



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

April 21, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: GENERAL PLAN UPDATE WORK PROGRAM AND BUDGET

SUMMARY

The Planning and Development Department and the City Attorney have determined that a phased approach to preparing the General Plan Update is required to meet the legal time frames set by the State and to avoid future legal challenge. The first phase will be the documentation of all general plan revisions that have occurred since 1974 and the second phase will contain those additional changes that are identified during plan development. The change in strategy and the compressed time constraints will require a \$707,000 amendment to this fiscal year's budget and the hiring of an additional planning position.

BACKGROUND INFORMATION

The Planning and Development Department has initiated a major effort toward the completion of the City's General Plan Update. Through February, \$243,102 has been expended this fiscal year for staff work on the update. The City has also expended \$206,893 on this project during the two prior fiscal years.

Decisions associated with the approval of the South Natomas and North Natomas Community Plans and the lawsuits associated with these community plans and the general plan have caused the Planning and Development Department and the City Attorney to reevaluate the general plan update process. As a result of this evaluation, staff is recommending that a two phase process be used in the update of the General Plan. The first phase will be the development of a general plan document which includes all the changes approved since 1974. The second phase will contain those additional changes that are needed, but have not been incorporated in previous actions.

The creation of two separate documents will provide clearer

choices for the public and policy makers and will decrease the possibility for successful legal action against the plan. However, more intensive staff effort and cost will be required. The following sections provide more detail for each phase of this project.

PHASE 1. THE CURRENT GENERAL PLAN, AS AMENDED

This phase will provide the public, the Planning Commission and the City Council with a General Plan document that includes the provisions in the 1974 General Plan and all changes that have been adopted by general plan amendments and completed community plan updates. This plan will represent the City's current General Plan. This task will include the identification and compilation of adopted general plan amendments and the completion of an environmental analysis. The environmental analysis will assess the cumulative impacts of the various amendments and will include a city-wide traffic analysis.

This compilation and environmental analysis will be performed primarily by consultant services, which will leave planning staff able to continue work on the tasks necessary to complete Task 2. This plan will be complete for public review in June 1986, the draft environmental analysis will be complete in October and Public Hearings may begin in November. The work program for Phase 1 (see attachment 1) provides for City Council adoption in January 1987.

PHASE 2. UPDATED GENERAL PLAN

This phase will provide the public, the Planning Commission and the City Council with three additional alternatives for review and action. The Planning Division has been actively developing the plan document and alternatives and substantial progress has been made in the last year. Tasks that have been completed are outlined below:

1. A complete inventory of existing land uses and current vacant land was developed and computerized for analysis and maintenance.
2. Background technical reports have been prepared on office and industrial uses, commercial uses, residential issues, and transportation issues.
3. Four public issue workshops have been completed.
4. The Planning Commission has held two workshops and has

approved a preliminary land use diagram for continued analysis, refinement and examination.

5. The Housing Element was adopted by the City Council and currently meets state requirements.
6. The Quality of Life Survey was mailed to residents and is currently being evaluated by staff and the Planning Commission.

The documents currently being prepared by staff will satisfy the mandatory requirements of State law and will include the land use, circulation, conservation, open space, noise and general/seismic safety elements. Staff time cannot be rescheduled to complete certain General Plan issues within the legally mandated time frame. As a result, it is recommended that consultant services be utilized for the following studies:

1. Transportation and Transportation System Management (TSM) Assistance - Consultant services are needed to assist Planning and Public Works staff in resolving long term transportation issues and in developing more effective TSM strategies and ordinances.
2. Redevelopment, Rehabilitation, Reuse Strategy - In response to the City Council resolution concerning the Community Protection Act and the need to insure the health of the City's existing communities, a consultant is required to assist staff and SHRA in the development of city-wide strategy.
3. Sphere of Influence, Annexation Policy - Consultant services are needed to prepare a study recommending a revised sphere of influence for the City and a proposed policy on annexations.
4. Financing strategy - Consultant services are needed to analyze and recommend long term strategies for financing growth, development and redevelopment in the City.

The completion of the Phase 2 of the General Plan update will require the completion of an Environmental Impact Report. This report will build on the environmental analysis completed in Phase 1. Past City policy has been to engage in consultant contracts for completing Environmental Impact Reports. Staff recommends the continuation of this policy to meet the City's legal time frames for City adoption of the general plan update.

To provide coordination between the City and the EIR consultant the immediate addition of a Junior Planner position is recommended.

The work program for Phase 2 (refer to Attachment 1) will provide a document for public review in June 1986 and the completion of a draft Environmental Impact Report in February 1987. Planning Commission and City Council hearings are scheduled for June and July 1987. The City Attorney feels that the accomplishment of the two phase approach as described in the work programs will satisfy all State mandated legal requirements.

CONSULTANT SELECTION

The reevaluation of the General Plan update process and the severe time constraints to complete the update has provided staff with limited time to select the consultants described in the previous sections of this report. As a result, staff is requesting the waiver of the normal consultant selection process. It is recommended that the following process be utilized in selecting the various consultants needed to complete the update.

Special Studies - The consultants needed for the four studies identified in Phase 2 have not been selected. It is recommended that staff determine the firms that are most likely to provide quality work within the required time frames and negotiate contracts that are within the limits of the resolution which accompanies this report.

Environmental Analysis, Phase 1 - The completion of the environmental analysis described in Phase 1 will require an excellent comprehension of City of Sacramento land use issues. At this time staff feels that there are only two firms with this expertise. Staff is recommending that the City Council approve the execution of a contract with Jones and Stokes Associates Incorporated, a local firm, for the completion of this analysis. Staff has developed a scope of work and the consultant has presented a reasonable price for the proposed contract.

Environmental Impact Report, Phase 2 - From a cost and time perspective, staff feels it is in the City's interest to award the contract for Phase 2 to the same consultant that completes Phase 1. As a result, staff is recommending that the City Council approve the execution of a contract with Jones and Stokes Associates, Incorporated for the completion of this EIR. Staff has developed a scope of work and the consultant has presented a reasonable price for the proposed contract.

FINANCIAL INFORMATION

The original work program for the General Plan Update forecasts the major consultant costs to occur during the 1986-87 fiscal year. Due to the legal time limitations that are now placed on the City, staff are recommending the acceleration of these studies and expenditures. Attachment 2 shows a detailed budget for both the 1985-86 and 1986-87 fiscal years to complete both phases of the update. The completion of the update in phases will cost the City an additional \$208,000 over the estimate completed earlier for a non-phased development approach.

The acceleration of the process will require a \$707,000 augmentation to the 1985-86 fiscal year budget. This augmentation will bring the 1985-86 funding for the update to \$1,175,102. 1986-87 funding (\$603,900) will be provided in the City Manager's budget submittal. Total funding for the two year period will be \$1,779,002. General plan implementation funding will be required in the 1987-88 fiscal year budget; but, this amount cannot be estimated until the plan is adopted.

Funding for the additional Junior Planner position can be found out of Planning Division salary savings for the 1985-86 fiscal year. Funding for this position and for an additional Typist Clerk III position will be included in the City Manager's 1986-87 budget submittal.

There are funds available in Administrative Contingency to finance the \$707,000 augmentation for this fiscal year. This transfer will decrease the end of year balance; however \$500,000 of this augmentation was scheduled for 1986-87 funding. As a result, the budgetary impact on 1986-87 program funding will be minor.

RECOMMENDATIONS

Staff recommends that the City Council approve the following resolutions which are required to prepare the General Plan Update within the legally mandated time period.

1. A resolution giving the City Manager and City Clerk the authority to execute consultant contracts for \$125,000 to perform specialized studies associated with the General Plan Update.
2. A resolution authorizing the City Manager and the City

**ATTACHMENT 1
GENERAL PLAN UPDATE SCHEDULE**

A M J J A S O N D J F M A M J J
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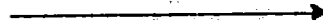
Phase 1

**Current General Plan &
Environmental Analysis**

Policies & Land Use



Environmental Assessment



D EIR Public Review



F EIR Public Review



CPC Hearings



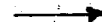
Council Hearings



Phase 2

**Update General Plan &
EIR**

Land Use



Policies



EIR



D EIR Public Review



F EIR Public Review



CPC Hearings



Council Hearings



ATTACHMENT 2

GENERAL PLAN BUDGET

ACCOUNT	ACTIVITY	1985-1986				1986-1987 BUDGET	TOTAL COST
		EXPENDITURES TO DATE	PROJECTED EXPENDITURES	TOTAL BUDGET	CURRENT BUDGET		
PHASE ONE							
4101	SALARIES	\$0	\$15,000	\$15,000	\$15,000	\$5,000	\$20,000
4258	CONSULTANT SERVICES ENVIRONMENTAL ANALYSIS	\$0	\$315,000	\$315,000	\$0	\$0	\$315,000
4213	PRINTING	\$0	\$5,000	\$5,000	\$0	\$0	\$5,000
TOTAL COST PHASE ONE		\$0	\$335,000	\$335,000	\$15,000	\$5,000	\$340,000
PHASE TWO							
4101	SALARIES	\$243,102	\$210,000	\$453,102	\$453,102	\$438,900	\$892,002
4258	CONSULTANT SERVICES TRANSPORTATION	\$0	\$50,000	\$50,000	\$0	\$0	\$50,000
	REDEV/REHAB/REUSE	\$0	\$0	\$0	\$0	\$40,000	\$40,000
	SPHERE OF INFLUENCE	\$0	\$20,000	\$20,000	\$0	\$0	\$20,000
	FINANCING STRATEGY	\$0	\$0	\$0	\$0	\$15,000	\$15,000
	ENVIRONMENTAL IMPACT	\$0	\$312,000	\$312,000	\$0	\$84,000	\$396,000
4213	PRINTING	\$0	\$5,000	\$5,000	\$0	\$21,000	\$26,000
TOTAL COST PHASE TWO		\$243,102	\$597,000	\$840,102	\$453,102	\$598,900	\$1,439,002
TOTAL COST GENERAL PLAN UPDATE		\$243,102	\$932,000	\$1,175,102	\$468,102	\$603,900	\$1,779,002

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS
FOR CONSULTANT SERVICES FOR GENERAL PLAN SPECIALIZED
STUDIES.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Sacramento, consultant services agreements for the preparation of special studies required for the completion of the General Plan Update for an amount not to exceed \$125,000.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS
FOR CONSULTANT SERVICES FOR GENERAL PLAN ENVIRONMENTAL
ASSESSMENTS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager and the City Clerk are hereby authorized to execute on behalf of the City of Sacramento, consultant services agreements with Jones and Stokes Associates, inc. for the preparation of an environmental analysis on Phase 1 of the General Plan Update and an environmental impact report on phase 2 for an amount not to exceed \$711,000.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION AMENDING THE CITY BUDGET
FOR FY 1985-86 FOR THE PREPARATION OF
THE GENERAL PLAN UPDATE

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The City requires additional resources in staffing, consultant services, and printing to complete the General Plan Update within the state mandated time constraints.
2. The City Budget for Fiscal Year 1985-86 is hereby amended by transferring \$707,000 from Administrative Contingency Budget 101-7012-4599 to Planning and Development's Budget 101-3522-4258 for the purpose stated in Paragraph 1 above.
3. A career Junior Planner position is hereby added to the Planning and Development Department, Environmental Unit for the purpose stated in Paragraph 1 above.

MAYOR

ATTEST:

CITY CLERK



CITY OF SACRAMENTO

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Transportation and Community Development
Budget and Finance
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RECOMMENDATIONS

Staff recommends that the Budget and Finance Committee recommend that the City Council approve the following resolutions which are required to prepare the General Plan Update within the legally mandated time period.

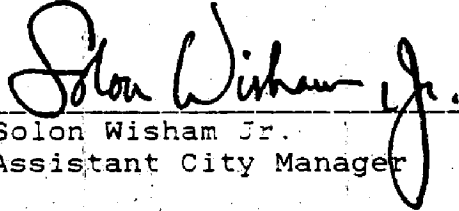
1. A resolution giving the City Manager and City Clerk the authority to execute consultant contracts for \$125,000 to perform specialized studies associated with the General Plan Update.
2. A resolution authorizing the City Manager and the City Clerk to enter into two contracts with Jones and Stokes Associates for the preparation of the environmental analysis for Phase 1 and the environmental impact report for phase 2 for \$711,000.

3. A resolution amending the 1985-1986 City Budget by transferring \$707,000 into the Planning and Development budget and adding a Junior Planner position

Respectfully submitted,


Mac Mailes
Director of Planning and
Development

RECOMMENDATION APPROVED:


Solon Wisham Jr.
Assistant City Manager

All Districts
April 29, 1986



CITY OF SACRAMENTO

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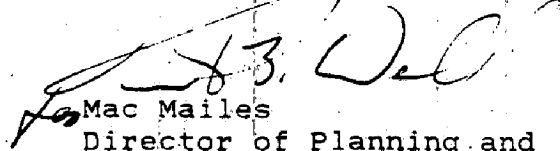
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Respectfully submitted,


Mac Mailes
Director of Planning and
Development

RECOMMENDATION APPROVED:

Walter J. Slipe, City Manager

All Districts
April 29, 1986

MAYOR

ATTEST:

CITY CLERK