



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
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Consent
July 25, 2006

Honorable Mayor and
Members of the City Council

Title: Agreement: Natomas Joint Vision Open Space Program

Location/Council District: Unincorporated portion of the Natomas Basin, within Sacramento County

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a professional services agreement with the Dangermond Group in the amount of \$214,915 for the Natomas Joint Vision Open Space Program.

Contact: Helen Selph, Assistant Planner, 808-7852

Presenters: None

Department: Planning

Division: Long Range Planning

Organization No: 4912

Description/Analysis

Issue: On April 25, 2006, the City Council directed staff to initiate the open space program contract for the Natomas Joint Vision area. The project scope of work addresses several issues that are needed to implement the Natomas Joint Vision City-County Memorandum of Understanding (MOU) (Resolution 2002-830 on file with City Clerk). These issues include:

- How "open space" should be defined.
- Evaluate the location of open space.
- Evaluate the ratio of open space to development land.
- How land with the highest open space values can be preserved.
- How can the economic benefits from development be shared with landowners in the preservation areas.
- What funding strategies are available to assure the permanent preservation of open space.
- Determine the viability of agriculture in the Natomas Basin.
- The impact of Natomas Joint Vision MOU on flood protection and the

Natomas Basin Habitat Conservation Plan (NBHCP).

Policy Considerations: The City Council and Board of Supervisors reaffirmed support for the principles of the City-County MOU on April 25, 2006 and May 24, 2006, respectively. The Open Space Program will provide strategies for implementing the principles of the MOU by balancing new urban growth with the preservation of agricultural land, wildlife habitat, and airport protection. The Open Space Program will be integrated with the proposed Sphere of Influence (SOI) Amendment and the City's General Plan Update.


Committee/Commission Actions: None


Environmental Considerations: The Natomas Joint Vision Open Space Program is not subject to California Environmental Quality Act. The Open Space Program recommendations will inform the proposed SOI Amendment and the General Plan Update, and will become an analysis attached to the Environmental Impact Report (EIR) for the SOI Amendment.

Rationale for Recommendation: The Open Space Program is needed to provide information to stakeholders and decision makers, and to help guide the implementation of open space goals and policies for the Natomas Joint Vision City-County MOU adopted by the City Council and County Board of Supervisors in December 2002. Under Sacramento City Code section 3.64.020, the City Council must authorize execution of professional services agreements where the amount to be expended equals or exceeds \$100,000.

Financial Considerations: The total contract amount for the Natomas Joint Vision Open Space Program is \$214,915. The County of Sacramento has agreed to provide one-half of the cost of the Open Space Program. The Parks and Recreation Department budget will fund \$10,000; the remainder of the City share of funding for the Natomas Joint Vision Open Space Study will come from the Non-Department Budget in the General Fund. There may be a future reimbursement to the City by developing land owners should a portion of the Joint Vision area be annexed into the City and be allowed to develop.

Emerging Small Business Development (ESBD): The Dangermond Group is a certified emerging or small business.

Respectfully Submitted by: 
Steve Peterson, Principal Planner
Long Range Planning

Approved by: 
Carol Shearly, Director
Planning Department

Recommendation Approved:


for 
Ray Kerridge
City Manager

Table of Contents:

Pg 1 Report

Attachments

- 1 Pg 4 Background – Consultant Selection
- 2 Pg 6 City Council Resolution
- 3 Pg 7-19 Open Space Program Scope of Work and Schedule

ATTACHMENT 1**BACKGROUND - CONSULTANT SELECTION**

Staff has selected a consultant team consisting of the Dangermond Group, Economic Research Associates, EIP, and PBS & J for the Natomas Joint Vision Open Space Program. The sequence of events that led to this decision is set forth below.

1. A Request for Qualifications (RFQ) was issued April 8, 2004 as a part of the work program for the Natomas Joint Vision General Plan Amendment (M03-009)
 - Only two firms responded
 - Meanwhile, there were some concerns about potential conflict of interest for one of the firms. Staff asked for more information and sought input from the City Attorney's office and County Counsel
 - An interview panel composed of City and County staff interviewed both firms.
 - On May 6, 2004 a decision was made at a City-County staff meeting to re-issue the RFQ due to potential conflict of interest and lack of a large enough pool of consultant firms to choose from.

2. A Request for Proposals (RFP) was issued (instead of re-issuing RFQ) on June 4, 2004. This time, a draft scope of work was included as a starting point for firms to respond to. The solicitation list of consultant firms was expanded.
 - This time, three firms responded (SWCA, Jones & Stokes, and Bay Area Economics)
 - The City-County staff team interviewed all three firms on July 27, 2004. The SWCA team was selected because one of the "sub-consultants" (The Dangermond Group) was the only consultant with broad experience in open-space preservation. Jones & Stokes had a very well written and thoughtful proposal, but they only had experience in open space preservation through Habitat Conservation Plans, and the City's open space goals include considerable non-habitat open space.
 - City staff successfully negotiated a contract with the SWCA team, and signed a cost-sharing MOU with the County. The Dangermond Group was key in providing the details of the refined scope of work, and most of the hours were for work to be performed by the Dangermond Group.
 - A City-County joint session was scheduled for March 15, 2005. A staff report was completed which included the contract with SWCA.
 - Before the contract could be authorized, the project was put on hold due to the Arena Ballot Measure.

3. The post-Arena Ballot Measure project approach involved an open-space program that was integrated with a concurrent SOI and EIR (M05-003). The SWCA team was reconstituted, and the previous scope of work was revised to integrate a concurrent SOI amendment and program level EIR.
 - On April 25, 2006, staff presented to City Council two options for an open space program and SOI amendment. Council did not act on either of these options, but instead directed staff to initiate the open space program and report back in 90 days.
4. SWCA informed City that they are no longer interested in the project. The remainder of the consultant team (consisting of The Dangermond Group – now the lead, and Economic Research Associates) are prepared to do the work. EIP / PBS & J have been added to perform a minor role in coordinating with the City's General Plan Updates.

API 47 (Administrative Policy Instructions for Professional Services Contracting) requires a formal competitive bidding process for professional service agreements of \$100,000 or more. However, API 47 provides that the competitive bidding process is not required when it is in the City's best interest to suspend the competitive process. Authorization of this contract is urgently needed, as the County Board of Supervisors has indicated that in the absence of appropriate action by the City Council prior to its August 23, 2006 meeting, it will take action on appeals to extend the Urban Services Boundary. Staff determined that there would not be sufficient time to complete another formal competitive bidding process prior to August 23, 2006. In addition, staff was concerned that the Dangermond Group team would become discouraged, and that it may not be possible to find another well qualified team due to the specialization of the qualifications and experience needed for this project. Therefore, based on the chronology of events recited above, including the formal RFQ process and the formal RFP process and the urgency of the need to show action and intent that the City is proceeding with the implementation of the City-County MOU, the City Manager determined that engaging in another competitive selection process would put the Natomas Joint Vision project at risk of failure, and that it is in the City's best interest to suspend further competitive selection processes in this case.

ATTACHMENT 2

RESOLUTION NO.

Adopted by the Sacramento City Council

AGREEMENT: NATOMAS JOINT VISION OPEN SPACE PROGRAM

BACKGROUND

- A. The City and County have entered into a Memorandum of Understanding on December 10, 2002, establishing principles for land use and revenue sharing for the Natomas Joint Vision Area;
- B. The City and County have mutual policy interests in the permanent preservation of open space for agriculture, habitat, airport protection, flood protection, and a community separator in the Natomas Joint Vision area; and
- C. An open space program is necessary to implement the open space goals of the Natomas Joint Vision Memorandum of Understanding (Resolution 2002-830, on file with the City Clerk.)

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1: Award a professional services agreement to the Dangermond Group for the Natomas Joint Vision Open Space Program in the amount of \$214,915, and authorize the City Manager to execute the agreement. The cost of the contract will be shared equally between the City of Sacramento and the County of Sacramento.

Natomas Joint Vision Open Space Program



Prepared for
The City of Sacramento

Prepared by
The Dangermond Group

With support from
EIP/PBS & J
and
Economic Research Associates

June 29, 2006

Natomas Joint Vision Open Space Program

PHASE I

Task 1.1 Initial Data Collection & Review

This task includes mobilization of the project, which will include initial team and coordination meetings with the city, preliminary data collection, and research of background information. We recommend that the City and County Staff take the lead in establishing joint meeting coordination with various agencies, including the Airport Commission, SAFCA, Fish & Game, USFWS, Sacramento, Yolo, and Sutter Counties, City and County Park Departments, Agricultural Commission, etc. We believe that if the City/County Staff takes the lead with meeting coordination, more agencies would be likely to respond positively to a meeting request from another agency. Also, since the City needs to be informed and be present at these meetings, we believe it would be most advantageous for the planning department to assume the coordination role.

TDG TEAM Responsibilities

- Project Team Kickoff Meeting and Sessions with Appropriate Agency Representatives
- Meeting Notes

City/County of Sacramento Responsibilities

- City/County staff will participate in identifying and contacting key agencies and interests.
- City/County staff will be responsible for organizing initial agency interview meetings

Task 1.2 Open Spaces Strategies, Rationale & Approach

This task will mark the start of the preliminary analysis phase of this program with initial Brainstorming Sessions with the City/County on uses/issues in the Basin. During this time, with City/County coordination, a Stakeholder group will be established to include interest groups, activists and leaders who have potential stakes in the open space program in the Natomas area, such as developers, farmers, landowners, environmentalists, recreationists, and others. We will rely on the City and County for their familiarity with people who are active and knowledgeable about the area. We will also conduct preliminary investigations and analyses and conduct a site tour with interested parties.

TDG TEAM Responsibilities

- Establish stakeholder group (with City/County assistance & coordination)
- Site Tour
- Initial Brainstorming Session

City and County of Sacramento Responsibilities

- City/County staff will help coordinate the stakeholder selection process by identifying and contacting key interests in the Natomas Basin

Task 1.3–1.8 Background Research, Evaluation & GIS Mapping

These tasks will comprise detailed data collection and analysis for the program. We anticipate that each of the major open space study categories (airport safety zones, flood zones, biological, recreation, open space, and agricultural priority zones) will each have defined constraints that may affect open space or development in the area. For each of the impact subject categories, we will incorporate data into GIS maps illustrating opportunities and constraints in relation to identified issues (i.e. airport buffer and expansion, flood control, biological/HCP analysis and coordination, recreation, urban separator/open space, and agricultural land viability, including drainage, water supply, soils, water costs, and other potential constraint factors). These maps and analyses will be based on known technical information and will serve as foundation data for open discussions with stakeholders. We anticipate that these data will present a set of land use opportunities and constraints based on technical and irrefutable facts, rather than the consultant team's vision. Based on these factual building blocks, the consultant team will creatively synthesize the information to present recommendations. These data and mapping information will be reviewed with City/County staff prior to the workshop described under **Task 1.9**. Please note that throughout this planning process we have identified many sessions for the team to review thoughts, data, and findings with City/County staff. We believe that the time invested in these reviews will result in a better product, that will be produced more efficiently and that can circumvent major pitfalls. All mapping products will be provided to the City and County in a format most useful to them, including paper copies or electronic files, such as PDF or GIS shape files, etc.

TDG TEAM Responsibilities

- Data development and refinement in all the pertinent open space study categories
- Meeting Notes

City/County of Sacramento Responsibilities

- City/County staff will compile all pertinent City/County spatial data and make accessible to team
- City/County staff will review data sets to review suitability information developed or provided

Task 1.9 Stakeholder Workshop #1

The first workshop will be held by invitation involving stakeholders identified by the City/County as leaders of interested groups in the area. We envision the first meeting as a facilitated review of the issue categories identified above under **Tasks 1.3-1.8** for the purpose of soliciting comments responsive to the initial technical data analysis. This feedback will help shape subsequent analyses. Typically during stakeholder driven processes, we like to hold one or two "get to know you" meetings for the stakeholders to develop a working relationship together,

prior to presenting them with data or analyses for comment. However, we anticipate that most of the people or groups active in the area are already familiar with one another. Therefore, we think it would be advantageous to present them with as much data as possible at the first meeting so as to keep the focus on the data and not on old or existing arguments. We will also use an “issue and opportunity” format with the stakeholder group in order to identify what the most critical considerations are for the stakeholder group both in terms of what they are concerned about but also regarding what potential opportunities might come out of this process.

The entire stakeholder process will be conducted by a professional facilitator, in conjunction with the TDG Team. Stakeholder meetings will be held at four specific critical decision points in this process to solicit input and consolidate information. We envision this stakeholder process as a way to disseminate complex and competing issues in order to objectively air ideas and begin the buy-in process. We do not anticipate bringing the group to a point of consensus, but rather an agreement about the process and the data used as inputs into the open space plan.

TDG TEAM Responsibilities

- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will record meeting notes and summarize meeting
- TDG Team will develop visual materials including maps and other graphic depictions

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 1.10 Economic Analysis

This task will include an economic analysis to determine evaluative input to open space alternatives and urban development, including agricultural viability, water supply, open land mitigation and/or acquisition ratios. Market research will be conducted to provide estimates of current land prices in the various sub areas of the Natomas Basin. Research will also be conducted into development trends both within the Basin, and in other areas of Sacramento County to provide comparative perspectives on the relative costs of infrastructure and other burdens on new development. In a subsequent subtask, the economics of developing within the Natomas Basin will be modeled conceptually in order to estimate the ability of new development to bear the burden of open space mitigation, in combination with other burdens put on the properties.

TDG TEAM Responsibilities

- TDG Team will conduct basic research regarding current land values in the study area and will also identify significant trends in valuations
- TDG Team will conduct analysis related to new development and its ability to bear the burden of open space mitigation

City/County of Sacramento Responsibilities

- City/County staff will assist by providing timely information from various departments that will enable sufficient detail to support these studies
- City/County staff will provide other comparative data as available and as needed

Task 1.11 Funding Strategies

Under this task, the team will develop initial funding strategies for each recommended component (issue category) of the open space program. These strategies will incorporate input from the first stakeholder workshop and the economic analysis described above under **Task 1.10**.

TDG TEAM Responsibilities

- TDG Team will identify funding strategies corresponding with the various open space study categories: i.e., floodway related funding strategies, recreation and trails funds, habitat mitigation funds, etc.
- TDG Team will evaluate three options for the extent that new development mitigation can support open space acquisition using: within the Sacramento County portion of the Basin only, within the greater Natomas Basin area and beyond the Basin (Yolo County) as parameters.

City/County of Sacramento Responsibilities

- City/County staff to select preferences from the funding options described above for the Open Space Program. Any additional strategies will require project scope adjustment and budget augmentation.

Task 1.12 Open Space Program Preliminary Synthesis Analysis

Once the team has completed the data analysis and review of each of the issue categories, solicited input from the stakeholders, completed the economic and funding strategy analysis, we will incorporate all the consolidated input into a preliminary synthesis with initial findings and recommendations for the Natomas Open Space Program

Also incorporated in this synthesis will be suggested urban growth characteristics in the Natomas area in terms of densities and boundary configuration as derived from EIP and associated with the General Plan update effort. This analysis will enable two vantages of the Natomas area: EIP articulating a view of the City from an inside looking outward perspective, while the open space program presenting the perspective from an outside looking inward vantage, combined for a composite view. This preliminary synthesis analysis will be reviewed with City/County staff for input.

TDG TEAM Responsibilities

- TDG Team will identify up to three alternative synthesis strategies for consideration based on the blending of the defined open space elements. These alternatives will be based on theoretical, fiscal, physical and biological/habitat considerations but not according to potential political implications associated with the specific option., i.e., implications of jurisdictional considerations between Sutter, Yolo and Sacramento County for habitat

mitigation will not be a part of this scope. Additional synthesis strategies may be considered based on either different open space variables or new assumptions as directed by the City/County. Additional alternatives development will be considered beyond this current scope and subject to negotiation in terms of augmented budget and time allocations.

City/County of Sacramento Responsibilities

- City/County staff to help guide the synthesis process working with the parameters outlined above. If additional strategies are required, project scope adjustment and budget augmentation will be requested.

Task 1.13 Stakeholder Workshop #2

Once the City/County has reviewed the above synthesis as described in **Task 1.12**, the planning team will present revised materials to the invite only Stakeholder group, incorporating economic analysis and funding strategies in relation to issue categories. Materials prepared for this workshop will include a range of strategies prepared as alternatives not to exceed three variations of alternative options. The consultant team will present the preliminary alternatives information in order to solicit responses to the initial plan conceptualizations and to help keep the group focused on updated materials. Input and comments will be solicited from the Stakeholder group.

TDG TEAM Responsibilities

- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will present preliminary synthesis ideas as alternatives (not to exceed three alternatives)
- TDG Team will record meeting notes and summarize meeting
- TDG Team will develop visual materials including maps and other graphic depictions

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 1.14 Open Space Program Synthesis Analysis

Taking comments and input from the Stakeholder Group, the team will revise the preliminary synthesis of findings and recommendations and evaluate initial feed back on the preliminary alternatives. This feedback will contribute to refinements for the Natomas Open Space Program as plan and program. This new information will be reviewed with City/County staff and the subsequently prepared for the next stakeholder workshop. A draft preliminary preferred alternative will be derived through this process.

TDG TEAM Responsibilities

- TDG Team will incorporate input from prior stakeholder and staff input

- TDG Team will prepare a draft preliminary preferred alternative as a outcome of theses prior input steps

City/County of Sacramento Responsibilities

- City/County staff will assist the plan refinement with timely input and feedback

Task 1.15 Stakeholder Workshop #3

This facilitated workshop will involve a presentation of the synthesis of findings and initial recommendations (the preferred alternative) for the Natomas Open Space Program. This will be the final meeting prior to the initial presentation to the City Council and County Board and will allow the stakeholders to have the opportunity to shape what will be presented to the Council and Board and give them assurance that they have provided input to the process and have a sense of ownership of the results.

TDG TEAM Responsibilities

- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will present the preferred open space program alternative
- TDG Team will record meeting notes and summarize meeting
- TDG Team will develop visual materials including maps and other graphic depictions

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 1.16 Preliminary Council/Board Review

An initial Council/Board review will be conducted to present initial findings and trends. The workshop will involve a presentation of the synthesis of findings and initial recommendations for components of the Natomas Open Space Program.

TDG TEAM Responsibilities

- TDG Team will provide a support role to City/County Staff.
- TDG Team will furnish all display materials as required including powerpoint summary format materials as needed.

City/County of Sacramento Responsibilities

- City/County staff will assume the principal role of presenting plan concepts

PHASE II

Task 2.1 Open Space Program Refinement

Taking comments and input from the stakeholder workshop, the team will revise the findings and recommendations for components of the Natomas Open Space Program and the preferred alternative. This new information will be reviewed with City/County staff and prepared for initial City Council/County Board meetings. We also incorporate input from the prior environmental resources manager from San Diego County, Mr. Robert Copper. He will provide input on an advisory basis at several junctures in the planning process.

TDG TEAM Responsibilities

- TDG Team will refine plan and program concepts based on the input and feedback from prior input sessions.
- TDG Team will prepare draft materials

City of Sacramento Responsibilities

- City/County will assist by providing timely information from various departments that will enable sufficient detail to support these studies including
- City/County will conduct a review of draft materials

Task 2.2 LAFCO Review

A LAFCO review will be conducted to present initial findings and trends. The workshop will involve a presentation of the synthesis of findings and initial recommendations for components of the Natomas Open Space Program.

TDG TEAM Responsibilities

- TDG Team will provide a support role to City/County Staff for presentations to the LAFCO Board
- TDG Team will furnish all display materials as required including powerpoint summary format materials as needed.

City/County of Sacramento Responsibilities

- City/County staff will assume the principal role of presenting plan concepts

Task 2.3 Public Hearing: City Council & County Board Workshop

City/County Staff and the Team will present draft findings and recommendations and obtain comments from the City Council, the County Board of Supervisors, and the public.

TDG TEAM Responsibilities

- TDG Team will provide support role to City/County Staff for presentations to City Council and the County Board.

- TDG Team will furnish all display materials as required including powerpoint summary format materials as needed

City/County of Sacramento Responsibilities

- City/County staff will assume the principal role of presenting plan concepts

Task 2.4 Report: Administrative Draft

During this task, the team will prepare an administrative draft report based on the above analysis and input from the stakeholders, public, City/County staff, City Council, and County Board of Supervisors. The draft will be given to City/County staff for review. Upon receipt of City/County Staff comments, the team will refine the report and findings and recommendations of the Open Space Program.

Report contents will tentatively include:

1. Executive Summary
2. Introduction
3. Summary Background Research & Mapping
4. Economic Analyses
5. Funding Strategies
6. Description of Open Space Synthesis Study, including stakeholder input, findings, and trends
7. Comparison of Alternatives
8. Recommended Open Space Plan with implementation strategies
9. Conclusions

TDG TEAM Responsibilities

- TDG Team will prepare the Administrative Draft with recommendations and findings and incorporating input from the prior stakeholder, public and Board and Council reviews.

City/County of Sacramento Responsibilities

- City/County staff will conduct of review and provide written feedback regarding the draft plan document and materials.

Task 2.5 Stakeholder Workshop #4

During this final facilitated stakeholder workshop, the team will present to, and solicit input from stakeholders regarding the revised first draft of the Natomas Open Space Program.

TDG TEAM Responsibilities

- TDG Team will update plan draft based on City/County Staff comments and then prepare materials for stakeholder workshop session
- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will record meeting notes and summarize meeting

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 2.6 Report: Final Draft

Once the team has received final comments, we will revise and finalize the report. City/County staff will review the report one final time before submittal to the City Council and the County Board of Supervisors.

TDG TEAM Responsibilities

- TDG Team will prepare final draft report
- TDG will prepare summary materials for formal reviews by Council and Board

City/County of Sacramento Responsibilities

- City/County will conduct final review of document and materials

Task 2.7 City Council/County Board Approvals

The last step for this planning process is to obtain approval for the Program through a final LAFCO review and a hearing before the Sacramento City Council and the Sacramento County Board of Supervisors. During this task, the team will assist staff in preparing appropriate information for the Council and Board meetings and will be available to present the final report and findings for approval.

TDG TEAM Responsibilities

- TDG Team will provide a support role to City/County Staff for presentations to the City Council and County Board of Supervisors
- TDG Team will furnish all display materials as required including powerpoint summary format materials as needed

City/County of Sacramento Responsibilities

- City/County will assume the principal role of presenting plan concepts

Project Team Meetings

The consultant team estimates that it will have approximately eight team meetings during the course of the project. These meetings will allow the entire consultant team to ensure that they are working efficiently, on task, and towards the same goals, while allowing time to incorporate new issues or concerns that may arise during the project. We anticipate meetings will occur at the following Plan junctures:

Task 1.1	Mobilization
Task 1.2	Initial Brainstorming
Task 1.8	Prior to initial Stakeholder meeting
Task 1.12	Preliminary Synthesis/Prior to second Stakeholder meeting
Task 1.14	Synthesis/Prior to initial public workshop
Task 2.1	Program refinement/Prior to City Council and County Board meetings
Task 2.4	Preparing first draft/Prior to final public workshop
Task 2.6	Preparing final draft/Prior to final City Council and County Board Hearings

Summary of Background Information to be provided by City-County

- 2002 City-County MOU, including the open space and urban reserve features of Exhibits A and B from the NOP;
- City sphere of influence and annexation policies;
- Tax-sharing agreements between the City and County;
- Implementing Agreement for the Natomas Basin Habitat Conservation Plan;
- Selected development projects proposed for the Natomas area;
- EIR for the County Urban Services Boundary;
- Natomas Basin Habitat Conservation Plan; and associated EIRs
- Administrative Draft EIR (ADEIR) for the Comprehensive Annexation Policy/Sphere of Influence.
- Summary of proposed land use entitlements received by City and County staff.
Technical Background Report for the General Plan Update

Summary of City GIS Data-sets to be provided by City-County

DATA LAYER	STATUS
Regional parcel base	Existing/complete
FEMA Floodplain	Existing/complete
Flood prone areas	Existing/complete
Existing utility/infrastructure	Existing/complete
Aerial Photos (historical aerial photos may be available)	Existing/complete
City & County boundaries	Existing/complete
Urban Reserve boundaries (2 alternatives)	Existing
County AOC boundaries (2 alternatives)	Existing
Native Habitats (2001 from NBHCP)	Existing
Habitat Types (2001, 1993 & 1997 available from NBHCP)	Existing
Current Active Swainson's Hawk nests (obtain from NBC)	Existing, from NBHCP (NBC will have to request permission to release data from DFG/USFWS)
NBHCP Swainson's Hawk Zone	Existing/complete
Rice Cultivation – NBHCP 1997 (may not use)	Existing
Community Separator/OS Connector	Existing/complete
Lands owned by NBC	Existing/complete
Known locations of major development proposals	May require update
Airport Planning Policy Area (APPA)/ Theoretic Airport Noise Contours / Airport mitigation lands	Existing/City will request from County
Irrigation canals, source: NBHCP	Existing
Williamson Act Protected Lands	City or County <i>may</i> be able to provide.
Assessed Land Values, current and historical	City does not have access to assessed land values in unincorporated County. The City will request this information from the County.

Natomas Joint Vision Open Space Program (M06-025)

