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PLANNING AND BUILDING
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October 10, 2000

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: GENERAL PLAN AMENDMENT - CITY SPHERE OF INFLUENCE REVISION
STUDY AND COMPREHENSIVE ANNEXATION POLICY (M99-013)

LOCATION AND COUNCIL DISTRICT: Various areas on the periphery of the City.
(Citywide)

RECOMMENDATION: This is a report back in response to City Council direction.

CONTACT PERSONS: Gary Stonehouse, Planning Director, 264-5567
Don Lockhart, Associate Planner, 264-7584

FOR COUNCIL MEETING OF: October 10, 2000 (evening)

SUMMARY: At the direction of the City Council, (RESO. # 2000-420) staff has crafted stakeholders format modeled on the North Natomas Working Group, in order to move forward with a General Plan Amendment (GPA) for various study areas (Attachment A.) The GPA consists of Sphere of Influence and Annexation Policies, and includes refined Open Space and Habitat Preservation Policies, which work in conjunction with the Comprehensive Annexation Plan (CAP) for undeveloped areas.

COMMISSION ACTION: The Planning Commission has reviewed the proposed GPA and forwarded the item to your Council for consideration.



The project will be presented to the Sacramento Local Agency Formation Commission (LAFCo) on October 4, 2000. Staff will orally apprise the Council of comments received at that meeting.

BACKGROUND INFORMATION: At the direction of Council, staff has outlined a Working Group of stakeholders and issues, from the environmental community, neighborhood leaders, and affected landowners (Attachment B.) With the concurrence of your Council, staff will convene the Working Group this month. The Initial Tasks will include:

- Retain meeting facilitator.
- Establish Working Group Ground rules, schedule - (estimated 6 months.)
- Retain economic analyst for Open Space acquisition and Operations & Maintenance, etc., for permanent open space, habitat conservation, airport protection, agricultural preservation, and urban design and aesthetics.
- Define application protocols - timing, criteria, etc.
- Scope Environmental Impact Report.

The Working Group will also be charged with the following Ongoing Tasks:

- Forge consensus on Sphere of Influence Revision and Comprehensive Annexation and Open Space Policy.
- Provide input for the preparation of the Environmental Impact Report.

POLICY CONSIDERATIONS: It is anticipated that the proposed policy will be further refined through the efforts of the Working Group.

The CAP is divided into two sets. One set focuses on the largely undeveloped lands north and west of the Natomas communities (Study Areas 1 -3.) These policies will be the focus of the Working Group.

The second set concerns the existing Sphere of Influence, and annexations of already developed lands generally east and southeast of the City.

Staff will provide periodic updates to the Council on the benchmarking of the Working Group.

FINANCIAL CONSIDERATIONS: Adequate funding for this GPA process has been included in the 2001 budget. Staff will also pursue cost sharing opportunities with project stakeholders.

ENVIRONMENTAL CONSIDERATIONS: At the direction of your Council, staff is proceeding with preparation of the California Environmental Quality Act (CEQA,) and other necessary documents to consider the Sphere of Influence Revision Study and Comprehensive Annexation Policy to be consistent with the General Plan.

This month, staff will issue a Notice of Preparation for an Environmental Impact Report (EIR) pursuant to CEQA. The EIR will analyze potential environmental impacts such as agricultural and habitat

preservation, transportation and infrastructure planning and financing, growth inducing impacts, noise and air quality issues as well as any potential inconsistencies between City and County land use designations and General Plan policies.

ESBD CONSIDERATIONS: Materials and services will be procured in accordance with the City's E/SBD program (Reso. 99-055/ Ord. 99-007.)

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director



FOR CITY COUNCIL INFORMATION::
ROBERT P. THOMAS
City Manager

Attachments:

Exhibit A Sphere of Influence Study Areas
Exhibit B Working Group Table

Exhibit A Sphere of Influence Study Areas

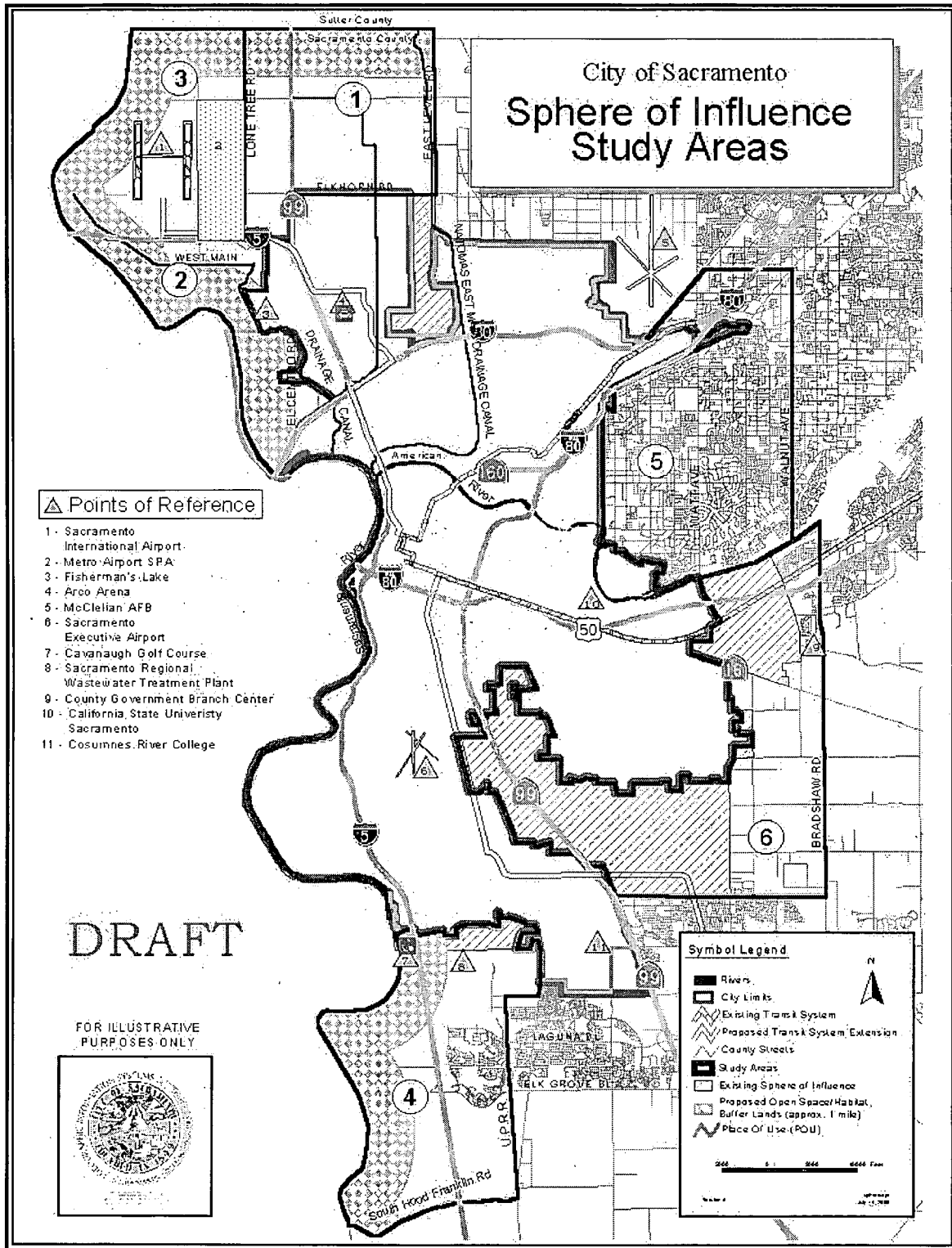


Exhibit B

Working Group Table

| CITY SPHERE OF INFLUENCE REVISION STUDY AND COMPREHENSIVE ANNEXATION POLICY (M99-013) WORKING GROUP - FOR STUDY AREAS 1, 2 & 3 | |
|---|--|
| Stakeholders | Issues |
| <p><u>Neighborhoods/Environmental/</u> <u>Agriculture</u></p> <p>Gene Taylor/ NAG</p> <p>Marni Leger/ NCA</p> <p>Carol Stubbs/ Valley View Acres</p> <p>Riverfront Property Owners Assoc.</p> <p>Mary Brill/ SCAN</p> <p>David Mogavero/ ECOS</p> <p>Sandra Lunceford/ ECOS</p> <p>John Roberts/ TNBC</p> <p>Sacramento Valley Open Space Conservancy</p> <p>John Bianchi/ Bianchi Farms</p> | <p>A. Sphere of Influence Revisions/ Annexations should contribute to the sustainability of established neighborhoods/ commercial corridors/ business districts.</p> <p>B. Successful annexations to the City will further incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity; and promote the intersection of community goals, the affected territory's opportunity, and the developer's economic viability.</p> <p>C. Agriculture/ permanent open space/ habitat conservation, for environmental preservation.</p> <p>D. Proposed Policy of the City that any development in the study areas south, north and west of the City, provide for a ratio of one acre of set-aside per one acre of development (1:1). This may entail one-half acre for Open Space, and one-half acre for any applicable HCP requirements</p> <p>E. Other.</p> |

CITY SPHERE OF INFLUENCE REVISION STUDY AND COMPREHENSIVE ANNEXATION POLICY (M99-013) WORKING GROUP - FOR STUDY AREAS 1, 2 & 3

| Stakeholders | Issues |
|---|--|
| <p><u>Development/Landowners</u></p> <p>Cameron Doyle/ NTI</p> <p>George Phillips/ Enlo Ose</p> <p>Bill Farley/ Ramos Holdings</p> <p>Kyriokos Tsakopoulos/ AKT</p> <p>Bruce Kemp/ Metro Airpark SPA</p> <p>Mike Winn/ Lennar</p> <p>John Perry/ Jack Diepenbrock</p> <p>Joe Coomes/ Seth Merewitz - Concourse</p> <p>Doc Wisham/ Witter-Clover Ranch</p> <p>Javed Siddiqui/ Family Partnership</p> | <p>A. Undeveloped lands north and west of the Natomas communities.</p> <p>B. Development of undeveloped annexed areas will define the urban edge with designated permanent Open Space, integrate a mix of land uses, preserve sensitive habitat, be fiscally sound, and provide transportation options.</p> <p>C. Proposed Policy of the City that any development in the study areas south, north and west of the City, provide for a ratio of one acre of set-aside per one acre of development (1:1). This may entail one-half acre for Open Space, and one-half acre for any applicable HCP requirements</p> <p>D. Designate as permanent Open Space a one mile wide corridor on the west and north of the City, parallel to the Sacramento River, and the Sutter County line respectively. Such Open Space lands may be distinct from, or in conjunction with, the requirements any applicable Habitat Conservation Plan (HCP.)</p> <p>E. Annexations should compliment, not compete with the buildout of North Natomas. The timing and consideration of annexations shall ensure maximum return on public/ private investment in the new growth area of North Natomas, in light of proximity of vacant lands with annexation potential.</p> <p>F. Other.</p> |

| CITY SPHERE OF INFLUENCE REVISION STUDY AND COMPREHENSIVE ANNEXATION POLICY (M99-013) WORKING GROUP - FOR STUDY AREAS 1, 2 & 3 | |
|---|-------------------|
| Stakeholders | Issues |
| <u>Public Agency</u> Tom Lee/ City Manager's Office Gary Stonehouse/ Planning Gary Reents/ Utilities Ken Nishimoto/ Budget Office Patrick Sanger/ Parks Fran Halbakken/ Gary Alm/ Public Works Rob Leonard/Airport-County Admin. Peter Hughes/ Natomas Central Mutual Water Company | All of the above. |