

# RESOLUTION NO. 2003-668

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF SEP 23 2003

**RESOLUTION AUTHORIZING THE PLANNING DIRECTOR TO RELEASE A REQUEST FOR PROPOSALS FOR REFINING THE AIRPORT - MEADOWVIEW / SOUTH SACRAMENTO COMMUNITY PLAN UPDATE AND PREPARING AN ENVIRONMENTAL IMPACT REPORT; AND AUTHORIZING A CASH ADVANCE TO FUND THE COMMUNITY PLAN.**

**WHEREAS**, the Airport-Meadowview and South Sacramento Community Plans include outdated information, projections, and policies, and have not been comprehensively updated since 1984 and 1986, respectively; and

**WHEREAS**, City staff was authorized by the Sacramento City Council to update the Airport-Meadowview Community Plan and the South Sacramento Community plan following the Community Plan Area Assessment in 2001; and

**WHEREAS**, City staff has done extensive outreach to gather the opinions of the community within the Airport-Meadowview/South Sacramento Community Planning Area; and

**WHEREAS**, based on this input, City staff has developed draft Guiding Principles and Policies and a draft Preliminary Land Use Plan for the Airport-Meadowview/South Sacramento Community Planning Area based upon input gathered from the community; and

**WHEREAS**, refinement of the draft Preliminary Land Use Plan developed by staff and preparation of an Environmental Impact Report for the updated plan is needed to complete the plan update; and

**WHEREAS**, City staff has prepared a Scope of Services to solicit Consultant assistance in refinement of the plan and preparation of an Environmental Impact Report; and

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**FOR CITY CLERK USE ONLY**

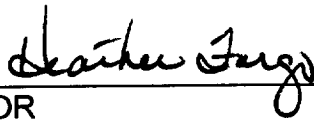
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**WHEREAS**, the Development Services Fund includes a sufficient cash balance to advance the costs reasonably necessary to update the Community Plan and make the necessary findings and determination; and

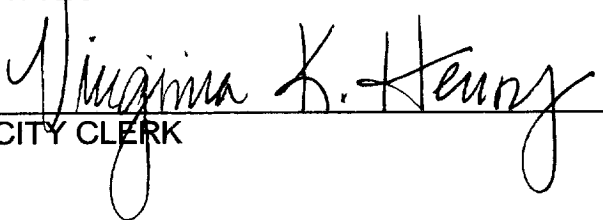
**WHEREAS**, the City Manager will conduct a comprehensive Citywide fee and charge analysis which will include the recovery of costs of a Community Plan Update.

**NOW, THEREFORE, BE IT RESOLVED**, BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO, THAT:

1. Planning Director is authorized to release the Request for Proposals for the refinement of the draft Preliminary Land Use Plan and the completion of an Environmental Impact Report for the refined plan based on the Scope of Services outlined in Exhibit A.;
2. A cash advance of up to \$600,000 is authorized from the Development Services Fund on an as needed basis to cover the cost of the Community Plan Update; and

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

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## **Exhibit A**

### **SCOPE OF WORK** **Airport-Meadowview/South Sacramento Community Plan Update** **Plan Refinement and Environmental Impact Report**

The City of Sacramento has completed the first phase of work on updating the Airport-Meadowview/South Sacramento Community Plan. Initial phases have included community input from a variety of forums, recommendations from the Transit for Livable Communities (TLC) transit-oriented planning program, and implementation of adopted Smart Growth Principles.

As a result of these efforts, the City has developed a preliminary Draft Land Use Plan, estimates of housing, employment, and other factors, and Draft Guiding Principles and Policies.

The City is seeking consultant assistance on refining the preliminary Draft Land Use Plan based on further community input, technical input, and refinement of planning for new growth areas. The City is also seeking preparation of an Environmental Impact Report to evaluate and enable adoption of the Community Plan.

#### **PHASE 1: Plan Refinement**

During this phase, the Consultants will work with City staff to refine the preliminary Draft Land Use Plan. This will include meetings with staff from various public and private agencies, major landowners, neighborhood and community representatives, and other stakeholders.

This phase will include up to four meetings with a Community Advisory Committee to discuss input into the plan. Representatives of this Committee will be determined by City staff and City Council members, and will be representative of various neighborhood and community interests in the Planning Area.

In addition, this phase will include up to four meetings with a Technical Advisory Committee made up of City and other public agency staff. Membership will be determined by City staff. This Committee will provide technical review of various aspects of the plan.

In addition, a number of other in-house meetings will be required to refine the plan.

It is anticipated that this phase will take four to six months from the time of executing a contract. The product of this phase will be a Draft Land Use Plan and project description for use in preparation of the Environmental Impact Report.

### **PHASE 2: Preparation of Draft Environmental Impact Report**

During this phase, the Consultant will prepare a program level EIR to analyze the effects of the Draft Land Use Plan and alternatives. The project description will include rezoning land around four transit stations, with information provided by City staff. Consultants responsibility will include preparation of the Notice of Preparation, preparation of an Administrative Draft EIR, and preparation of a Draft EIR.

The Draft EIR will include all subjects required by the California Environmental Quality Act (CEQA) and any other topics identified during project scoping and the Notice of Preparation. Preparation of the EIR will be integrated with the analysis of the Draft Community Plan in order to reduce the level of impacts and integrate mitigating policies and programs into the Plan. To the extent feasible and useful, the EIR will use inputs from the PLACE3S model as provided by the City.

The Consultants will prepare an Administrative Draft EIR for City and public agency staff review. Based on comments, the Consultants will prepare a Draft EIR for public review and comment. It is expected that initial work in this phase can begin concurrently with Phase 1, and that this Phase will be completed within 8 to 12 months of contract execution.

### **PHASE 3: Public Review of Draft Plan and Draft EIR**

During this phase, the Draft Plan and Draft EIR will undergo public review. Anticipated meeting sessions include the following:

- Community Advisory Committee: up to 3 meetings
- Community Workshops: 2 to 3 meetings
- Planning Commission Hearing
- City Council Hearing

It is anticipated that this phase will take four to six months from the release of the Draft Plan and EIR.

### **PHASE 4: Preparation of Final Plan and Final EIR**

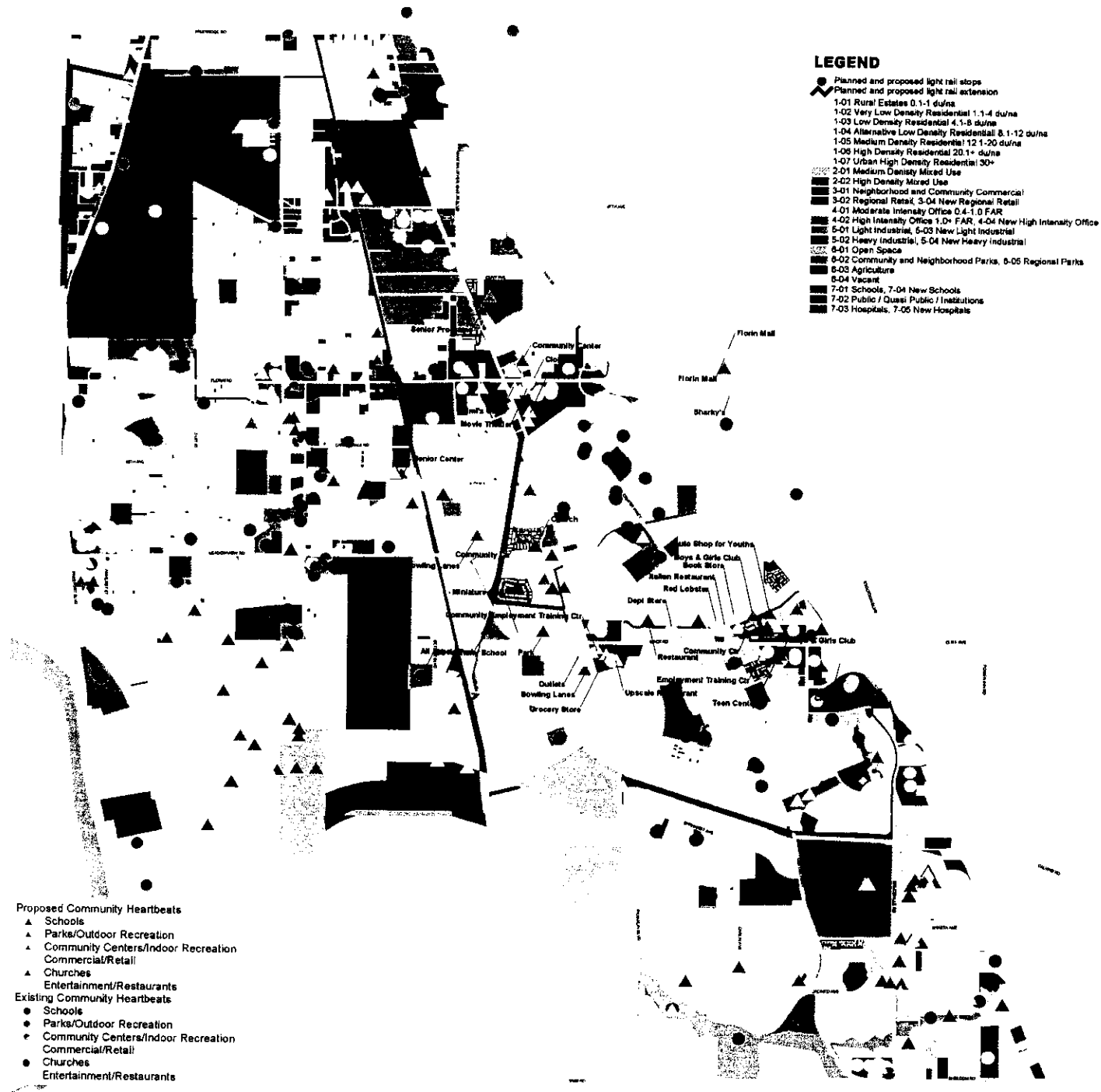
Based on the comments received in Phase 3 and direction from the City Council, City staff and the Consultants will revise the Draft Plan and prepare a Final EIR in response to Final Plan and responding to comments on the Draft EIR. The Final EIR will be an integrated document that revised the previous versions to ensure its continued utility as a program level first tier EIR.

The Final Plan and EIR will be brought for final affirmation at the following meetings:

- Community Advisory Committee
- Planning Commission
- City Council – Final Certification and Adoption

It is anticipated that this phase will take two to three months to certification and adoption.

## ATTACHMENT A Community Heartbeat Exercise



**LEGEND**

- Planned and proposed light rail stops
- Planned and proposed light rail extension
- 1-01 Rural Estates 0.1-1 du/na
- 1-02 Very Low Density Residential 1.1-4 du/na
- 1-03 Low Density Residential 4.1-8 du/na
- 1-04 Alternative Low Density Residential 8.1-12 du/na
- 1-05 Medium Density Residential 12.1-20 du/na
- 1-06 High Density Residential 20.1+ du/na
- 1-07 Urban High Density Residential 30+
- 2-01 Medium Density Mixed Use
- 2-02 High Density Mixed Use
- 3-01 Neighborhood and Community Commercial
- 3-02 Regional Retail; 3-04 New Regional Retail
- 4-01 Moderate Intensity Office 0.4-1.0 FAR
- 4-02 High Intensity Office 1.0+ FAR; 4-04 New High Intensity Office
- 5-01 Light Industrial; 5-03 New Light Industrial
- 5-02 Heavy Industrial; 5-04 New Heavy Industrial
- 6-01 Open Space
- 6-02 Community and Neighborhood Parks; 6-05 Regional Parks
- 6-03 Agriculture
- 6-04 Vacant
- 7-01 Schools; 7-04 New Schools
- 7-02 Public / Quasi Public / Institutions
- 7-03 Hospitals; 7-06 New Hospitals

- Proposed Community Heartbeats
  - ▲ Schools
  - ▲ Parks/Outdoor Recreation
  - ▲ Community Centers/Indoor Recreation
  - ▲ Commercial/Retail
  - ▲ Churches
  - ▲ Entertainment/Restaurants
- Existing Community Heartbeats
  - Schools
  - Parks/Outdoor Recreation
  - Community Centers/Indoor Recreation
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