

Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: General Plan Update Work Program (M85-049)

### SUMMARY

A Work Program for updating the City General Plan is attached for review by the Planning Commission.

### BACKGROUND

The current City General Plan was adopted in 1974 and has been amended many times. State Planning Law requires the City to have a General Plan that contains specified mandatory elements. One of those elements, the Housing Element is required to be adopted by July 1, 1985. A Draft of the Housing Element is being processed at this time.

The attached Work Program is for a 2 year process which includes the review and adoption of the rest of the General Plan.

The Work Program contains a schedule for plan development and review, a list of important concepts for the General Plan Update, a discussion of the assumptions and data that will provide a basis for the Plan, and a description of the Plan Elements that will be produced.

Four aspects of the Work Program are worth highlighting at this time:

1. The Plan will be workable and credible. While oriented to the year 2005, the Plan will not be based on unrealistic assumptions or unimplementable policies.
2. A Computerized Data Maintenance Program will be Developed. To the extent possible, the inventories, analyses, and projections developed as part of the General Plan process will be stored and maintained on computers. This will reduce the time necessary for future data collection activities and will improve the consistency between Community Plans and the General Plan.
3. Each Aspect of the General Plan will have a 10 year implementation program. The implementation program will include cost estimates. An overall plan for financing the General Plan will also be prepared. The implementation programs will be constrained by the revenues generated in the financial plan.
4. There will be a continuous program for citizen participation and public information. Staff will use a variety of mechanisms (surveys, public meetings, issue papers, group discussions, etc.) to share information and gain public input to the Plan throughout the Plan development and review process. A General Plan Review Task Force may be recommended for a detailed review of the Draft Plan.

Adequate departmental staff plus limited consultant assistance have been included in the Draft 1985-1986 Departmental Budget. A lower level of staff effort would also be needed in the 1986-1987 year during the review and adoption process.

Staff is investigating computer, software, and personnel capabilities and requirements for the data base maintenance program and will report back later.

RECOMMENDATION

Staff recommends the Planning Commission recommend that the City Council endorse the proposed General plan Work Program and Schedule.

Respectfully submitted,

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Principal Planner

GLS:lr  
Attachment

## GENERAL PLAN UPDATE WORK PROGRAM

### SCHEDULE

The schedule for the development of an updated General Plan for the City of Sacramento covers a 2 year period ending in April 1987. The 2 years are divided into the following phases:

1. April 1985 - February 1986: Conduct inventories, develop basic projections, identify major issues, draft central land use and development policies, develop Land Use Element.
2. February 1986 - October 1986: Draft Elements for the General Plan including suggested implementation programs and financial recommendations, prepare Draft EIR.
3. October 1986 - April 1987: Public review and adoption process. Create special General Plan review Task Force. Conduct Planning Commission and City Council hearings.
4. Continuous - Citizen Participation and Public Information. Design and implement an active program of sharing information and involving the public and interested groups in aspects of the development of the General Plan.

### GENERAL PLAN CONCEPTS

The following concepts will guide the development of the General Plan:

1. Workable and Credible: The goals and policies of the Plan will be directly connected to specific, workable implementation programs.
2. Role and Function of the City: The General Plan will document the role and function of the City of Sacramento in the greater Sacramento Metropolitan Area.
3. Major Issues: The process of developing the General Plan will include the identification of major issues affecting the City. The Plan will realistically address them.
4. Viable Alternatives: The Plan will assess the viable and realistic options the City has for development over the next 20 years. Unrealistic alternatives will not be preserved.
5. Implementation Programs: Each plan element will have detailed 10 year implementation program.
6. Computerized Inventories and Data - The development of inventories and data about existing conditions (land use, zoning, vacant land, etc.) current plans and projections is a significant and time consuming task in the development of a General Plan or a Community Plan. To the extent possible, the inventories and data for the General Plan will be collected in a way that will allow computer storage and regular maintenance. This will allow for better and

more consistent analysis and quicker plan development and amendment process. A report describing the computerized data base is now being developed.

7. Relate to Community Plans: The relationship between the General Plan and the Community Plans will be strengthened during the data collection, analysis, plan development and implementation program development activities.
8. Citizens Participation/Public Information: An active program of public involvement and information sharing will be conducted throughout the 2 year planning program. During phases 1 and 2 staff will use a variety of mechanisms to gain public and group input to the Plan. A General Plan Review Task Force may be recommended for a detailed review of the Draft Plan. A Citizen Participation and Public Information Strategy Report will be developed in May 1985.

#### ASSUMPTIONS

The update of the City General Plan will be developed primarily by the City Planning Department with substantial participation and input from the public and interested groups and review by the City Planning Commission and City Council. Limited Consultant assistance will be available if necessary.

The update of the City General Plan will be for the year 2005. This 20 year time frame is consistent with the community planning effort for North Natomas and with the SACOG Regional Transportation Planning effort. The Plan will also contain data on staged developed for 1995.

#### INVENTORIES

The Division will assemble inventories of current conditions and existing plans that will affect the General Plan. The following inventories will be used initially to shape the land use element and later for the elements and the Draft EIR.

1. Vacant land and urban land by type.
2. Existing zoning and specific plans (community, redevelopment, etc.).
3. Conservation and open space features.
4. Development constraints (hazards, physical limitations, regulatory limits, etc.).
5. Public facilities and services.
6. Noise exposure inventory.
7. Urban design/quality of life features.
8. Existing General Plan and amendments.

## LAND USE PLAN

Based upon existing plans and their amendments, the projections of growth, and information collected in the inventories, an initial land use plan will be developed. The Plan will contain overall land use and development policies, will identify major issues, and will allocate land uses throughout the planning area. This Plan will provide the base information necessary in the development of specific elements of the plan and for the Draft EIR. The initial plan may be modified as the planning process proceeds.

## PLAN ELEMENTS

The General Plan Update project will include five elements two supporting strategy reports, a financial plan and an EIR. The General Plan will meet State planning law requirements. The Housing Element of the General Plan is being done separately and will be scheduled for adoption in the Summer of 1985.

The Elements of the General Plan will include:

1. Land Use Element: This element will contain important policies on growth and development and the allocation of land uses throughout the planning area. The element will contain sections focusing on residential, commercial and office/industrial development.
2. Circulation Element: The circulation element is the Plan and program for moving people and material in the City. The element addresses streets and highways, transit, TSM, parking, airports, goods movement, and implications for energy conservation and air quality.
3. Conservation and Open Space Element: This element will contain plans and programs for the preservation, development, and use of outdoor resources. The element will include recreation facilities.
4. Public Services and Facilities Element: This element will contain plans and programs for providing necessary public services and facilities to the City. Traditionally, this element would consider water, sewer, solid waste, police, fire, library, and perhaps school requirements.
5. Public Health and Safety Element: The general safety, seismic safety, and noise element requirements will be combined in this element. The element will include consideration of hazardous materials.
6. Economic Development Strategy: The strategy will contain economic development policies and programs at the Cities disposal to promote, encourage, and support economic development.

7. Urban Design Strategy: This strategy will contain policies and programs for improving the quality of life in Sacramento through aesthetic enhancement, preservation and rehabilitation, and quality development of the physical environment.
8. Financial Plan: The Financial Plan will recommend a program to pay for the facilities and services required by the General Plan. The Plan will recommend public and private financial responsibilities; institutional structures; and legislation, if appropriate.
9. Environmental Impact Report: As required by State Law, a Draft and Final Environmental Impact Report (EIR) will be prepared on the Plan. The EIR will consider the impacts of the Plan and its alternatives. To the extent possible, mitigation measures proposed in the EIR should be incorporated into the General Plan.

#### BUDGET

This Work Plan can be accomplished with the allocation of 4 full time equivalent staff years as contained in the Draft 1985-1986 Department Budget. A somewhat smaller allocation would be needed in the 1986-1987 year. An estimate of additional funds, if any, needed to computerize the data base is being developed.

GS:lr