

COUNTY OF SACRAMENTO
CALIFORNIA

For the Agenda of:
July 18, 2014

To: American River Parkway Advisory Committee

From: Department of Regional Parks

Subject: Conceptual Approval Of Proposed American River Ranch 2014 Master Plan And General Plan Amendment To Amend American River Parkway Plan “River Bend Park Area Plan Map”

Supervisory
District: Nottoli

Contact: Liz Bellas, (916) 875-5925

Overview:

The American River Parkway Plan 2008 (ARPP) provides the scope and nature of operations for the area designated as the American River Parkway in the County of Sacramento. American River Ranch is located within the River Bend Area, and is operated under lease agreement by Soil Born Farms. As part of the lease agreement, Soil Born Farms is required to prepare a Master Plan for the site. Regional Parks is requesting conceptual approval of this proposed Master Plan, which is consistent with the ARPP River Bend Park Area Plan, Policies 10.32, 10.34 and 10.35. However, some facilities associated with the River Bend Area Plan narrative are not included in the Area Plan Map, and thus an Area Plan Map amendment is required as well. The ARPP permits amendments to Area Plan Maps at the local level under specific guidelines, (Policies 10.2.1 & 11.4). Additionally, this amendment requires a General Plan amendment, as the ARPP is an element of the County General Plan. This proposed project and Area Plan Map amendment has been noticed to the public as per the Early Notification Procedures adopted by the Board of Supervisors (Resolution 2009-0153).

Recommendations:

Conceptually approve the proposed Master Plan and direct staff to forward the proposed General Plan Amendment to amend the American River Parkway Plan “River Bend Park Area Plan Map” to the Recreation and Park Commission.

Measures and Evaluation:

The proposed action fits into the “Sustainable and Livable Communities” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

Fiscal Impact:

The Department will incur limited costs associated with the CEQA review of the Master Plan and Area Plan Map Amendment.

BACKGROUND

As a component of the Lease agreement between Soil Born Farms and the Department of Regional Parks, a Master Plan is required to plan and direct facilities and activities for the future development and operation of the American River Ranch. Regional Parks is requesting conceptual approval of this proposed Master Plan, which is consistent with the ARPP River Bend Park Area Plan, Policies 10.32, 10.34 and 10.35. However, some facilities associated with the River Bend Area Plan narrative are not included in the Area Plan Map, and thus an Area Plan Map amendment is required as well. Additionally, Area Plan amendments require a General Plan amendment, as the ARPP is an element of the County General Plan.

Approval Process Steps

- 1) Early Notification of Neighbors, Parkway Stakeholders of proposed Master Plan and Area Plan Map amendment
- 2) Public Hearings
 - a. American River Parkway Advisory Committee
 - b. Recreation and Park Commission
- 3) CEQA review
- 4) General Plan amendment request to Planning Commission
- 5) Final approval request to Board of Supervisors for both Master Plan and General Plan amendment

Public Input

The Board of Supervisors adopted the Early Notification Procedures which requires public notification for projects that fall within the ARPP. During the early phase of Project Design/Planning, applicants shall engage community members in discussion regarding new facilities or changes in uses that could impact the neighborhood and park users. Project proposals are typically presented by the applicant to neighborhood organizations representing community interests in the vicinity of the project footprint, Parkway stakeholder groups, the American River Parkway Advisory Committee, and the Recreation and Parks Commission. The public comment heard today will be forwarded to the Recreation and Park Commission and Board of Supervisors as part of staff recommendations and public input for this project.

The discussion section below outlines the American River Parkway Plan Area Map amendment requirements and procedures. Attached are the separate analyses done on the proposed Master Plan and River Bend Area Plan Map Amendment in conformance with the Regional Park Department's responsibility as the Parkway Manager.

DISCUSSION

<u>American River Parkway Plan: Area Plan Polices (Page 149 ARPP)</u>	<u>Staff Comments</u>
10.1 Area plans shall be reviewed by the County Recreation and Parks Commission when a physical change is proposed in the Parkway, to determine the appropriateness of the change.	This project is a part of the ARPP policies for River Bend Park (policies 10.32, 10.34 and 10.35). The Recreation and Park Commission will

	consider the map amendment on 7/24/2014.
<p>10.2 Facilities shall not be constructed or installed unless specifically designated on the Area Plan Map.</p> <p>10.2.1 The Board of Supervisors shall identify procedures for local review and notification of Parkway facilities and physical changes that have the potential to affect neighboring uses. (NOTE: On March 11, 2009 the Board of Supervisors adopted the American River Parkway Public Notification Procedures – attached).</p>	ARPP (River Bend) narrative identifies the use of Developed and Limited Recreation including, organic farming, native plant nursery, and interpretive center. The map amendment is required to identify the interpretive center, parking and picnic area associated with American River Ranch on the Area Plan map.
<p>10.3 Adoption or modification of an Area Plan or any of its components shall be determined to be consistent with the County General Plan, provided that it is consistent with the goals, Parkway-wide policies, and General Land Use Map of this Plan, and approved by the County Board of Supervisors.</p>	Proposed use is consistent with the Area Plan based on staff analysis but must be confirmed by the Recreation and Parks Commission scheduled for 7/24/2014. This also requires a General Plan amendment, which will be recommended for approval by the Planning Commission and approved by the Board of Supervisors.
American River Parkway Plan: Area Plan Map Amendment Procedures:	<u>Staff Comments</u>
<p>1. Project Proponents (Applicants) shall submit to the Parkway Manager: a project description, location, and justification for consistency with ARPP Policies. Proposed facilities and physical changes shall be evaluated by the Parkway Manager for consistency with the ARPP policies and to determine if the project warrants early notification and what if any approvals necessary. (Adopted BOS 3-11-09)</p> <p>These project types require early notification:</p> <p>1a. New facilities & Uses Not Identified on Local Area Plan Maps, and</p>	<p>Included with this report as attached ARPP analyses.</p> <p>Staff Determination: Use is identified in Local Area Plan narrative (River Bend Park Area</p>

<p>1b. New Facilities and Uses Identified on Local Area Plan Maps, and</p> <p>1c. Significant Changes in Use or Re-modeling of Existing Facilities identified on Local Area Plan Maps.</p>	<p>Plan).</p> <p>Requested action to Board of Supervisors will be consistent with Local Area Plan Map Amendment.</p>
<p>2. Upon determination by the Parkway Manager that the project is consistent with ARPP Policies, and that the Project warrants early notification, the Area Plan Map Amendment request shall be made with the ARP Public Notification Procedures.</p>	<p>Procedures have been implemented.</p> <p>Notification and letter is attached to this report.</p>
<p>2a. The proposed project shall be taken to the County Recreation and Parks Commission for proposed physical changes in the Parkway. The Commission shall review the proposed project for appropriateness in the respective Area plan. A presentation on the project may also be done at this time, with comments recorded and advanced to the Board of Supervisors. (Note: In the event a quorum of the Commission is not present, consensus of the majority of Commissioners present shall be adequate).</p>	<p>The Parks Commission will review the project on 7/24/2014 for consistency with the Area Plan. Public comments will be heard at this time.</p>
<p>2b. The requirements for Commission review for project appropriateness and early notification, including community meetings, may occur concurrently to streamline this process and keep costs to a minimum.</p>	<p>Ongoing</p>
<p>3. Early project notification will occur during the early phase of the Project Design/ Planning process, and shall include: Name and contact information of Project Manager, and a brief project description. It may also include the date, time and location of any scheduled community meeting(s). This precedes CEQA review. Applicant bears the cost and responsibility of performing notifications, including postage costs for mailing early project notices to neighbors within 500 feet of the proposed project location. (Adopted 3-11-2009 Public Notification Procedures)</p>	<p>Early notification letters have been sent including the 500 foot requirement from the project location.</p>
<p>4. Applicant is required to obtain a CEQA determination for the Project. A CEQA document shall accompany the proposed General Plan Amendment to the Planning Commission and the Area Plan Map Amendment to the Board of Supervisors. Park staff shall also consult with County Planning and Environmental Review Division staff as is necessary.</p>	<p>CEQA determination is pending for this project.</p>
<p>5. Public Input. During the early phase of Project</p>	<p>ARPAC and RPC review</p>

<p>Design/Planning, Applicant shall engage community members in discussion regarding new facilities or changes in uses that could impact the neighborhood and park users. Project proposals are typically presented by the Applicant to neighborhood organizations representing community interests in the vicinity of the project footprint, Parkway stakeholder groups, the American River Parkway Advisory Committee, and the Recreation and Parks Commission. Park staff should be present at these meeting(s) to capture input and comments from the community to include in the final project report to the Board of Supervisors. Notice content of these community meetings shall follow the Hearing Notice procedures (#6) and may be done within the same early notification letter. Hearing notices shall be distributed at a minimum to the same Early Notification recipients.</p>	<p>of this project is consistent with this requirement.</p>
<p>General Plan Amendment and Area Plan Map Amendment Public Meetings and Hearing (s)</p>	<p><u>Staff Comments</u></p>
<p>1a. Notification. Public Meetings and Hearing notification will include scheduled community meetings. Notices shall include: Name and contact information of Project Manager, and a brief project description, as well as the date, time and location of any scheduled community meeting or public hearing on the project. Project proponents will complete an application which provides additional information on the proposed project, location maps, consistency with the ARPP, and conceptual renderings that can all be posted on the County Parks website (www.sacparks.net), where interested parties may obtain further information.</p>	<p>Project is currently posted on the Regional Parks Department website. Information posted is provided with this report.</p>
<p>1b. Park staff will schedule the public hearings with the Planning Commission and the Board of Supervisors and prepare a staff report and recommendation(s) to the Hearing bodies along with the CEQA document.</p>	<p>This will be scheduled consistent with requirements. All comments will be forwarded from public hearing dates identified with the early notification letters and forwarded to the Board of Supervisors.</p>
<p>2. Upon final approval of the General Plan amendment and Area Plan Map amendment by the Board of Supervisors Park staff will coordinate with Planning (cartography) for update of the master ARPP Map with the new facility/use designation. Said update shall be completed within 60 days of Board of Supervisor approval.</p>	<p>Pending</p>

2a. Planning may charge Applicant for map update (not to exceed 1 hour).	
Projects Associated with the Map Amendment (page 225 of the ARPP)	<u>Staff Comments</u>
1a. Projects associated with the Map Amendment must submit contract/working drawings to Regional Parks for review by Park and County Engineering staff. An exception exists for projects within the City of Rancho Cordova, in which case review and permits may be required by the City.	Pending action by the Board of Supervisors, this requirement will be enforced by the Regional Parks Department. This project is within the City Limits of Rancho Cordova; County Staff will require applicant to obtain necessary permits and coordinate with city staff, pending action taken by the Board of Supervisors.
1b. Following staff review, contract/working drawings must be approved by the Recreation and Parks Commission prior to authorizing construction. Drawings must be substantially in conformance with adopted Area Plans.	Pending action by the Board of Supervisors, this requirement will be enforced by the Regional Parks Department.

MEASURES/EVALUATIONS

The proposed action fits into the “Sustainable and Livable Communities” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

FINANCIAL ANALYSIS

The Department will incur limited costs associated with the CEQA review of the Master Plan and Area Plan Map Amendment.

Respectfully submitted,

JEFFREY R. LEATHERMAN, Director
Department of Regional Parks

Attachments:

1. 500 feet notification Letter
2. River Bend Area Plan Map Amendment ARPP Analysis
3. American River Ranch 2014 Master Plan ARPP Analysis

4. Draft American River Ranch 2014 Master Plan