



Todd Smith, Planning Director
Planning and Environmental
Review

Dave Defanti, Interim Director
Department of Community
Development

County of Sacramento

MEMORANDUM

DATE: July 19, 2022

TO: File

FROM: Todd Smith, Planning Director

SUBJECT: Florin-Vineyard Community Plan Minor Amendment
(PLNP2022-00170)

DETERMINATION: Approve the Minor Amendment to the Appendix D of 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) and approved the Plan's Public Facilities Financing Plan (Financing Plan) on December 15, 2010.

On May 14, 2019, the Board of Supervisors approved the establishment of the Plan's Development Impact Fee Program (Fee Program) to finance the cost of roadway and frontage lane, park and transit facilities as recommended in the Financing Plan. Subsequently, on May 21, 2019, the Board of Supervisors adopted an Ordinance to establish development impact fees to finance the cost of public facilities within the Plan area. The adopted trigger thresholds were effective, but a number of problems occurred. Therefore, Sacramento County Department of Transportation (SacDOT) staff reviewed the existing trigger conditions and developed solutions to address the concerns, and on June 16, 2020, the Board of Supervisors approved the Interim Transportation Mitigation Strategy (Interim Mitigation Strategy) (Attachment 1). This Interim Mitigation Strategy was developed to address the trigger conditions and help development move forward in the near-term in the Plan area.

II. DISCUSSION

The Interim Mitigation Strategy, as approved by the Board of Supervisors, will:

- shift the responsibility for delivering roadway improvements that overlap with ongoing County projects from the individual developers to the County, and
- allow flexibility for SacDOT to assign one or more improvements to the property owner who triggered the improvements and/or accept advanced payment of the Fee Program obligation.

This Interim Mitigation Strategy, as approved by the Board of Supervisors, will replace the existing *Appendix D – Phasing of Roadway Improvements*. However, the Interim Mitigation Strategy neither changes the scope of roadway improvements that were required to be constructed in the existing Appendix D, nor changes the schedule of triggers necessary for their timely construction.

III. DETERMINATIONS AND FINDINGS

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. Amendments can include the following: changing land use designations, design criteria, development standards, or policies.

Since the approval of the Plan, one Minor Amendment was approved on May 4, 2017 to update land use designations in the Plan to be consistent with Elder Creek Phase 4 Improvement Project.

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: There are no changes to the land use diagram or circulation system of the Plan.

Finding: There would be no adjustments to the land use diagram or circulation system, and therefore the amendment would not significantly change the anticipated physical characteristics, goals, and intent of the Community Plan.

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

Determination: At adoption, the Interim Mitigation Strategy was found to be consistent with the mitigation measures, as well as the timing of the triggers set forth in the Plan’s 2010 Final Environmental Impact Report.

Finding: The amendment is not expected to increase environmental impacts beyond the levels identified in the 2010 Final Environmental Impact Report.

- *“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: There are no changes to the total maximum number of units approved in the Community Plan.

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

Pursuant to Section 10.3 of the Plan, 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.

The Planning Director has reviewed the proposed change and approves the amendment based on the information and findings provided in this memo. Furthermore, the replacement of Appendix D of the Plan is determined to be a “minor” amendment.

Attachments

ATT 1 – Interim Transportation Mitigation Strategy