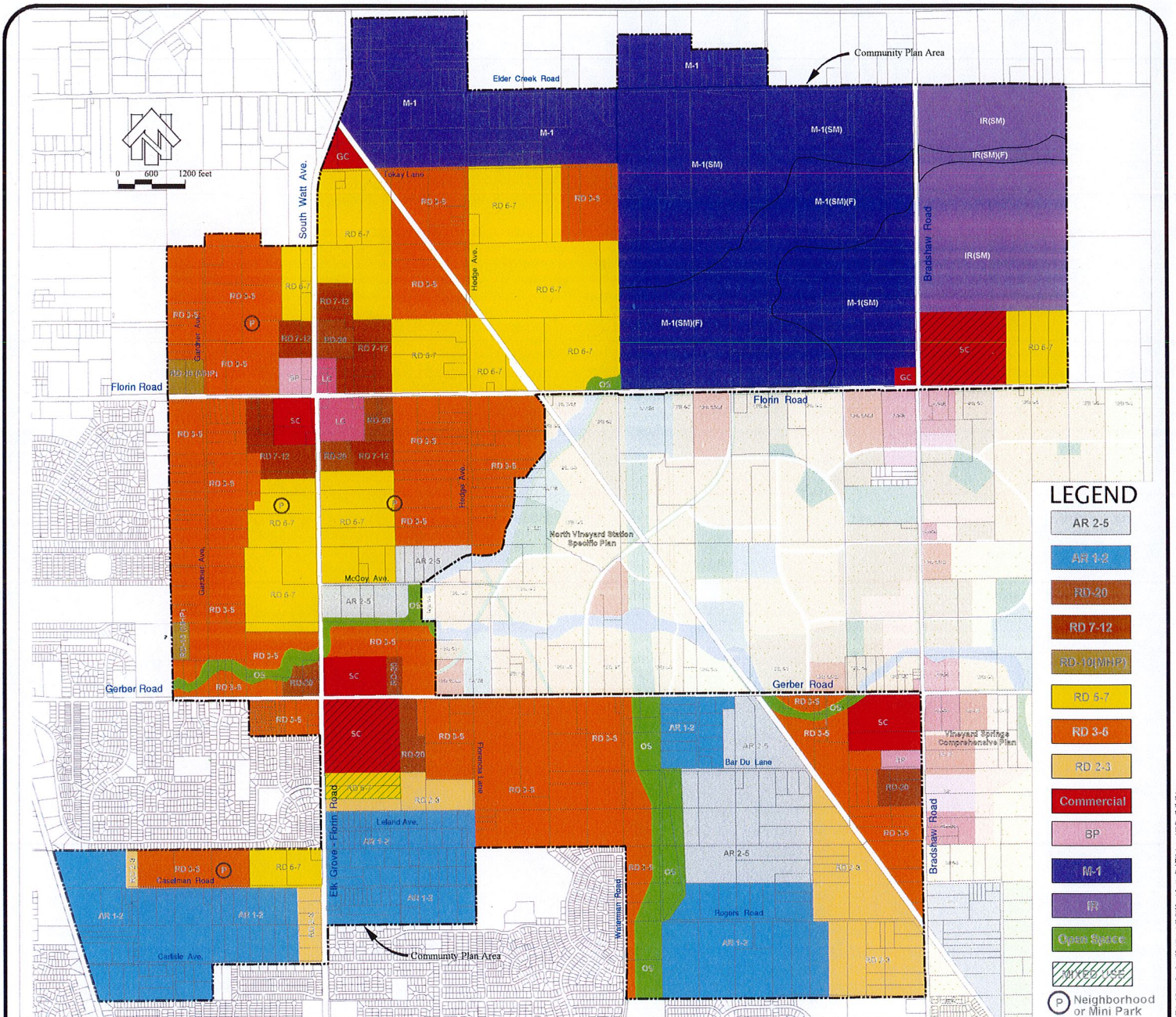


Exhibit A-2 - Elder Creek Western Alteration

Date: 2-3-17

0 200 Feet

Attachment B (PLNP2017-00110)
Previously Adopted Land Use Plan



LEGEND

- AR 2-5
- AR 1-2
- RD 20
- RD 7-12
- RD 10(M)(P)
- RD 5-7
- RD 3-6
- RD 2-3
- Commercial
- BP
- M-1
- IR
- Open Space
- Water Use
- Neighborhood or Mini Park

SCHOOLS:
Based on the range of development capacities of the Florin Vineyard Community Plan, up to five elementary school sites will be required to meet the future educational demands of the project area. An elementary school shall be located in each of the four sub-areas shown in Figure 7.3, School Plan Exhibit, of the Florin Vineyard Community Plan text. An additional high school/middle school site shall be located within the plan area. Each site shall meet with school siting criteria and is subject to approval by the Elk Grove Unified School District.

**APPROVED
LAND USE PLAN**

FLORIN-VINEYARD COMMUNITY PLAN

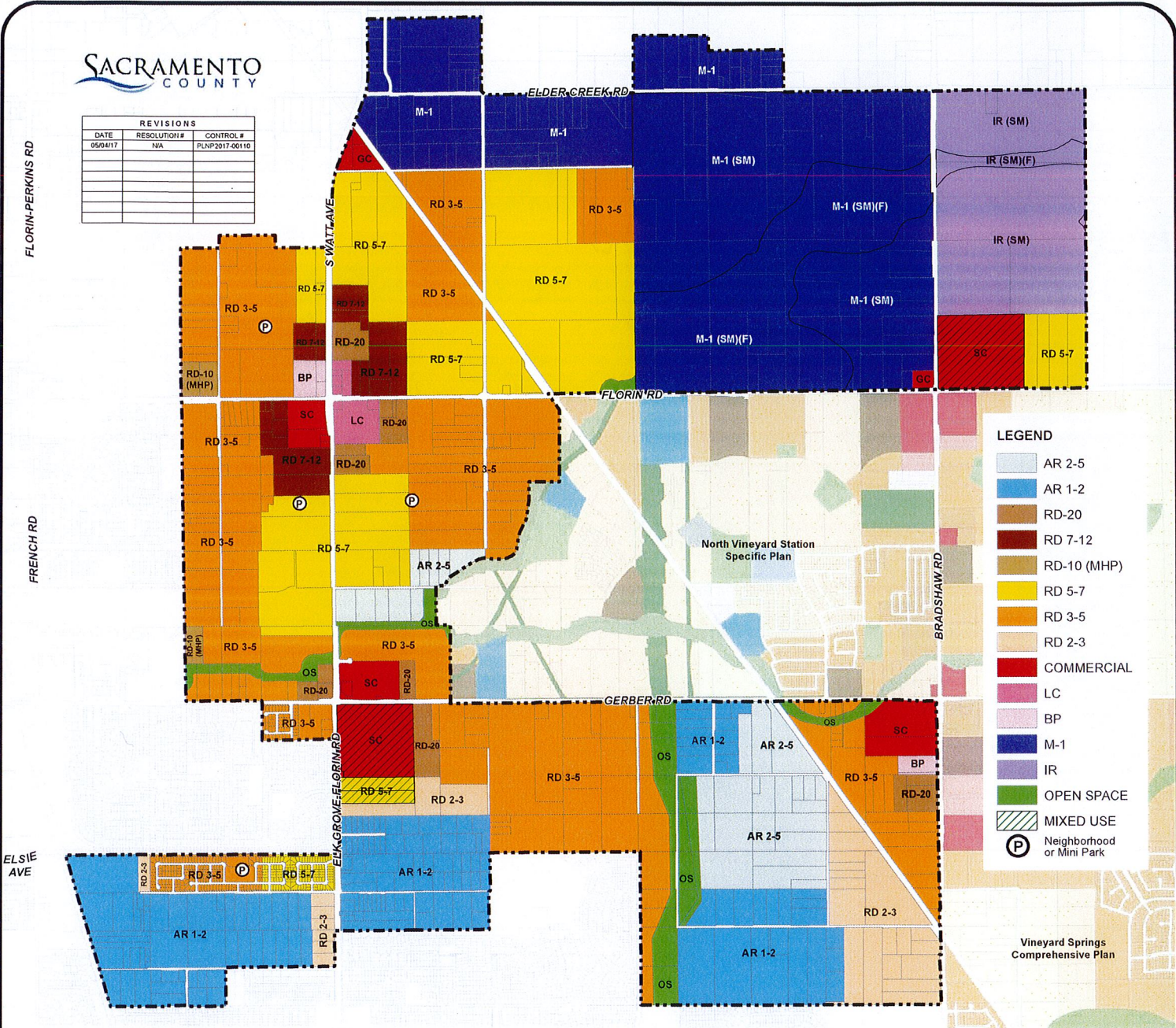
County of Sacramento, California
Scale: 1"=600'
(when printed 36" x 36")
December 15, 2010

NOTE:
Adjacent land use plans shown may not be current. See appropriate land use documents for current information.





REVISIONS		
DATE	RESOLUTION #	CONTROL #
05/04/17	N/A	PLNP2017-00110



LEGEND

- AR 2-5
- AR 1-2
- RD-20
- RD 7-12
- RD-10 (MHP)
- RD 5-7
- RD 3-5
- RD 2-3
- COMMERCIAL
- LC
- BP
- M-1
- IR
- OPEN SPACE
- MIXED USE
- Neighborhood or Mini Park (P)

NOTE:
Adjacent land use plans shown may not be current. See appropriate land use documents for current information.

SCHOOLS:
Based on the range of development capacities of the Florin-Vineyard Community Plan, up to five elementary school sites will be required to meet the future educational demands of the project area. An elementary school shall be located in each of the four sub-areas shown in Figure 7.3, School Plan Exhibit, of the Florin-Vineyard Community Plan text. An additional high school/middle school site shall be located within the plan area. Each site shall meet with school siting criteria and is subject to approval by the Elk Grove Unified School District.

**APPROVED
LAND USE PLAN
FLORIN-VINEYARD COMMUNITY PLAN**

County of Sacramento, California
Scale 1"=600' April 27, 2017

