



9.1

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

November 5, 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

City Council
Sacramento, California

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

Honorable Members In Session:

SUBJECT: NORTH NATOMAS PLANNING PRINCIPLES WORK
PROGRAM (M91-021)

LOCATION: NORTH NATOMAS COMMUNITY
COUNCIL DISTRICT 1

RECEIVED
BY THE CITY COUNCIL
NOV 05 1991
OFFICE OF THE
CITY CLERK

SUMMARY

At its meeting on September 3, 1991, the City Council adopted Resolution No. 91-702 approving the Planning Principles process to address a list of development-related topics associated with the North Natomas Community Plan and processing of applications. Staff was also specifically directed to report back to Council with a work program, including schedule, cost estimate and funding options for the Planning Principles Process.

This staff report responds to the request of the City Council by providing a recommended work program for the Planning Principles process which will be initiated by staff immediately following Council's approval.

COMMISSION ACTION

On October 10, 1991, the Planning Commission voted with 7 ayes, 0 noes, and 2 absent to approve the staff recommendation with the exception regarding the organizational framework for the Planning Principles process. In this regard, planning staff had recommended the organizational framework as illustrated in Exhibit B-1. The Planning Commission noted that the organizational framework shown in Exhibit B-2 better reflects that an independent, objective, oversight person is required to monitor and be responsible for the activities of the Planning Principles process. Further, the

Commission voted with the understanding that Planning staff will endeavor to expedite the work identified in the program.

RECOMMENDATION

Planning staff and the Planning Commission jointly recommend that the City Council, by resolution, approve the work program, the proposed funding mechanism for the Planning Principles process, and the organizational framework illustrated in Exhibit B-2.

Planning staff had originally recommended the framework illustrated in Exhibit B-1. Testimony provided by the North Natomas Landowners Association and the material provided by ECOS (contained in Exhibit E) recommend an organizational framework for the Planning Principles process as illustrated in Exhibit B-2. From the perspective of these interest groups as well as the Commission, this exhibit illustrates an organizational framework that appears far less bureaucratic and fosters a direct working relationship on the part of these interest groups with the City Manager's office. City staff, including the Manager's office, have since met with the property owners to further discuss this issue. From this meeting, staff has concluded that there is merit for having more direct involvement in the process by the Manager's representative and therefore staff joins the Commission in support of the organizational framework illustrated by Exhibit B-2.

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BACKGROUND

At the August 15, 1991 Planning Commission meeting, Planning staff recommended approval of a summary list of issues affecting development in North Natomas and

utilizing the Planning Principles process to address these issues and application processing. The Planning Commission approved the staff recommendation and included as part of their motion that two commissioners be included as participants in the working group to develop the Planning Principles.

On September 3, the City Council similarly approved the Planning Principles approach with Historic Preservation as an additional topic to be addressed during the process. The Council directed staff to report back with a more detailed work program, schedule and funding options for the Planning Principles process.

Work Program

Development of the work program for the Planning Principles process was guided by five criteria previously presented by staff at the Commission and Council meetings:

- (1) Discussion of policy issues must precede project applications.
- (2) Orient the process to resolve issues related to development that were either not resolved with the Community Plan or are new issues that have arisen since the Plan's adoption.
- (3) Plan amendments must be considered in a comprehensive manner (including those that are project specific) and not addressed on a piecemeal basis.
- (4) Process should proceed in an expeditious manner.
- (5) Allow opportunity for public review and comment at specific milestones during process.

The work program initiating the process is focused to resolving in an expeditious manner the following list of topics approved for study by the Council:

- Land Use
- Transportation
- Air Quality
- Wetlands and Habitat Mitigation
- Development Guidelines
- Phasing
- Financing Plan
- Schools
- Parks and Recreation Facilities
- Drainage and Flood Control
- Historic Preservation

The recommended work program for the Planning Principles process is attached as Exhibit "A". The work program will be guided by the following objectives:

- To develop an updated set of cohesive Planning Principles to guide development in the North Natomas Community Plan (NNCP) area in a manner consistent with the adopted General and Community Plan goals.
- To translate existing General and Community Plan policies into a workable set of Principles and guidelines that would demonstrate how these policies should be applied to projects as well as related programs that assist in plan implementation and development.
- To provide a comprehensive, as opposed to a piecemeal/approach, that resolves issues to move development forward in North Natomas.

Exhibit "B-2" illustrates a general organizational framework for the Planning Principles process as described in more detail in the work program. As shown in the exhibit, the City Manager will designate a representative to facilitate decision making and conflict resolution.

A Management Committee, composed of Departmental Directors, will be formed to review the Planning Principles, provide input to the City Manager's representative during the process timeframe.

The Planning Division will coordinate the efforts of City staff and consultant work. Various City departmental staff will participate in a staff committee whose purpose will be to develop a preliminary set of Planning Principles, consult together to respond to comments and formulate a staff recommendation to the City Manager's representative.

Outside agency participation will occur through an existing Technical Advisory Committee (TAC) on North Natomas. This TAC will be reorganized to include a broader representation of agencies affected by the development of North Natomas.

A working group of property owners, community and special interest groups, as well as two City Planning Commissioners will also be organized to review, confer, and advise on the proposed Planning Principles developed by City staff.

Exhibit "C-2" illustrates conceptually the flow of information between the various groups and the City Manager's representative as well as reports back to the Planning Commission and City Council. It is the intent of staff to involve appropriate City and outside local agency staff in the Working Group and reports back to the Commission and Council as necessary for the topics under discussion.

Schedule

Exhibit "D" presents the estimated time schedule (including anticipated key milestone dates) which will be required to implement the Planning Principles process. It should be noted that the specific dates identified in the schedule and work program will be updated to reflect the delay resulting because of the continuance of this staff report to November 5, 1991.

The schedule portrays a process that at maximum may require approximately 22 months (including environmental review) from beginning to end. Prior to City Council consideration of a composite plan and specific land use applications, staff envisions the development of the Planning Principles to involve a four month process resulting in a final report. Once direction is given by the Commission and Council to the final report containing the recommended Planning Principles, the schedule for reviews and approvals of the composite plan/project applications and implementing programs may take up to another eighteen months. The length of this period will be dependent upon the level of environmental review required.

All elements of the work program will be conducted by staff in an expeditious manner, with an emphasis on proceeding simultaneously and on parallel tracks whenever possible (particularly with environmental review and implementation program requirements). The exception, however, will be the continued processing of all land use applications. Staff proposes holding these applications in abeyance for an estimated four months until completion of the Planning Principles and conceptual approval is given by the Commission and Council.

Environmental Review

The scope of the environmental review for the Planning Principles will be determined once the Planning Commission and Council have reviewed the proposed Principles, and given staff comment and direction at the conclusion of the four month process.

Environmental documents for the Planning Principles and each project can be prepared concurrently.

Topics Outside City Control

Several topics identified in the work program to be addressed by the development of specific Planning Principles are outside the immediate control of City staff. The resolution of these topics may, depending upon the individual circumstances, shorten or lengthen the entire process. The following are some examples of topics outside immediate City staff control:

- Wetland/Habitat Conservation Programs to address the secondary impacts of regional flood control projects (federal and state agencies and SAFCA).

- Conditions imposed upon the City's recommended Drainage System design (federal Army Corps of Engineers).
- Air Quality mitigation strategies/programs (Sacramento County AQMD).
- Light rail and bus service plans (Regional Transit).
- Level of and nature of school facility funding. (State, school districts and development community).
- Metro Airport flight paths and noise contours (Sacramento County Department of Airports and FAA).
- Draft Sacramento County General Plan Update and designations of urban service and policy boundaries (Sacramento County Planning).
- Settlement Agreement provisions in regards to housing units-to-jobs ratio, design of North Natomas infrastructure (including roadways), minimization of impacts upon South Natomas (City of Sacramento, property owners, ECOS, NCA, SOCA and Sierra Club).

Also, the schedule presented in Exhibit "D" identifies about a four month period for the property owners to prepare a composite plan (as well as their individual project applications). Whether this timeframe can be adhered to by this group is, of course, incumbent upon a number of individual actions beyond City staff control.

Position of Interest Groups

Staff has met with both the North Natomas Landowners Association Executive Committee and the Environmental Council of Sacramento (ECOS) Board of Directors in an effort to get their input on the proposed work program for the Planning Principles process.

The Executive Committee for the Landowners Association believe that a strong manager is required to make the Planning Principles process work with policy-level decisions made in a timely fashion. From their perspective the process as illustrated in Exhibit B-2, is more bureaucratic than earlier discussions with staff lead them to believe. The property owners believe the process should be simplified or they might not participate further. The Committee is also concerned about the Planning Division's presumption about the need for an EIR since the property owners do not foresee any fundamental changes to the adopted Community Plan. The property owners believe that the Principles should be considered enhanced mitigation measures, thereby, alleviating the need for such a document.

ECOS is concerned with the recommendation that the composite plan be prepared by the property owners at the conclusion of the four-month process. ECOS recommends that the working group be continued after the end of the 4-month Planning Principles

process to provide a forum to review the proposed composite plan and individual project applications. Also, ECOS has provided some suggested additions and comments on the North Natomas Work Program. These comments are contained in Exhibit "E" and propose several new topics to be added to the Work Program.

FINANCIAL DATA

Exhibit "F" identifies the proposed budget for the Planning Principles process and environmental review. To accomplish a portion of the North Natomas planning work identified in Exhibit "A", a consultant budget of \$75,000 is necessary (excludes Environmental Review costs). This budget was approved by the Council at their September 24, 1991 meeting as part of Resolution No. 91-751 approving the Department of Planning and Development's priority list and timelines for consultant studies. \$50,000 of this consultant budget will come from the condition of approval imposed on the Coca Cola/Raley's project in North Natomas. The remaining \$25,000 would come from the Planning Division's professional services budget for FY 1991-92.

The City's work effort in developing the Planning Principles will be supplemented by assistance from property owners through their consultants and the volunteer efforts provided by participating community/special interest groups. The work program also assumes that other local agencies will provide the resources and staff necessary to support their roles and responsibilities within the schedule for the program.

The work program assumes the following time commitments during the 4-month planning process on the part of affected City staff as reflected in Exhibit "G". These staff assignments could be temporarily absorbed in existing departmental operating budgets at the expense of other projects. This will require that each Department pay the costs of this front-end work, since any reimbursement will occur after-the-fact. Reimbursement of the costs to develop the Planning Principles is recommended by staff. Reimbursement of these costs is recommended to be paid by fees collected at the time development applications are filed. A surcharge would be added to cover each applicant's fair share of City staff costs incurred in preparing the Planning Principles.

The Environmental Services Division (ESD) does not propose to apply a surcharge. Rather, the property owners with applications will pay the costs up-front for ESD participation in the Planning Principles process plus preparation of the environmental documents. No after-the-fact reimbursement is proposed. Because the Principles are not presently defined, the cost and nature of the environmental review is very difficult to determine. Depending upon the level of environmental review, the cost may vary from \$150.00 to \$300,000. It is the intent of ESD to prepare the Principles and private project's environmental review concurrently, with the cost of the review for the Principles addressed to those projects simultaneously being processed.

POLICY CONSIDERATIONS

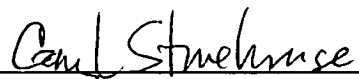
The recommended work program responds to direction given by Council at its September 3, 1991 meeting, to prepare a detailed work program, schedule, and identification of various funding options for the Planning Principles process.

A policy issue for Council consideration, however, is the reimbursement of City staff costs incurred during the Planning Principles process. Staff recommends that reimbursement of these costs be covered by a surcharge to the fee revenues collected from private applications. Precedent exists for this funding approach. The Community Plan policies state that all property owners in North Natomas be required to reimburse the City in an equitable manner for all planning expenses incurred in developing the Community Plan and related implementation documents. Development of the Planning Principles is considered by staff as a necessary step in implementing the adopted Community Plan policies. Payment of these costs is a condition specified in Section 304 of the Development Agreements. The Agreements require each developer to pay its pro-rata share of such expenses imposed by Section 401 of the "Procedural Resolution" at the time of application for a Special Permit or Tentative Map, as a condition to their approval.

MBE/WBE EFFORTS

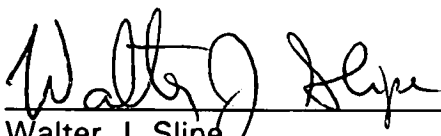
Every effort will be made to reach the City's MBE/WBE goals.

Respectfully submitted,




Gary Stonehouse,
Planning Director

Recommendation Approved:



Walter J. Slipe
City Manager

Approved:



for Robert Thomas, Acting Director
Planning and Development

Contact Persons:

Art Gee, Principal Planner
David M. Melko, Senior Planner
(916) 449-5381

For City Council Meeting of
November 5, 1991

AG:DM:ei\11-5.cc

RESOLUTION NO.

91-895

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING THE WORK PROGRAM FOR THE NORTH NATOMAS PLANNING PRINCIPLES PROCESS

APPROVED
BY THE CITY COUNCIL
1.0V 05 1991
OFFICE OF THE CITY CLERK

WHEREAS, the City Council at its September 3, 1991 meeting, approved by resolution, the Planning Principles process to address topics related to development and application processing in the North Natomas Community Plan area; and

WHEREAS, the City Council at said meeting directed to staff to prepare a detailed work program, including schedule, cost estimate and funding options for the Planning Principles process; and

WHEREAS, the City Council at its September 24, 1991 meeting, approved by resolution, a consultant budget of \$75,000 to accomplish a portion of the North Natomas planning work as part of the Department of Planning and Development's priority list and timelines for consultant studies.

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

1. That the work program for the Planning Principles Process identified in Exhibits "A", "B-2", "C" and "D" are hereby approved.
2. That the proposed reimbursement funding mechanism to cover each applicant's fair share of City staff costs incurred during the Planning Principles process is hereby approved.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Work Program: North Natomas Planning Principles Process

- Objectives:
- To develop an updated set of cohesive Planning Principles to guide development in the North Natomas Community Plan (NNCP) area in a manner consistent with the adopted General and Community Plan goals.
 - To translate existing General and Community Plan policies into a workable set of principles and guidelines that would demonstrate how these policies should be applied to projects as well as related programs that assist in plan implementation and development.
 - To provide a comprehensive, as opposed to a piecemeal approach, that resolves issues to move development forward in North Natomas.

Task 1.0: Organizational Framework

1.1 Assignment of Staff to the Following Committees:

- City Manager designates a representative from that office to facilitate decisionmaking and conflict resolution.
- A Management Committee will be formed to review proposed Planning Principles and provide input to the City Manager's representative during process timeframe; the Management Committee will be composed of directors from the following Departments:
 - Public Works
 - Utilities
 - Planning and Community Development
 - Parks and Community Services
 - City Attorney
 - City Treasurer
 - Finance
- The Planning and Development Department will coordinate efforts of City staff in the preparation, review, and comment of proposed Planning Principles.
- A Staff Committee composed of designated representatives from each of the above Departments will develop a preliminary set of Planning Principles for review; consult together to respond to comments; and formulate staff recommendations/positions for the City Manager's

representative consideration; the staff committee will be composed of representatives from the following Divisions:

-Public Works:

- Development
- Engineering
- Transportation

-Utilities

- Flood and Sewer Control

-Planning and Development:

- Planning
- Environmental Services

-Parks and Community Services:

- Administration

-City Attorney:

- Senior Deputy and Deputy City Attorney

-City Treasurer:

- Deputy City Treasurer

-Finance:

- Administration

1.2 Consultant Assistance

- Consultant assistance will be used to:
 - Evaluate land use along the future light rail alignment and bus corridors;
 - Review the Settlement Agreement and Development Agreements; and
 - Prepare appropriate environmental review documents.
- Facilitator for Working Group meetings.

1.3 Outside Agency Participation

- Utilize the North Natomas Technical Advisory Committee (TAC) as the forum for City Staff Committee representatives and technical counterparts from other local agencies to review, confer and advise on proposed Planning Principles.
- Participation of other local agencies to include:
 - Regional Transit
 - Sacramento County:
 - Public Works
 - Planning
 - Regional Sanitation
 - Air Quality Management
 - Airports
 - School Districts:
 - Natomas Union
 - Rio Linda Union Elementary
 - Robla Elementary
 - Del Paso Heights Elementary
 - Grant Joint Union High School
 - Utilities:
 - SMUD
 - Pacific Bell
 - PG & E
 - Sacramento Cable
 - Cellular
 - Sacramento Area Flood Control Agency
 - Reclamation District 1000
 - Natomas Central Mutual Water Company

1.4 Planning Principle "Working Group"

- Organize a "Working Group" as the forum for City staff representatives, designated property owners and local interest groups to review, confer and advise on proposed Planning Principles.
- Participation in the "Working Group" to include:
 - Property Owners: - Natomas Landowners Association

- Community and Special Interest Groups: - Settlement Group parties (i.e. ECOS, SOCA, NCA, and Sierra Club)
- City Planning Commission representation: Two Planning Commissioner's.
- City Council District No. 1 and No. 2 representation (as process observers): Administrative Assistants.
- City staff and outside agency participation: Dependent upon particular topic being addressed.

Task 2.0: Meetings

2.1 City Staff Meetings.

- Staff Committee meetings are held on a weekly basis on Fridays: 9-10 a.m.

11-1 / 11-8 / 11-15 / 11-22 / 12-6 / 12-13 / 12-20 / 1-3 / 1-10 / 1-17 / 1-24

- Management Committee meetings are held on a bi-weekly basis on Wednesday: 4-5 p.m.

10-23 / 11-6 / 11-20 / 12-11 / 1-15 / 1-29

2.2 North Natomas Technical Advisory Committee Meetings

- TAC meetings are held on a bi-weekly basis on Wednesday (alternate weeks): 3:30 - 5 p.m.

10-30 / 11-13 / 11-27 / 12-4 / 12-18 / 1-8 / 1-22

2.3 "Working Group" Meetings

- Meetings are held on a bi-weekly basis on Wednesday (alternate weeks): at 5:30 - 7:30 p.m.

10-30 / 11-13 / 11-27 / 12-4 / 12-18 / 1-8 / 1-22

2.4 Presentation Meetings

- Presentation meetings will be made at key points in the process to the CPC and City Council; to provide a staff status report; to encourage public review/input from non-participants in the process and give the opportunity for decisionmakers to discuss issues and provide direction to staff:
 - CPC Special meeting:
 - Information: 11-7 / 12-5 / 1-6
 - Conceptual Approval (i.e. recommend direction to City Council): 2-6
 - City Council meeting:
 - Information: 11-19 / 12-10 / 1-21
 - Conceptual Approval (i.e. provide direction to staff): 2-18

2.5 Typical Agenda Format: North Natomas TAC and Working Group Meetings

- Establish ground rules (at Kickoff meeting)
- Summary of prior meeting (per synopsis)
- Update - status reports (TAC and/or Working Group, CPC, City Council etc.)
- Review/discuss proposed Planning Principles by groups of topics.
- Q & A/Clarification
- Recommendations/Contingencies
- Actions to be taken
- Summary/wrap up

2.6 Typical Meeting Products

- Introductory handout - describing project/schedule (first series of meetings/briefings only)

- Informational bulletins (periodic distribution to targeted groups/individuals/agency staff)
- Meeting Agendas
- Meeting Synopsis
- Preliminary, draft and final Planning Principles report.

Task 3.0: Application Processing

- Applications filed prior to October, 1991:
 - Request applicants to submit a letter indicating an agreement to the "time-out" approach and that processing of their applications during the Planning Principles process will be limited to preparatory work for the environmental document and analysis.
- Applications filed after October, 1991:
 - City staff proposes the "time-out" approach in the processing of all land use applications within the Community Plan boundaries until completion (i.e. conceptual approval by City Council) of the Planning Principles process.
 - Distribute notice to this effect to all property owners within Community Plan area.

Task 4.0: Topic Identification

- Recommend topic groupings to facilitate expeditious review of proposed Planning Principles (i.e. interrelationship and sensitivity of one topic upon another? can topics be addressed collectively? does one topic have priority over another?).
- Topics to be addressed through development of specific Planning Principles including (but not limited to) the following elements:
 - Land Use
 - Examine appropriateness of residential land use west of I-5 due to the potential for conflict with airport noise.

- Examine requests to modify the acreage distributions for low, medium and high density residential uses.
- Adjust residential densities and building intensities near planned transit stops to provide support for extension of such services.
- Evaluate the appropriateness of 1,300 acres for MRD-20 use.
- Re-examine floor area limitation for light industrial areas based on employee generation.
- Examine the type, mixture, and appropriate size of commercial uses necessary to serve the population densities proposed in the Community Plan area.

- Transportation

- Establish light rail and bus transit corridors and explore financial means to expedite extension of services.
- Review street standards and patterns to further promote livable neighborhoods and pedestrian/bicycle use and transit service.

- Air Quality

- Consider the effect of the use of alternative modes of travel upon air quality.
- Consider proposed indirect source review rule's impact on land use plans.

- Wetland and Habitat Mitigation

- Establish program to address loss/preservation of wetlands and wildlife habitats.
- Examine a drainage plan which incorporates detention/retention and multi use.

- Development Guidelines
 - Revise development guidelines to address increased emphasis on transit and pedestrian orientations, less water consumption, more affordability in and design of housing.

- Phasing
 - Consider the elimination of phasing tied to the sports stadium and consider alternative phasing strategies to accomplish orderly and timely growth.
 - Examine the impact upon residential development in the North Sacramento Community Plan area.

- Financing Plan
 - Define the basic infrastructure components and priorities to be included in the Financing Plan.

- Schools
 - Address both interim and long-term school construction financing options.
 - Establish school locations and secure developer land dedications for such facilities.
 - Establish orderly phasing of schools with residential development that considers district boundaries.
 - Require agreements between developers and school districts to specify the method of crafting this orderly development.

- Parks and Recreation Facilities
 - Address construction and operation/maintenance funding options for parks and recreational facilities to ensure the facilities are provided in an acceptable time frame.
 - Evaluate use of linear parkways to accommodate small neighborhood parks as well as bike/pedestrian corridors.

- Evaluate use of linear and other park facilities for detention/retention ponding areas and drainage.

- Evaluate use of buffers.

- Drainage and Flood Control

- Explore possible integration of the drainage system with linear parkways, bike/pedestrian corridors, and wetlands/habitat preservation program area set-asides.
- Evaluate options to proposed drainage system financing.

- Historic Preservation

- Identify measures to preserve historic Witter Ranch.

Task 5.0 Planning Principles Report

- Agree upon terminology (definitions)
- Identify per topic category:
 - General and Community Plan goals and policies
 - DEIR mitigation measures and findings
 - Development Agreement Special Conditions
- Translate goals and policies etc. into more specific Principles and guidelines (including criteria) on basis of topics previously identified.
- Prepare Planning Principles Report (draft and final) which will serve as planning guidelines that implement and supplement Community Plan goals and policies.
- Seek conceptual approval of report by CPC and City Council to move forward to detailed project planning and program/environmental review stages.

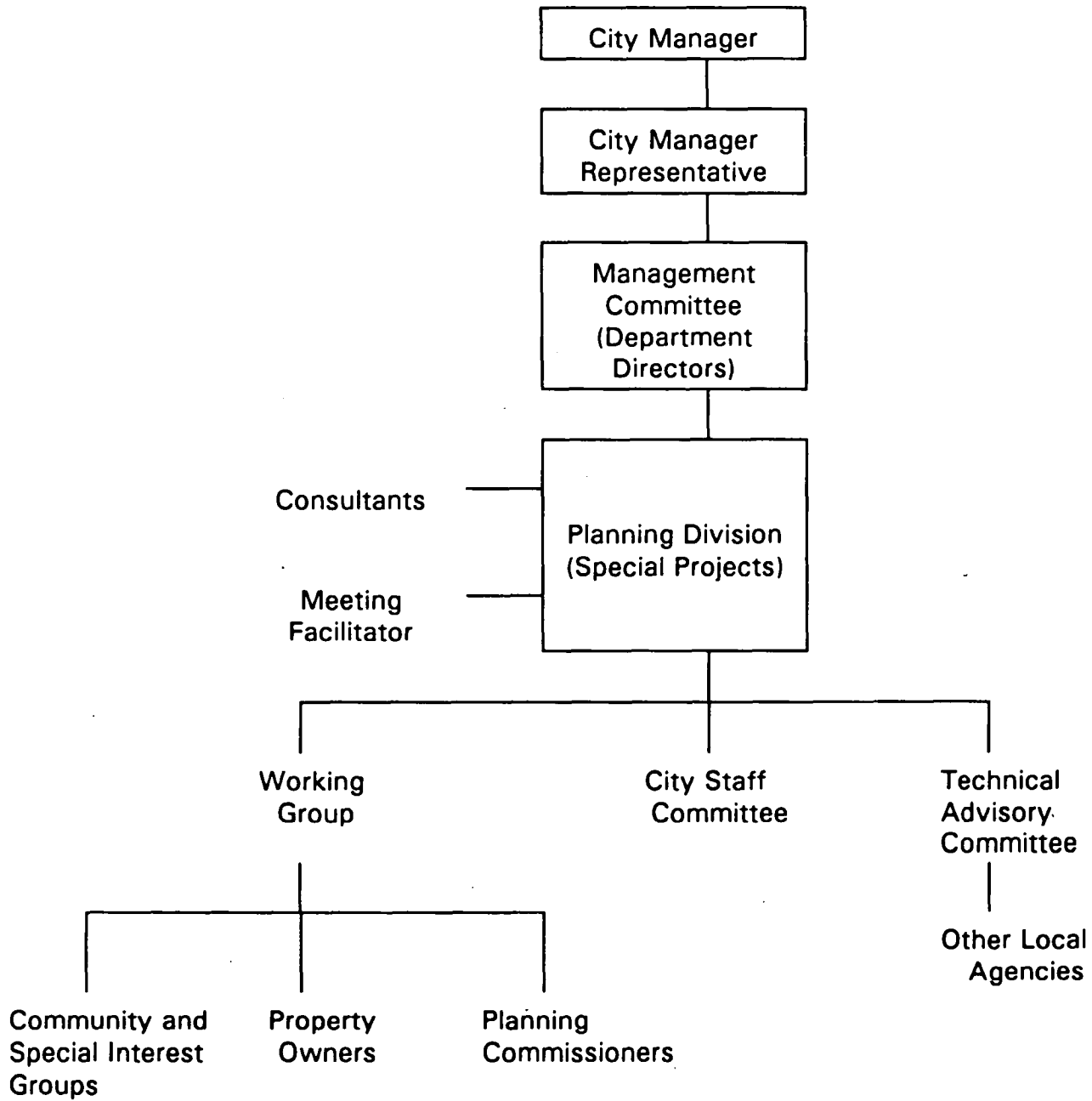
Task 6.0 Implementation Documents

- Prepare project description (i.e. a Composite Development Plan for North Natomas projects and implementing programs) with enough detail to meet environmental review requirements of CEQA:
 - schematic plans/graphics
 - text which includes supporting analysis/justification as to how project conforms to Planning Principles.
- Prepare proposed Community Plan amendments, Zoning requirements, and applicable implementing programs.

Task 7.0: Environmental Review

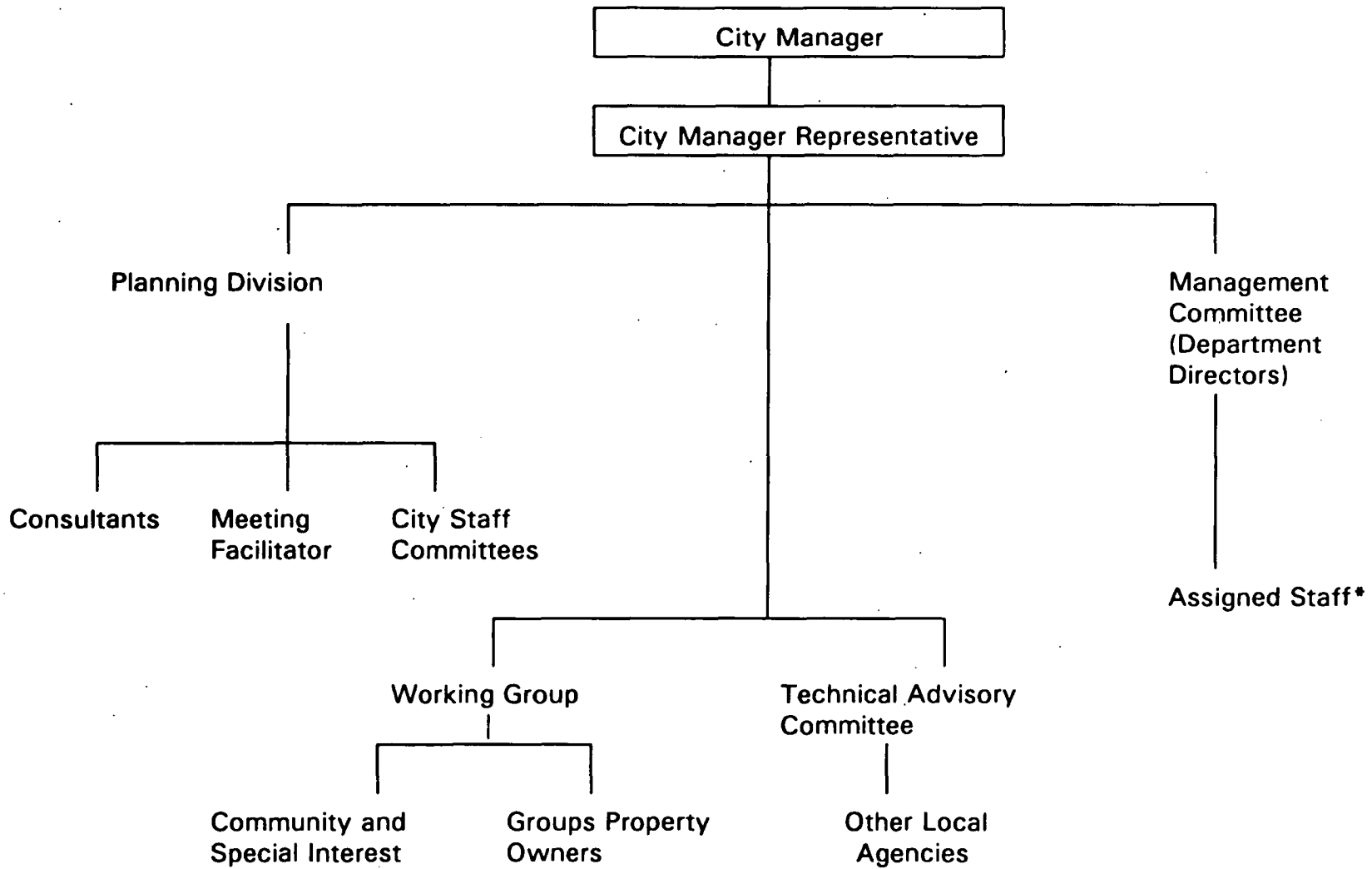
- Define scope for environmental review of Planning Principles, composite plan/projects and programs at conceptual approval stage.
- Environmental review may include, but not limited to, the following elements:
 - Initial scoping
 - Data gathering
 - Existing conditions
 - Setting/project description (composite plan and individual project applications).
 - Formation of assumptions.
 - Definition of alternatives.
 - Analysis of specific impacts/cumulative impacts
 - Preparation of DEIR
 - Presentation at public hearings
 - Identification of mitigation measures for all impacts.
 - Response to public comments
 - Prepare FEIR
 - Develop Findings of Fact/Overriding Considerations
 - Develop Mitigation Monitoring Program

PLANNING PRINCIPLES
-Organizational Framework-



PLANNING PRINCIPLES

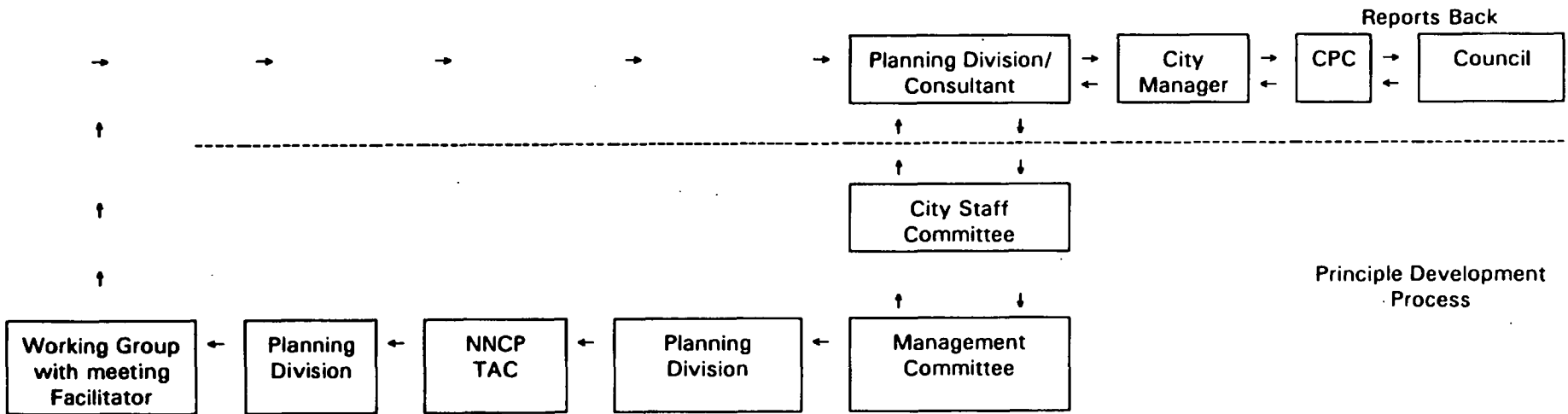
-Organizational Framework Recommended by Planning Commission-



* Assigned to City Staff Committee

PLANNING PRINCIPLES

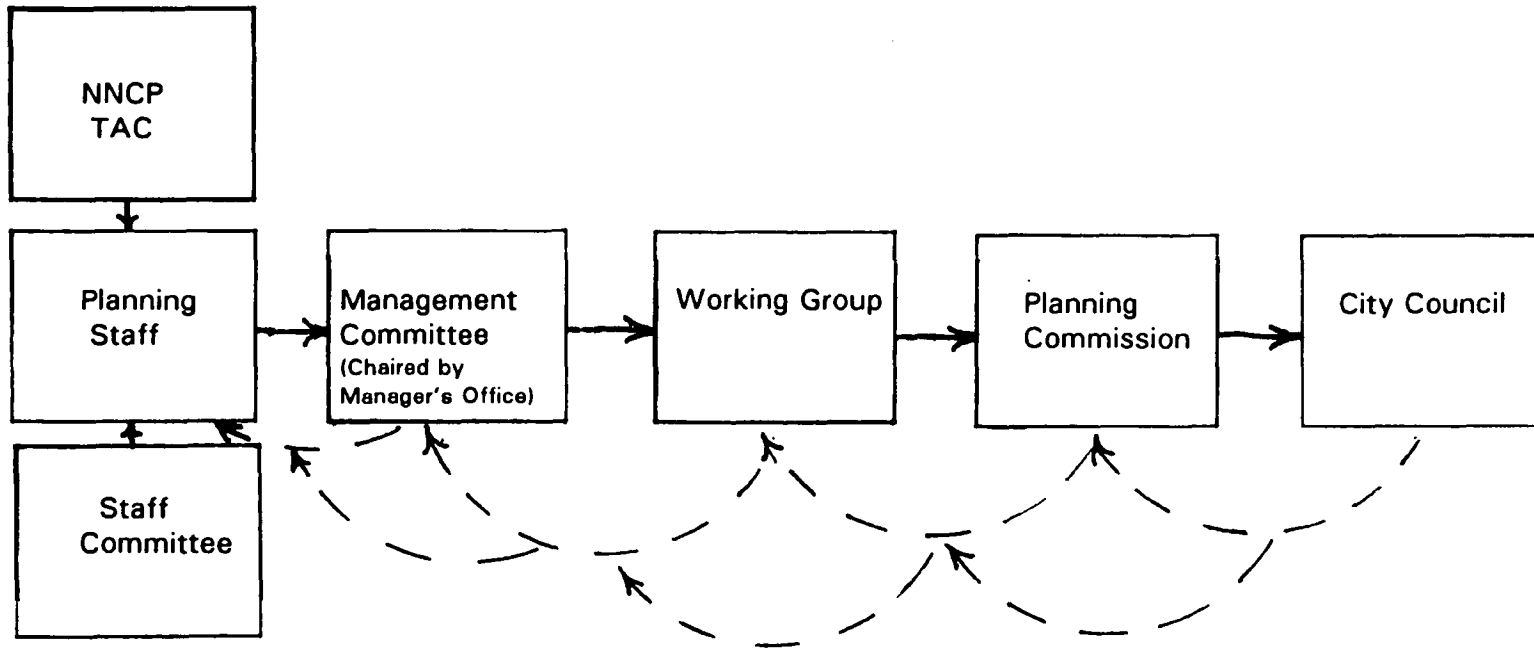
-Information Flow-



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PLANNING PRINCIPLES

-Information Flow Recommended by Planning Commission-



Schedule for "Planning Principles" Process

- **CPC Action on work program for Planning Principles: 10-10**
- **City Council Action on work program for Planning Principles: 11-5**
- **Management and staff committee meetings to review Planning Principles: Between 10-30 to 2-18**
- **North Natomas Technical Advisory Committee meetings to review Planning Principles: Between 10-30 to 1-22.**
- **Working Group meetings to review Planning Principles Report: Between 10-30 to 1-22.**
- **Presentation meetings:**
 - **CPC: 11-7 / 12-5 / 1-16**
 - **City Council: 11-9 / 12-10 / 1-21**
- **Seek Conceptual Approval:**
 - **CPC: 2-6**
 - **City Council: 2-18**
- **Property owners prepare project description of Composite Plan (including individual projects) and implementing programs: Between 1-15 to 6-1**
- **Staff Preliminary Reviews: Between 6-1 to 9-1**
- **Update Infrastructure Programs/Financing Plan: Between 1-15 to 6-1**
- **Environmental Determination/Review: Between 5-1-92 to 7-1-93**

10-22-91 Schedule will be updated to reflect the delay resulting from continuance of this staff report to November 5, 1991.

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October 10, 1991

ECOS and Sierra Club Comments and Suggested Additions for North Natomas Planning Principles Work Program

Response to City Staff's "North Natomas Planning Principles Work Program
(M91-021) October 10, 1991."

Tom Whitney

Vice President of the Environmental Council of Sacramento; Secretary, Sacramento Valley Group of the Sierra Club

There's Going to Be a Lot of Work !

As participants in this consensus-building process who are volunteers we appreciate that many of the meetings have been scheduled for mid afternoon and early evening. This will facilitate our participation. But there will be much work in between sessions.

Compared with the development firms' five or more consultant groups and law firms and City and other agency staff, and all the Department Head greybeards (smile!), our citizen group feels like a blindfolded, one armed paper hanger. And we're worried that we're going to get overrun.

Our side could use a full time person to keep up with the process - if we win the lottery, I guess. Our meager treasury doesn't cover making funds available for full-time staff to assist developers or the city to achieve speeded-up timelines to achieve development approvals.

The fascinating challenge is to come up with a new way of configuring developments and identifying planning standards that will minimize the range of environmental impacts. As a practical matter this will require that we drop our customary defenses and take the time together to explore thorny issues that are difficult to solve. That kind of thing always takes time.

I suggest that the seven scheduled two-hour meetings of the Working Group may not be sufficient to do this. Let's see, that's 14 total hours to reach consenses on the 42 items, so far; 20 minutes per item. Give each group - City staff, developers, and our citizen group - five minutes to present their positions on each issue, that leaves five minutes for discussion, during which time we are to break through old ways of looking at things, brainstorm, draw sketches, synthesize, formulate, examine advantages and disadvantages, reach agreement on new approaches and write them down concisely. In five minutes! I see no alternative but to do a lot more talking with the developer side and City staff in between meetings to move things along.

We'll try to make the best of it.

How Can We Make These Words Count?

As we read the North Natomas Community Plan, there are many fine sounding principles in it, echoing words we have traded back and forth thus far in our current "dialogue." It has also been pointed out that South Natomas was supposed to be a transit oriented community, with bike-ways and parks, good bus service, etc., but it hasn't turned out as the plan intended.

In our response to the Landowners Association we tried to go beyond generalities to the specific, seomthing measurable, quantifiable, and will continue in this direction, ending up with something like performance standards. And we'll want to reach a consensus in defining terms.

The Map is the Thing

But in the development business, our experts tell us, the map is the thing that counts most. So we are concerned about the "Composite Development Plan," Task 6 on page 9, that is to be

developed *after* this process is finished and our Working Group disbanded.

Just as anyone who has ever prepared a first draft of anything knows, colleagues often seize the opportunity to critique the draft extensively. We think that working out the details of the map is probably the central task of the effort, and so replied to Theresa Stamey, representing Mike Winn, that we thought it would be useful to have a (first) draft composite map early in the process, reflecting developer plans at this stage, as long as they would be open to revisions after we all (everybody, collectively) have applied our wisdom to come up with the best ideas to mitigate the environmental impacts of developing this 9,000 acres of farmland.

So besides working out schematic details as we go along in the process, we would also like some opportunity to participate in shaping the Composite Plan. In late December or early January we would like to do an all-day-Saturday-half-of-Sunday workshop session to come up with our own version of a Composite Map. Then perhaps we can do a Dueling Maps session during a Working Group session or two late in the process. Of course, maps at that point will still be conceptual, but the details will have been worked out to a fairly good level of detail.

Tough, Fair, Open-Minded Manager

Item 1.1 We'll need a strong, fair manager with ability to make tough, reasonable decisions and stand firm on issues that cross department lines.

A Few Added Consultant Assistance Items

- Fiscal and Facilities Impact Study

Item 1.2 We are convinced that many public agencies and officials are approving development without being aware of the true costs likely to be borne by all the citizens in their jurisdiction, not only those in the newly developing area. Placer County has been booming, but it is \$8 million or more in debt. Why? We suggest that all the new development there has not been bearing its share of the indirect costs which it has nevertheless caused and must now be paid by all the citizens of the county.

In Placer County such a study was done by Recht Hausrath & Associates of Oakland for perhaps \$18,000 to assess what that county was getting in return for granting the rights to rezone agriculture land for a large development. The answer essentially was that the rest of the county would get virtually nothing but crime, increased traffic and air pollution, overcrowded schools, courts, etc., so the county has decided to assess (yet another) fee, but a necessary one to meet these inevitable costs. It can do this because recently enacted legislation that was AB 1600 allows counties and possibly cities to assess fees for the fiscal impacts of new development on the courts, social welfare system, health facilities, etc. We are aware that nine counties are levying such fees.

- Transit Operations Plan

The current Infrastructure Plan includes funds for purchasing 133 shuttle buses. If such a huge shuttle system were instituted in North Natomas it could cost nearly \$20 million dollars a year to operate. This is clearly a cost that has not been examined, and we feel could be cut dramatically with a realignment of the light rail line, a better plan for RT buses and a rearranging of street patterns. RT planners have pointed out that an Operations Plan would be required, once the light rail, bus and shuttle routes have been identified.

Planning Principle Working Group Doesn't Appear to Have Any Standing to Make Suggestions

- 1.4 Organize a "Working Group" as the forum for City staff representatives to review, confer and advise designated property owners and local interest groups on proposed Planning Principles.

This makes it sound like the staff will merely share with us the principles they have developed, and none of the operative words - "review, confer and advise" - gives any standing to any working group member to propose planning principles! And this is supposed to be one of the most valuable parts of the process! We would propose this change:

- 1.4 Organize a "Working Group" as the forum for City staff representatives to meet with designated property owners and local interest groups to cooperatively formulate, review, confer ~~and advise~~ on proposed Planning Principles.

The Meeting Schedule is O.K. But Could We Have the First Meeting on Oct 23rd, 24th or 28th instead of the 30th?

Process for Suggesting Added Topics

One procedural item that deserves some discussion is how items get added to the list. Our position is that any items any party to the discussions wants to add to it should be accepted. The nature of the process is going to have to involve some flexibility.

Our Suggestions for Added Topics At This Time

On the following pages, sans serif type is unedited language from the City Staff report of October 10. Italic type are ECOS and Sierra Club recommendations. We are only adding to the list, removing nothing.

* The small asterisks indicate the items in the ECOS/Landowners Dialogue paper that relate to the item. With the suggested additions, all the items in the Dialogue paper are included here.

* Large asterisks indicate items in which changes are desired.

Land Use:

LU1. Appropriateness of residential land uses west of I-5 due to the potential for conflict with airport noise.*

LU2. Examine requests to modify the acreage distributions for low, medium and high density residential uses.

* LU3. Adjust residential densities and building intensities, *identify an optimal mix of housing types, and mix of uses* near planned transit stops to provide support for extension of such services.*****

* LU4. Evaluate the appropriateness of 1,300 acres for MRD-20 use; *identify appropriate uses*.*

LU5. Re-examine floor area limitation for light industrial areas based on employee generation.

LU7 Examine the type, mixture and appropriate size of commercial uses necessary to serve the population densities proposed in the Community Plan area.*

- * **LU8 Evaluate a "Safe Walk to School Program."****
- * **LU9 City staff develop language for a general plan amendment to allow mixed use development.***
- * **LU10 Develop standards for low-water landscaping and permeable parking area ground cover.***
- * **LU11 Develop standards for land uses in greenbelts.**

Transportation

T1 Establish light rail and bus transit corridors and explore financial means to expedite extension of services.*

- * **a. Evaluate alternative alignment of light rail being routed north of Del Paso vis a vis its present suggested routing from viewpoint of maximizing ridership.***
- b. Evaluate scope of shuttle system versus light rail re-alignment and better regular RT bus service.***

T2 Review street standards and patterns to further promote livable neighborhoods and pedestrian/bicycle use and transit service.*

Air Quality

AQ1 Consider the effect of the use of alternative modes of travel on air quality.*

AQ2 Consider the effect of the proposed indirect source rule's impact on land use plans.

Wetlands and Habitat Mitigation

WET1 Establish program to address loss/preservation of wetlands and wildlife habitats.

WET2 Examine a drainage plan which incorporates detention/retention and multi use.

- * **WET3 Evaluate use of agricultural areas north of Elverta in providing detention / retention of flood and drainage waters. Would this be less costly than using land south of Elverta for such purposes. or diverting water west of I-5?**
- * **WET4 Examine optimal phasing of project development, and drainage and flood**

*infrastructure to minimize interference with needs for high water levels required for agricultural recirculation in the summer time.**

- * *WET5 Anticipate Inland Surface Water Plan requirements.**

Development Guidelines

D1 Revise development guidelines to address increased emphasis on transit and pedestrian orientations, less water consumption, more affordability in and design of housing.

- * *D2 Develop energy efficiency standards for building construction & siting; look at life-cycle cost analysis.*

Phasing

- * Ph1 Consider the elimination of phasing tied to the sports stadium and consider alternative phasing strategies to accomplish orderly growth, *including transit phasing, jobs/housing balance phasing and phasing of housing types construction.*

Ph2 Examine the impact upon residential development in the North Sacramento Community Plan area.

Financing Plan

- * F1 Define the basic infrastructure components to be included in the Financing Plan. *Include transit infrastructure in capital program.*

Schools

S1 Need to address both interim and long-term school construction financing options.

S2 Establish school locations and secure developer land dedications for such facilities.

S3 Establish orderly phasing of schools with residential development that considers district boundaries.

S4 Require agreements between developers and school districts to specify the method of crafting this orderly development.

- * *S5 Evaluate the potential for consolidating the different school districts out there into one. These overlapping jurisdictions are recipe for educational disaster.*

Parks and Recreation Facilities

- * P&R1 Need to address *acquisition*, construction and operation/maintenance funding options for parks and recreational facilities to ensure the facilities are provided in an acceptable time frame.*

P&R2 Evaluate use of linear parkways to accommodate small neighborhood parks as well as bike/pedestrian corridors.*

P&R3 Evaluate use of linear and other park facilities for detention/retention/ponding areas and drainage.*

- * *P&R4 Define siting, sizing and maintenance policy direction related to small parks and linear parkways**

Drainage & Flood Control

D1 Explore possible integration of the drainage system with linear parkways, bike/pedestrian corridors, and wetlands/habitat preservation program area set-asides.*

D2 Evaluate options to proposed drainage system financing.*

- * *D3 Identify financing options for Natomas portion of proposed flood control program.**
- * *D4 Evaluate alternatives to the plan for 14 miles of drainage ditches with chain link fences. Obtain expert "second opinion" on city's and developers' drainage plans.**

Historic Preservation

- * *H1 Identify measures to assure preservation of historic Witter Ranch.*

Spetember 26, 1991

ECOS Evaluation of North Natomas Development Issues Summary

From City Staff North Natomas Planning Issues/Process (M91-021) September 3, 1991

On the following pages, normal type is language from the City Staff report of September 3; strikethrough are ECOS recommendations; italic are ECOS/SC recommended additions.

(PC) means it is/was a Planning Commission Recommendation.

Asterisks indicate ECOS concerns that would be covered in a particular item.

In formulating and choosing alternative processes designed to address development-related issues and project application processing, consideration was given by staff to five criteria:

1. Policy issue discussion must precede project application discussion.
2. Per City Council direction, the process must be oriented to resolving issues related to new development (*issues?*) that were either not resolved within the Community Plan or are new issues that have arisen since the Plan's adoption in May, 1986.
3. Plan amendments must be considered in a comprehensive manner (including those that are project specific) and not addressed on a piecemeal basis.
4. The process should proceed in an expeditious manner.
5. Allow the opportunity for public review and comment at specific milestones during the process.

Ground Rules & Assumptions:

GR&A1. We will keep the same numbers of people and jobs as indicated in the plan?

Land Use:

LU1. Appropriateness of ~~residential~~ land uses west of I-5 due to the potential for conflict with airport noise.*

LU2. Evaluate requests to modify the acreage distributions for low, medium and high density residential uses.

LU3. Evaluate ~~Direction from City Council to adjust~~ residential densities, optimal mix of housing types, building intensities, an affordability strategy and mix of uses near transit stops to provide support for extension of such services.*****

LU4. Evaluate the appropriateness of 1,300 acres for MRD-20 use; *identify appropriate uses.**

LU5. Re-examine floor area limitation for light industrial areas based on employee generation.

*LU6. Evaluate and define optimum mix, proximity and location of commercial, retail, light industrial and residential uses and intensities. *****

LU7^(P) Examine the type, mixture and appropriate size of commercial uses necessary to serve the population densities proposed in the Community Plan area.*

*LU8 Evaluate a "Safe Walk to School Program." ***

*LU9 Develop language for a general plan amendment to allow mixed use development.**

Transportation

T1 *Reevaluate* ~~Establish~~ light rail and bus transit corridors and issues and identify ~~explore~~ financial means to expedite extension of services.*

*a. Evaluate alternative alignment of light rail being routed north of Del Paso vis a vis its present suggested routing.**

*b. Evaluate scope of shuttle system versus light rail re-alignment and better regular RT bus service.**

T2 Review street standards and layouts to further promote livable neighborhoods and pedestrian/bicycle use and transit service.*

Wetlands and Habitat Mitigation

WET1 Need for program to address loss/preservation of wetlands and wildlife habitats.

WET2 Coordinate with SAFCA study to define habitat preservation areas.

WET3 Examine a drainage plan which incorporates detention/retention and multi use.

*WET4 Evaluate use of agricultural areas north of Elverta in providing detention /retention of flood and drainage waters.**

*WET5 Examine optimal phasing of drainage and flood infrastructure to minimize interference with needs of agricultural recirculation in the summer time.**

*WET6 Anticipate Inland Surface Water Plan requirements.**

Development Guidelines

D1 Revise development guidelines to address increased emphasis on transit and pedestrian orientations, less water consumption, more affordability in and design of housing.

Phasing

Ph1 *Examine appropriateness* ~~Elimination~~ of phasing tied to stadium and consider need for phasing to accomplish orderly and timely growth.

A. *Stadium*

B. *Transit phasing*

C. *Phasing of housing type construction*

D. *Jobs/housing phasing issues*

Financing Plan

F1 ~~Proceed with approval of the basic infrastructure components of the~~ *Define infrastructure design direction and identify* Financing Plan and refine remaining infrastructure components and financing measures to reflect plan amendments.

F2. *Include transit infrastructure in capital program.*

Schools

S1^(PC) Need to address both interim and long-term school construction financing options.

S2^(PC) Establish school locations and secure developer land dedications for such facilities.

S3^(PC) Establish orderly phasing of schools with residential development that considers district boundaries.

S4^(PC) Require agreements between developers and school districts to specify the method of crafting this orderly development.

Parks and Recreation Facilities

P&R1^(PC) Need to address *acquisition*, construction and operation/maintenance funding options for parks and recreational facilities to ensure the facilities are provided in an acceptable time frame.*

P&R2^(PC) Evaluate use of linear parkways to accommodate small neighborhood parks as well as bike/pedestrian corridors.*

P&R3^(PC) Evaluate use of linear and other park facilities for detention/retention/ponding areas and drainage *and habitat preservation.* *

P&R4 Maximize nearness of residences to green spaces - greenbelts and parks. *

Drainage

D1^(PC) Explore possible integration of the drainage system with linear parkways, bike/pedestrian corridors, and wetlands/habitat preservation program area set-asides.*

D2^(PC) Evaluate options to proposed drainage system financing.*

Flood Controls

F1^(PC) Identify proposed timeline for obtaining flood protection.*

F2^(PC) Identify financing options for proposed flood control program.*

F3^(PC) Integrate flood control program with drainage system and wetlands/habitat preservation programs.*

FC4 Evaluate alternatives to the plan for 14 miles of drainage ditches with chain link fences. Obtain expert "second opinion" on city's and developers' drainage plans. *

Air Quality

AQ1^(PC) Consider the effect of the use of alternative modes of travel on air quality.*

Historic Preservation

H1 Identify measures to assure preservation of historic Witter Ranch.

Landscaping

L1 Develop standards for low-water landscaping and permeable parking area ground cover.

L2 Develop standards for land uses in greenbelts.

Energy Efficiency

En1 Develop energy efficiency standards for building construction.

Budget Estimate: Planning Principles Process

● **Planning Principles Process*:**

-	Consultant Assistance	\$60,000
-	Meeting Facilitator	<u>\$15,000</u>
		\$75,000

* Cost does not include City staff time.

● **Environmental Review Process:**

-	Consultant Assistance and City staff time.	\$150.00 - \$300,000
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DM:ei\budget.dm

Estimated City Staff Time Commitments: Planning Principles Process

- City Manager Representative: 120 Hours
- Department Directors (Total): 200 Hours
 - Public Works: 45
 - Planning and Development: 60
 - Parks and Community Services: 25
 - City Attorney: 30
 - City Treasurer: 20
 - Finance: 20
- Assigned City Staff (Total): 3,145
 - Public Works (Total): 675
 - Office of the Director: 225
 - Office of Engineering and Transportation: 225
 - Office of Utility Services: 225
 - Planning and Development: 2,300
 - Planning Division: 2,000
 - Environmental Services Division*: 220
 - Administration: 80
 - Parks and Community Services: 50
 - City Attorney's Office: 60
 - City Treasurer: 30
 - Finance: 30

* *An additional 2 to 650 hours (varies with level of environmental review) will be required to prepare the environmental document.*

DM:ei\time.dm2



~~9.4~~
~~9.2~~
9.1

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

new report coming October 22, 1991

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: NORTH NATOMAS PLANNING PRINCIPLES WORK
PROGRAM (M91-021)

LOCATION: NORTH NATOMAS COMMUNITY
COUNCIL DISTRICT 1

SUMMARY

At its meeting on September 3, 1991, the City Council adopted Resolution No. 91-702 approving the Planning Principles process to address a list of development-related topics associated with the North Natomas Community Plan and processing of applications. Staff was also specifically directed to report back to Council with a work program, including schedule, cost estimate and funding options for the Planning Principles Process.

This staff report responds to the request of the City Council by providing a recommended work program for the Planning Principles process which will be initiated by staff immediately following Council's approval.

COMMISSION ACTION

On October 10, 1991, the Planning Commission voted with 7 ayes, 0 noes, and 2 absent to approve the staff recommendation with the understanding that Planning staff will expedite the work identified in the program and that an independent, objective, oversight person and is required to monitor and be responsible for the day-to-day activities of the Planning Principles process. The Planning Commission further noted that the organizational framework shown in Exhibit B-1 better reflects this recommendation.

M90-021

CONTINUED
FROM 10-22-91
TO 10-29-91

CONTINUED
FROM 10-29-91
TO 11-5-91

RECOMMENDATION

Planning staff and the Planning Commission jointly recommend that the City Council, by resolution, approve the work program and the proposed funding mechanism for the Planning Principles process.

Planning staff and the Commission do, however, differ on the organizational framework for the Planning Principles process.

In this regard, Planning staff recommend the organizational framework as illustrated in Exhibit B. This exhibit appropriately reflects an organizational framework necessary to facilitate decisionmaking among various City Departments in order to arrive at a unified City position on development-related topics associated with the North Natomas Community Plan.

Both the Planning Commission, testimony provided by the North Natomas Landowners Association and the material provided by ECOS (contained in Exhibit E) recommend an organizational framework for the Planning Principles process as illustrated in Exhibit B-1. From the perspective of the Commission and these interest groups, this exhibit illustrates an organizational framework that appears less bureaucratic and fosters a direct working relationship with the City Manager's office and/or his representative.

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BACKGROUND

At the August 15, 1991 Planning Commission meeting, Planning staff recommended approval of a summary list of issues affecting development in North Natomas and utilizing the Planning Principles process to address these issues and application

processing. The Planning Commission approved the staff recommendation and included as part of their motion that two commissioners be included as participants in the working group to develop the Planning Principles.

On September 3, the City Council similarly approved the Planning Principles approach with Historic Preservation as an additional topic to be addressed during the process. The Council directed staff to report back with a more detailed work program, schedule and funding options for the Planning Principles process.

Work Program

Development of the work program for the Planning Principles process was guided by five criteria previously presented by staff at the Commission and Council meetings:

- (1) Discussion of policy issues must precede project applications.
- (2) Orient the process to resolve issues related to development that were either not resolved with the Community Plan or are new issues that have arisen since the Plan's adoption.
- (3) Plan amendments must be considered in a comprehensive manner (including those that are project specific) and not addressed on a piecemeal basis.
- (4) Process should proceed in an expeditious manner.
- (5) Allow opportunity for public review and comment at specific milestones during process.

The work program initiating the process is focused to resolving in an expeditious manner the following list of topics approved for study by the Council:

- Land Use
- Transportation
- Air Quality
- Wetlands and Habitat Mitigation
- Development Guidelines
- Phasing
- Financing Plan
- Schools
- Parks and Recreation Facilities
- Drainage and Flood Control
- Historic Preservation

The recommended work program for the Planning Principles process is attached as Exhibit "A". The work program will be guided by the following objectives:

- To develop an updated set of cohesive Planning Principles to guide development in the North Natomas Community Plan (NNCP) area in a manner consistent with the adopted General and Community Plan goals.
- To translate existing General and Community Plan policies into a workable set of Principles and guidelines that would demonstrate how these policies should be applied to projects as well as related programs that assist in plan implementation and development.
- To provide a comprehensive, as opposed to a piecemeal/approach, that resolves issues to move development forward in North Natomas.

Exhibit "B" illustrates a general organizational framework for the Planning Principles process as described in more detail in the work program. As shown in the exhibit, the City Manager's office will designate a staff person to facilitate decision making and conflict resolution. A Management Committee, composed of Departmental Directors, will be formed to review the Planning Principles and provide direction to City staff during the process timeframe.

The Planning Division will be the lead staff in administering the day-to-day activities of the Planning Principles process for the City Manager's office. The Planning Division will direct the process and coordinate the efforts of City staff and act as staff for the Management Committee. Various City departmental staff will participate in a staff committee whose purpose will be to develop a preliminary set of Planning Principles, consult together to respond to comments and formulate a staff recommendation to the Management Committee.

Outside agency participation will occur through an existing Technical Advisory Committee (TAC) on North Natomas. This TAC will be reorganized to include a broader representation of agencies affected by the development of North Natomas.

A working group of property owners, community and special interest groups, as well as two City Planning Commissioners will also be organized to review, confer, and advise on the proposed Planning Principles developed by City staff.

Exhibit "C" illustrates conceptually the flow of information between the various committees and reports back to the Planning Commission and City Council. It is the intent of staff to involve appropriate City and outside local agency staff in the Working Group and reports back to the Commission and Council as necessary for the topics under discussion.

Schedule

Exhibit "D" presents the estimated time schedule (including anticipated key milestone dates) which will be required to implement the Planning Principles process. The schedule portrays a process that at maximum may require approximately 22 months (including environmental review) from beginning to end. Prior to City Council

consideration of a composite plan and specific land use applications, staff envisions the development of the Planning Principles to involve a four month process resulting in a final report. Once direction is given by the Commission and Council to the final report containing the recommended Planning Principles, the schedule for reviews and approvals of the composite plan/project applications and implementing programs may take up to another eighteen months. The length of this period will be dependent upon the level of environmental review required.

All elements of the work program will be conducted by staff in an expeditious manner, with an emphasis on proceeding simultaneously and on parallel tracks whenever possible (particularly with environmental review and implementation program requirements). The exception, however, will be the continued processing of all land use applications. Staff proposes holding these applications in abeyance for an estimated four months until completion of the Planning Principles and conceptual approval is given by the Commission and Council.

Environmental Review

The scope of the environmental review for the Planning Principles will be determined once the Planning Commission and Council have reviewed the proposed Principles, and given staff comment and direction at the conclusion of the four month process.

Environmental documents for the Planning Principles and each project can be prepared concurrently.

Topics Outside City Control

Several topics identified in the work program to be addressed by the development of specific Planning Principles are outside the immediate control of City staff. The resolution of these topics may, depending upon the individual circumstances, shorten or lengthen the entire process. The following are some examples of topics outside immediate City staff control:

- Wetland/Habitat Conservation Programs to address the secondary impacts of regional flood control projects (federal and state agencies and SAFCA).
- Conditions imposed upon the City's recommended Drainage System design (federal Army Corps of Engineers).
- Air Quality mitigation strategies/programs (Sacramento County AQMD).
- Light rail and bus service plans (Regional Transit).
- Level of and nature of school facility funding. (State, school districts and development community).

- Metro Airport flight paths and noise contours (Sacramento County Department of Airports and FAA).
- Draft Sacramento County General Plan Update and designations of urban service and policy boundaries (Sacramento County Planning).
- Settlement Agreement provisions in regards to housing units-to-jobs ratio, design of North Natomas infrastructure (including roadways), minimization of impacts upon South Natomas (City of Sacramento, property owners, ECOS, NCA, SOCA and Sierra Club).

Also, the schedule presented in Exhibit "D" identifies about a four month period for the property owners to prepare a composite plan (as well as their individual project applications). Whether this timeframe can be adhered to by this group is, of course, incumbent upon a number of individual actions beyond City staff control.

Position of Interest Groups

Staff has met with both the North Natomas Landowners Association Executive Committee and the Environmental Council of Sacramento (ECOS) Board of Directors in an effort to get their input on the proposed work program for the Planning Principles process.

The Executive Committee for the Landowners Association believe that a strong manager is required to make the Planning Principles process work with policy-level decisions made in a timely fashion. From their perspective the process as illustrated in Exhibit B, is more bureaucratic than earlier discussions with staff lead them to believe. The property owners believe the process should be simplified or they might not participate further. The Committee is also concerned about the Planning Division's presumption about the need for an EIR since the property owners do not foresee any fundamental changes to the adopted Community Plan. The property owners believe that the Principles should be considered enhanced mitigation measures, thereby, alleviating the need for such a document.

ECOS is concerned with the recommendation that the composite plan be prepared by the property owners at the conclusion of the four-month process. ECOS recommends that the working group be continued after the end of the 4-month Planning Principles process to provide a forum to review the proposed composite plan and individual project applications. Also, ECOS has provided some suggested additions and comments on the North Natomas Work Program. These comments are contained in Exhibit "E" and propose several new topics to be added to the Work Program.

FINANCIAL DATA

Exhibit "F" identifies the proposed budget for the Planning Principles process and environmental review. To accomplish a portion of the North Natomas planning work identified in Exhibit "A", a consultant budget of \$75,000 is necessary (excludes

Environmental Review costs). This budget was approved by the Council at their September 24, 1991 meeting as part of Resolution No. 91-751 approving the Department of Planning and Development's priority list and timelines for consultant studies. \$50,000 of this consultant budget will come from the condition of approval imposed on the Coca Cola/Raley's project in North Natomas. The remaining \$25,000 would come from the Planning Division's professional services budget for FY 1991-92.

The City's work effort in developing the Planning Principles will be supplemented by assistance from property owners through their consultants and the volunteer efforts provided by participating community/special interest groups. The work program also assumes that other local agencies will provide the resources and staff necessary to support their roles and responsibilities within the schedule for the program.

The work program assumes the following time commitments during the 4-month planning process on the part of affected City staff as reflected in Exhibit "G". These staff assignments could be temporarily absorbed in existing departmental operating budgets at the expense of other projects. This will require that each Department pay the costs of this front-end work, since any reimbursement will occur after-the-fact. Reimbursement of the costs to develop the Planning Principles is recommended by staff. Reimbursement of these costs is recommended to be paid by fees collected at the time development applications are filed. A surcharge would be added to cover each applicant's fair share of City staff costs incurred in preparing the Planning Principles.

The Environmental Services Division (ESD) does not propose to apply a surcharge. Rather, the property owners with applications will pay the costs up-front for ESD participation in the Planning Principles process plus preparation of the environmental documents. No after-the-fact reimbursement is proposed. Because the Principles are not presently defined, the cost and nature of the environmental review is very difficult to determine. Depending upon the level of environmental review, the cost may vary from \$150.00 to \$300,000. It is the intent of ESD to prepare the Principles and private project's environmental review concurrently, with the cost of the review for the Principles addressed to those projects simultaneously being processed.

POLICY CONSIDERATIONS

The recommended work program responds to direction given by Council at its September 3, 1991 meeting, to prepare a detailed work program, schedule, and identification of various funding options for the Planning Principles process.


A policy issue for Council consideration, however, is the reimbursement of City staff costs incurred during the Planning Principles process. Staff recommends that reimbursement of these costs be covered by a surcharge to the fee revenues collected from private applications. Precedent exists for this funding approach. The Community Plan policies state that all property owners in North Natomas be required to reimburse the City in an equitable manner for all planning expenses incurred in

developing the Community Plan and related implementation documents. Development of the Planning Principles is considered by staff as a necessary step in implementing the adopted Community Plan policies. Payment of these costs is a condition specified in Section 304 of the Development Agreements. The Agreements require each developer to pay its pro-rata share of such expenses imposed by Section 401 of the "Procedural Resolution" at the time of application for a Special Permit or Tentative Map, as a condition to their approval.

MBE/WBE EFFORTS

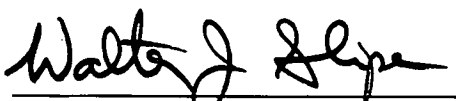
Every effort will be made to reach the City's MBE/WBE goals.

Respectfully submitted,



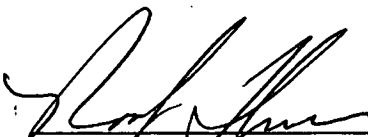
Gary Stonehouse,
Planning Director

Recommendation Approved:



Walter J. Slipe
City Manager

Approved:



Robert Thomas, Acting Director *mk*
Planning and Development

Contact Persons:

Art Gee, Principal Planner
David M. Melko, Senior Planner
(916) 449-5381

For City Council Meeting of
October 22, 1991

AG:DM:ei\11-10-3.cc

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING THE WORK PROGRAM FOR THE NORTH NATOMAS PLANNING PRINCIPLES PROCESS

WHEREAS, the City Council at its September 3, 1991 meeting, approved by resolution, the Planning Principles process to address topics related to development and application processing in the North Natomas Community Plan area; and

WHEREAS, the City Council at said meeting directed to staff to prepare a detailed work program, including schedule, cost estimate and funding options for the Planning Principles process; and

WHEREAS, the City Council at its September 24, 1991 meeting, approved by resolution, a consultant budget of \$75,000 to accomplish a portion of the North Natomas planning work as part of the Department of Planning and Development's priority list and timelines for consultant studies.

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

1. That the work program for the Planning Principles Process identified in Exhibits "A", "B", "C" and "D" are hereby approved.
2. That the proposed reimbursement funding mechanism to cover each applicant's fair share of City staff costs incurred during the Planning Principles process is hereby approved.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Work Program: North Natomas Planning Principles Process

- Objectives:
- To develop an updated set of cohesive Planning Principles to guide development in the North Natomas Community Plan (NNCP) area in a manner consistent with the adopted General and Community Plan goals.
 - To translate existing General and Community Plan policies into a workable set of principles and guidelines that would demonstrate how these policies should be applied to projects as well as related programs that assist in plan implementation and development.
 - To provide a comprehensive, as opposed to a piecemeal approach, that resolves issues to move development forward in North Natomas.

Task 1.0: Organizational Framework

1.1 Assignment of Staff to the Following Committees:

- City Manager designates a staff person from that office to facilitate decisionmaking and conflict resolution.
- A Management Committee will be formed to review proposed Planning Principles and provide direction to staff during process timeframe; the Management Committee will be composed of directors from the following Departments:
 - Public Works
 - Utilities
 - Planning and Community Development
 - Parks and Community Services
 - City Attorney
 - City Treasurer
 - Finance
- The Planning and Development Department will coordinate efforts of City staff, outside agencies, property owners and community/special interest groups in the preparation, review, and comment of the Planning Principles. The Planning Department will also staff the Management Committee.
- A Staff Committee composed of designated representatives from each of the abovea Departments will develop a preliminary set of Planning Principles for Management Committee review; consult together to

respond to comments; and formulate staff recommendations/positions for Management Committee consideration; the staff committee will be composed of representatives from the following Divisions:

-Public Works:

- Development
- Engineering
- Transportation

-Utilities

- Flood and Sewer Control

-Planning and Development:

- Planning
- Environmental Services

-Parks and Community Services:

- Administration

-City Attorney:

- Senior Deputy and Deputy City Attorney

-City Treasurer:

- Deputy City Treasurer

-Finance:

- Administration

1.2 Consultant Assistance

- Consultant assistance will be used to:
 - Evaluate land use along the future light rail alignment and bus corridors;
 - Review the Settlement Agreement and Development Agreements; and
 - Prepare appropriate environmental review documents.
- Facilitator for Working Group meetings.

1.3 Outside Agency Participation

- Utilize the North Natomas Technical Advisory Committee (TAC) as the forum for City Staff Committee representatives and technical counterparts from other local agencies to review, confer and advise on proposed Planning Principles.
- Participation of other local agencies to include:
 - Regional Transit
 - Sacramento County:
 - Public Works
 - Planning
 - Regional Sanitation
 - Air Quality Management
 - Airports
 - School Districts:
 - Natomas Union
 - Rio Linda Union Elementary
 - Robla Elementary
 - Del Paso Heights Elementary
 - Grant Joint Union High School
 - Utilities:
 - SMUD
 - Pacific Bell
 - PG & E
 - Sacramento Cable
 - Cellular
 - Sacramento Area Flood Control Agency
 - Reclamation District 1000
 - Natomas Central Mutual Water Company

1.4 Planning Principle "Working Group"

- Organize a "Working Group" as the forum for City staff representatives, designated property owners and local interest groups to review, confer and advise on proposed Planning Principles.
- Participation in the "Working Group" to include:
 - Property Owners: - Natomas Landowners Association

- Community and Special Interest Groups: - Settlement Group parties (i.e. ECOS, SOCA, NCA, and Sierra Club)
- City Planning Commission representation: Two Planning Commissioner's.
- City Council District No. 1 and No. 2 representation (as process observers): Administrative Assistants.
- City staff and outside agency participation: Dependent upon particular topic being addressed.

Task 2.0: Meetings

2.1 City Staff Meetings.

- Staff Committee meetings are held on a weekly basis on Fridays: 9-10 a.m.

11-1 / 11-8 / 11-15 / 11-22 / 12-6 / 12-13 / 12-20 / 1-3 / 1-10 / 1-17 / 1-24

- Management Committee meetings are held on a bi-weekly basis on Wednesday: 4-5 p.m.

10-23 / 11-6 / 11-20 / 12-11 / 1-15 / 1-29

2.2 North Natomas Technical Advisory Committee Meetings

- TAC meetings are held on a bi-weekly basis on Wednesday (alternate weeks): 3:30 - 5 p.m.

10-30 / 11-13 / 11-27 / 12-4 / 12-18 / 1-8 / 1-22

2.3 "Working Group" Meetings

- Meetings are held on a bi-weekly basis on Wednesday (alternate weeks): at 5:30 - 7:30 p.m.

10-30 / 11-13 / 11-27 / 12-4 / 12-18 / 1-8 / 1-22

2.4 Presentation Meetings

- Presentation meetings will be made at key points in the process to the CPC and City Council; to provide a staff status report; to encourage public review/input from non-participants in the process and give the opportunity for decisionmakers to discuss issues and provide direction to staff:
 - CPC Special meeting:
 - Information: 11-7 / 12-5 / 1-6
 - Conceptual Approval
(i.e. recommend direction to City Council): 2-6
 - City Council meeting:
 - Information: 11-19 / 12-10 / 1-21
 - Conceptual Approval (i.e. provide direction to staff): 2-18

2.5 Typical Agenda Format: North Natomas TAC and Working Group Meetings

- Establish ground rules (at Kickoff meeting)
- Summary of prior meeting (per synopsis)
- Update - status reports (TAC and/or Working Group, CPC, City Council etc.)
- Review/discuss proposed Planning Principles by groups of topics.
- Q & A/Clarification
- Recommendations/Contingencies
- Actions to be taken
- Summary/wrap up

2.6 Typical Meeting Products

- Introductory handout - describing project/schedule (first series of meetings/briefings only)

- Informational bulletins (periodic distribution to targeted groups/individuals/agency staff)
- Meeting Agendas
- Meeting Synopsis
- Preliminary, draft and final Planning Principles report.

Task 3.0: Application Processing

- Applications filed prior to October, 1991:
 - Request applicants to submit a letter indicating an agreement to the "time-out" approach and that processing of their applications during the Planning Principles process will be limited to preparatory work for the environmental document and analysis.
- Applications filed after October, 1991:
 - City staff proposes the "time-out" approach in the processing of all land use applications within the Community Plan boundaries until completion (i.e. conceptual approval by City Council) of the Planning Principles process.
 - Distribute notice to this effect to all property owners within Community Plan area.

Task 4.0: Topic Identification

- Recommend topic groupings to facilitate expeditious review of proposed Planning Principles (i.e. interrelationship and sensitivity of one topic upon another? can topics be addressed collectively? does one topic have priority over another?).
- Topics to be addressed through development of specific Planning Principles including (but not limited to) the following elements:
 - Land Use
 - Examine appropriateness of residential land use west of I-5 due to the potential for conflict with airport noise.

- Examine requests to modify the acreage distributions for low, medium and high density residential uses.
- Adjust residential densities and building intensities near planned transit stops to provide support for extension of such services.
- Evaluate the appropriateness of 1,300 acres for MRD-20 use.
- Re-examine floor area limitation for light industrial areas based on employee generation.
- Examine the type, mixture, and appropriate size of commercial uses necessary to serve the population densities proposed in the Community Plan area.

- Transportation

- Establish light rail and bus transit corridors and explore financial means to expedite extension of services.
- Review street standards and patterns to further promote livable neighborhoods and pedestrian/bicycle use and transit service.

- Air Quality

- Consider the effect of the use of alternative modes of travel upon air quality.
- Consider proposed indirect source review rule's impact on land use plans.

- Wetland and Habitat Mitigation

- Establish program to address loss/preservation of wetlands and wildlife habitats.
- Examine a drainage plan which incorporates detention/retention and multi use.

- Development Guidelines

- Revise development guidelines to address increased emphasis on transit and pedestrian orientations, less water consumption, more affordability in and design of housing.

- Phasing

- Consider the elimination of phasing tied to the sports stadium and consider alternative phasing strategies to accomplish orderly and timely growth.
- Examine the impact upon residential development in the North Sacramento Community Plan area.

- Financing Plan

- Define the basic infrastructure components and priorities to be included in the Financing Plan.

- Schools

- Address both interim and long-term school construction financing options.
- Establish school locations and secure developer land dedications for such facilities.
- Establish orderly phasing of schools with residential development that considers district boundaries.
- Require agreements between developers and school districts to specify the method of crafting this orderly development.

- Parks and Recreation Facilities

- Address construction and operation/maintenance funding options for parks and recreational facilities to ensure the facilities are provided in an acceptable time frame.
- Evaluate use of linear parkways to accommodate small neighborhood parks as well as bike/pedestrian corridors.

- Evaluate use of linear and other park facilities for detention/retention ponding areas and drainage.
- Evaluate use of buffers.
- Drainage and Flood Control
 - Explore possible integration of the drainage system with linear parkways, bike/pedestrian corridors, and wetlands/habitat preservation program area set-asides.
 - Evaluate options to proposed drainage system financing.
- Historic Preservation
 - Identify measures to preserve historic Witter Ranch.

Task 5.0 Planning Principles Report

- Agree upon terminology (definitions)
- Identify per topic category:
 - General and Community Plan goals and policies
 - DEIR mitigation measures and findings
 - Development Agreement Special Conditions
- Translate goals and policies etc. into more specific Principles and guidelines (including criteria) on basis of topics previously identified.
- Prepare Planning Principles Report (draft and final) which will serve as planning guidelines that implement and supplement Community Plan goals and policies.
- Seek conceptual approval of report by CPC and City Council to move forward to detailed project planning and program/environmental review stages.

Task 6.0 Implementation Documents

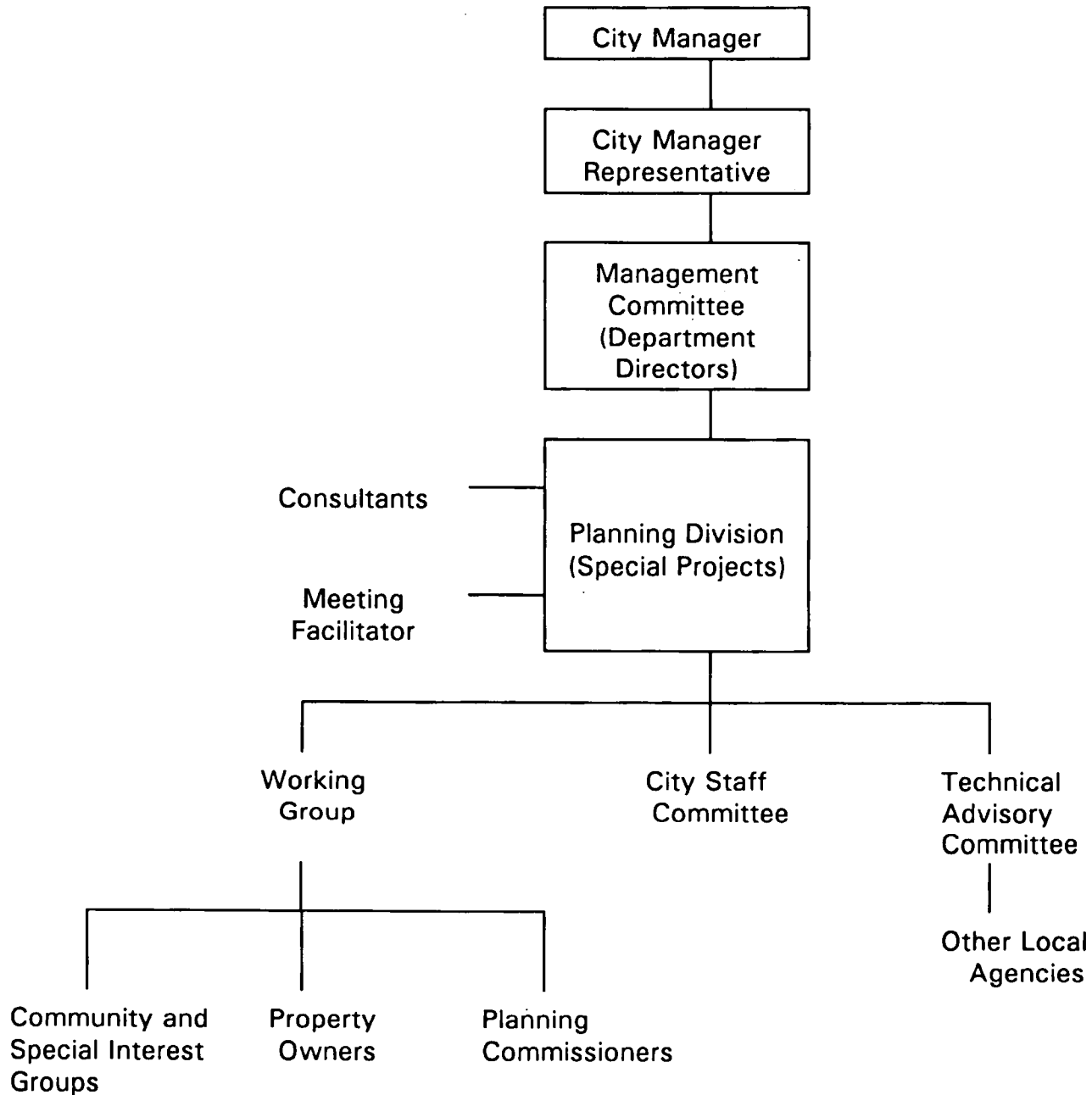
- Prepare project description (i.e. a Composite Development Plan for North Natomas projects and implementing programs) with enough detail to meet environmental review requirements of CEQA:
 - schematic plans/graphics
 - text which includes supporting analysis/justification as to how project conforms to Planning Principles.
- Prepare proposed Community Plan amendments, Zoning requirements, and applicable implementing programs.

Task 7.0: Environmental Review

- Define scope for environmental review of Planning Principles, composite plan/projects and programs at conceptual approval stage.
- Environmental review may include, but not limited to, the following elements:
 - Initial scoping
 - Data gathering
 - Existing conditions
 - Setting/project description (composite plan and individual project applications).
 - Formation of assumptions.
 - Definition of alternatives.
 - Analysis of specific impacts/cumulative impacts
 - Preparation of DEIR
 - Presentation at public hearings
 - Identification of mitigation measures for all impacts.
 - Response to public comments
 - Prepare FEIR
 - Develop Findings of Fact/Overriding Considerations
 - Develop Mitigation Monitoring Program

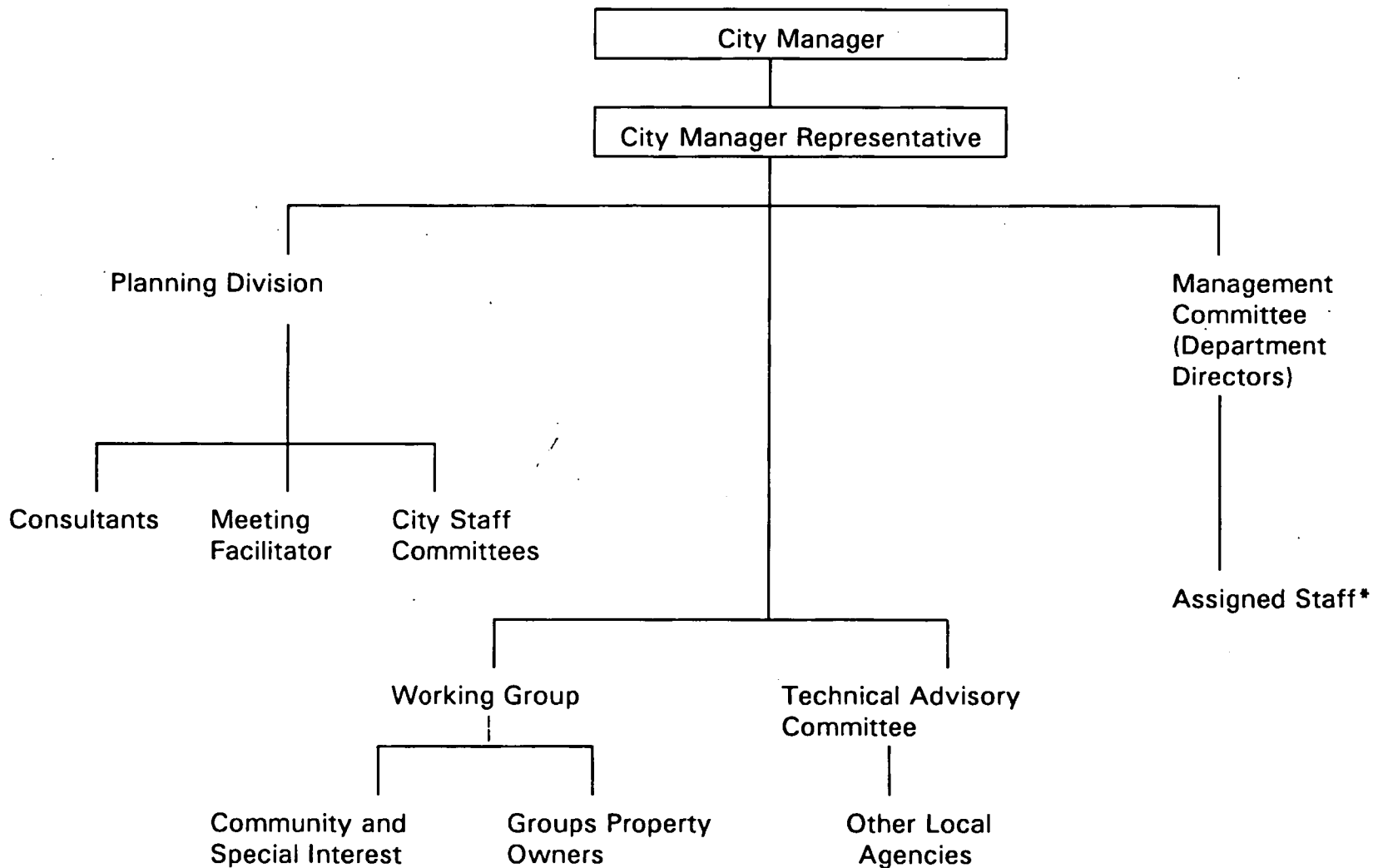
PLANNING PRINCIPLES

-Organizational Framework-



PLANNING PRINCIPLES

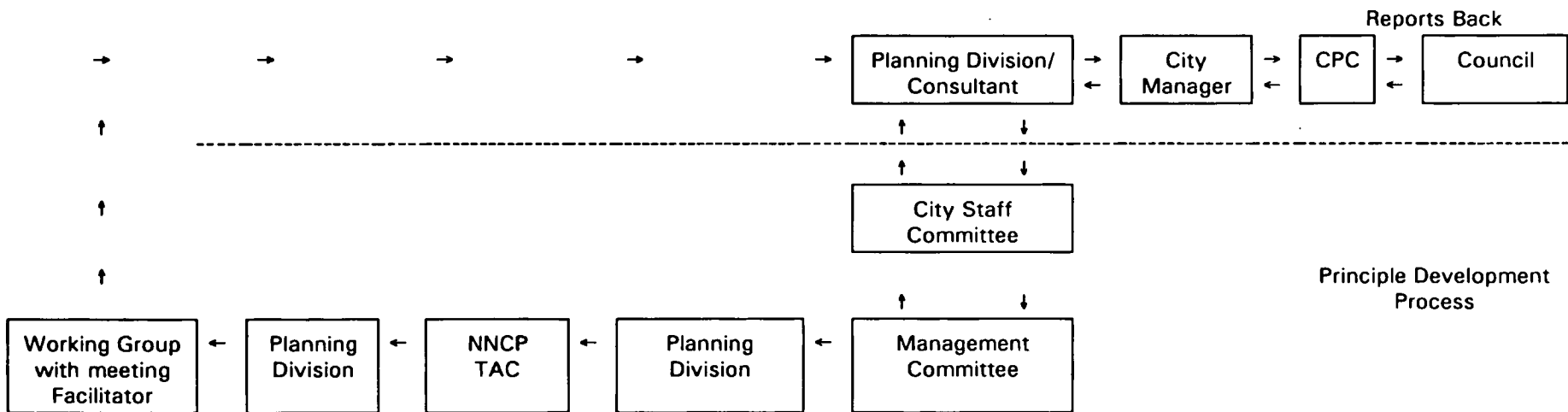
-Organizational Framework Recommended by Planning Commission-



* Assigned to City Staff Committee

PLANNING PRINCIPLES

-Information Flow-



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Schedule for "Planning Principles" Process

- CPC Action on work program for Planning Principles: 10-10
- City Council Action on work program for Planning Principles: 10-22
- Management and staff committee meetings to review Planning Principles: Between 10-30 to 2-18
- North Natomas Technical Advisory Committee meetings to review Planning Principles: Between 10-30 to 1-22.
- Working Group meetings to review Planning Principles Report: Between 10-30 to 1-22.
- Presentation meetings:
 - CPC: 11-7 / 12-5 / 1-16
 - City Council: 11-9 / 12-10 / 1-21
- Seek Conceptual Approval:
 - CPC: 2-6
 - City Council: 2-18
- Property owners prepare project description of Composite Plan (including individual projects) and implementing programs: Between 1-15 to 6-1
- Staff Preliminary Reviews: Between 6-1 to 9-1
- Update Infrastructure Programs/Financing Plan: Between 1-15 to 6-1
- Environmental Determination/Review: Between 5-1-92 to 7-1-93

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October 10, 1991

ECOS and Sierra Club Comments and Suggested Additions for North Natomas Planning Principles Work Program

Response to City Staff's "North Natomas Planning Principles Work Program
(M91-021) October 10, 1991."

Tom Whitney

Vice President of the Environmental Council of Sacramento; Secretary, Sacramento Valley Group of the Sierra Club

There's Going to Be a Lot of Work !

As participants in this consensus-building process who are volunteers we appreciate that many of the meetings have been scheduled for mid afternoon and early evening. This will facilitate our participation. But there will be much work in between sessions.

Compared with the development firms' five or more consultant groups and law firms and City and other agency staff, and all the Department Head greybeards (smile!), our citizen group feels like a blindfolded, one armed paper hanger. And we're worried that we're going to get overrun.

Our side could use a full time person to keep up with the process - if we win the lottery, I guess. Our meager treasury doesn't cover making funds available for full-time staff to assist developers or the city to achieve speeded-up timelines to achieve development approvals.

The fascinating challenge is to come up with a new way of configuring developments and identifying planning standards that will minimize the range of environmental impacts. As a practical matter this will require that we drop our customary defenses and take the time together to explore thorny issues that are difficult to solve. That kind of thing always takes time.

I suggest that the seven scheduled two-hour meetings of the Working Group may not be sufficient to do this. Let's see, that's 14 total hours to reach consenses on the 42 items, so far; 20 minutes per item. Give each group - City staff, developers, and our citizen group - five minutes to present their positions on each issue, that leaves five minutes for discussion, during which time we are to break through old ways of looking at things, brainstorm, draw sketches, synthesize, formulate, examine advantages and disadvantages, reach agreement on new approaches and write them down concisely. In five minutes! I see no alternative but to do a lot more talking with the developer side and City staff in between meetings to move things along.

We'll try to make the best of it.

How Can We Make These Words Count?

As we read the North Natomas Community Plan, there are many fine sounding principles in it, echoing words we have traded back and forth thus far in our current "dialogue." It has also been pointed out that South Natomas was supposed to be a transit oriented community, with bike-ways and parks, good bus service, etc., but it hasn't turned out as the plan intended.

In our response to the Landowners Association we tried to go beyond generalities to the specific, seomthing measurable, quantifiable, and will continue in this direction, ending up with something like performance standards. And we'll want to reach a consensus in defining terms.

The Map is the Thing

But in the development business, our experts tell us, the map is the thing that counts most. So we are concerned about the "Composite Development Plan," Task 6 on page 9, that is to be

developed *after* this process is finished and our Working Group disbanded.

Just as anyone who has ever prepared a first draft of anything knows, colleagues often seize the opportunity to critique the draft extensively. We think that working out the details of the map is probably the central task of the effort, and so replied to Theresa Stamey, representing Mike Winn, that we thought it would be useful to have a (first) draft composite map early in the process, reflecting developer plans at this stage, as long as they would be open to revisions after we all (everybody, collectively) have applied our wisdom to come up with the best ideas to mitigate the environmental impacts of developing this 9,000 acres of farmland.

So besides working out schematic details as we go along in the process, we would also like some opportunity to participate in shaping the Composite Plan. In late December or early January we would like to do an all-day-Saturday-half-of-Sunday workshop session to come up with our own version of a Composite Map. Then perhaps we can do a Dueling Maps session during a Working Group session or two late in the process. Of course, maps at that will point will still be conceptual, but the details will have been worked out to a fairly good level of detail.

Tough, Fair, Open-Minded Manager

Item 1.1 We'll need a strong, fair manager with ability to make tough, reasonable decisions and stand firm on issues that cross department lines.

A Few Added Consultant Assistance Items

- Fiscal and Facilities Impact Study

Item 1.2 We are convinced that many public agencies and officials are approving development without being aware of the true costs likely to be borne by all the citizens in their jurisdiction, not only those in the newly developing area. Placer County has been booming, but it is \$8 million or more in debt. Why? We suggest that all the new development there has not been bearing its share of the indirect costs which it has nevertheless caused and must now be paid by all the citizens of the county.

In Placer County such a study was done by Recht Hausrath & Associates of Oakland for perhaps \$18,000 to assess what that county was getting in return for granting the rights to rezone agriculture land for a large development. The answer essentially was that the rest of the county would get virtually nothing but crime, increased traffic and air pollution, overcrowded schools, courts, etc., so the county has decided to assess (yet another) fee, but a necessary one to meet these inevitable costs. It can do this because recently enacted legislation that was AB 1600 allows counties and possibly cities to assess fees for the fiscal impacts of new development on the courts, social welfare system, health facilities, etc. We are aware that nine counties are levying such fees.

- Transit Operations Plan

The current Infrastructure Plan includes funds for purchasing 133 shuttle buses. If such a huge shuttle system were instituted in North Natomas it could cost nearly \$20 million dollars a year to operate. This is clearly a cost that has not been examined, and we feel could be cut dramatically with a realignment of the light rail line, a better plan for RT buses and a rearranging of street patterns. RT planners have pointed out that an Operations Plan would be required, once the light rail, bus and shuttle routes have been identified.

Planning Principle Working Group Doesn't Appear to Have Any Standing to Make Suggestions

- 1.4 Organize a "Working Group" as the forum for City staff representatives to review, confer and advise designated property owners and local interest groups on proposed Planning Principles.

This makes it sound like the staff will merely share with us the principles they have developed, and none of the operative words - "review, confer and advise" - gives any standing to any working group member to propose planning principles! And this is supposed to be one of the most valuable parts of the process! We would propose this change:

- 1.4 Organize a "Working Group" as the forum for City staff representatives to meet with designated property owners and local interest groups to cooperatively formulate, review, confer ~~and advise~~ on proposed Planning Principles.

The Meeting Schedule is O.K. But Could We Have the First Meeting on Oct 23rd, 24th or 28th instead of the 30th?

Process for Suggesting Added Topics

One procedural item that deserves some discussion is how items get added to the list. Our position is that any items any party to the discussions wants to add to it should be accepted. The nature of the process is going to have to involve some flexibility.

Our Suggestions for Added Topics At This Time

On the following pages, sans serif type is unedited language from the City Staff report of October 10. Italic type are ECOS and Sierra Club recommendations. We are only adding to the list, removing nothing.

* The small asterisks indicate the items in the ECOS/Landowners Dialogue paper that relate to the item. With the suggested additions, all the items in the Dialogue paper are included here.

* Large asterisks indicate items in which changes are desired.

Land Use:

LU1. Appropriateness of residential land uses west of I-5 due to the potential for conflict with airport noise.*

LU2. Examine requests to modify the acreage distributions for low, medium and high density residential uses.

* LU3. Adjust residential densities and building intensities, *identify an optimal mix of housing types, and mix of uses* near planned transit stops to provide support for extension of such services.*****

* LU4. Evaluate the appropriateness of 1,300 acres for MRD-20 use; *identify appropriate uses*.*

LU5. Re-examine floor area limitation for light industrial areas based on employee generation.

LU7 Examine the type, mixture and appropriate size of commercial uses necessary to serve the population densities proposed in the Community Plan area.*

- * ***LU8 Evaluate a "Safe Walk to School Program."*****
- * ***LU9 City staff develop language for a general plan amendment to allow mixed use development.****
- * ***LU10 Develop standards for low-water landscaping and permeable parking area ground cover.****
- * ***LU11 Develop standards for land uses in greenbelts.***

Transportation

T1 Establish light rail and bus transit corridors and explore financial means to expedite extension of services.*

- * ***a. Evaluate alternative alignment of light rail being routed north of Del Paso vis a vis its present suggested routing from viewpoint of maximizing ridership.****
 - b. Evaluate scope of shuttle system versus light rail re-alignment and better regular RT bus service.****

T2 Review street standards and patterns to further promote livable neighborhoods and pedestrian/bicycle use and transit service.*

Air Quality

AQ1 Consider the effect of the use of alternative modes of travel on air quality.*

AQ2 Consider the effect of the proposed indirect source rule's impact on land use plans.

Wetlands and Habitat Mitigation

WET1 Establish program to address loss/preservation of wetlands and wildlife habitats.

WET2 Examine a drainage plan which incorporates detention/retention and multi use.

- * ***WET3 Evaluate use of agricultural areas north of Elverta in providing detention / retention of flood and drainage waters. Would this be less costly than using land south of Elverta for such purposes. or diverting water west of I-5?***
- * ***WET4 Examine optimal phasing of project development, and drainage and flood***

*infrastructure to minimize interference with needs for high water levels required for agricultural recirculation in the summer time.**

- * *WET5 Anticipate Inland Surface Water Plan requirements.**

Development Guidelines

D1 Revise development guidelines to address increased emphasis on transit and pedestrian orientations, less water consumption, more affordability in and design of housing.

- * *D2 Develop energy efficiency standards for building construction & siting; look at life-cycle cost analysis.*

Phasing

- * Ph1 Consider the elimination of phasing tied to the sports stadium and consider alternative phasing strategies to accomplish orderly growth, *including transit phasing, jobs/housing balance phasing and phasing of housing types construction.*

Ph2 Examine the impact upon residential development in the North Sacramento Community Plan area.

Financing Plan

- * F1 Define the basic infrastructure components to be included in the Financing Plan. *Include transit infrastructure in capital program.*

Schools

S1 Need to address both interim and long-term school construction financing options.

S2 Establish school locations and secure developer land dedications for such facilities.

S3 Establish orderly phasing of schools with residential development that considers district boundaries.

S4 Require agreements between developers and school districts to specify the method of crafting this orderly development.

- * *S5 Evaluate the potential for consolidating the different school districts out there into one. These overlapping jurisdictions are recipe for educational disaster.*

Parks and Recreation Facilities

- * P&R1 Need to address *acquisition*, construction and operation/maintenance funding options for parks and recreational facilities to ensure the facilities are provided in an acceptable time frame.*

P&R2 Evaluate use of linear parkways to accommodate small neighborhood parks as well as bike/pedestrian corridors.*

P&R3 Evaluate use of linear and other park facilities for detention/retention/ponding areas and drainage.*

- * *P&R4 Define siting, sizing and maintenance policy direction related to small parks and linear parkways**

Drainage & Flood Control

D1 Explore possible integration of the drainage system with linear parkways, bike/pedestrian corridors, and wetlands/habitat preservation program area set-asides.*

D2 Evaluate options to proposed drainage system financing.*

- * *D3 Identify financing options for Natomas portion of proposed flood control program.**
- * *D4 Evaluate alternatives to the plan for 14 miles of drainage ditches with chain link fences. Obtain expert "second opinion" on city's and developers' drainage plans.**

Historic Preservation

- * *H1 Identify measures to assure preservation of historic Witter Ranch.*

September 26, 1991

ECOS Evaluation of North Natomas Development Issues Summary

From City Staff North Natomas Planning Issues/Process (M91-021) September 3, 1991

On the following pages, normal type is language from the City Staff report of September 3; strikethrough are ECOS recommendations; italic are ECOS/SC recommended additions.

(PC) means it is/was a Planning Commission Recommendation.

Asterisks indicate ECOS concerns that would be covered in a particular item.

In formulating and choosing alternative processes designed to address development-related issues and project application processing, consideration was given by staff to five criteria:

1. Policy issue discussion must precede project application discussion.
2. Per City Council direction, the process must be oriented to resolving issues related to new development (*issues?*) that were either not resolved within the Community Plan or are new issues that have arisen since the Plan's adoption in May, 1986.
3. Plan amendments must be considered in a comprehensive manner (including those that are project specific) and not addressed on a piecemeal basis.
4. The process should proceed in an expeditious manner.
5. Allow the opportunity for public review and comment at specific milestones during the process.

Ground Rules & Assumptions:

GR&A1. We will keep the same numbers of people and jobs as indicated in the plan?

Land Use:

LU1. Appropriateness of ~~residential~~ land uses west of I-5 due to the potential for conflict with airport noise.*

LU2. Evaluate requests to modify the acreage distributions for low, medium and high density residential uses.

LU3. Evaluate ~~Direction from City Council to adjust~~ residential densities, *optimal mix of housing types, building intensities, an affordability strategy and mix of uses* near transit stops to provide support for extension of such services.*****

LU4. Evaluate the appropriateness of 1,300 acres for MRD-20 use; *identify appropriate uses.**

LU5. Re-examine floor area limitation for light industrial areas based on employee generation.

*LU6. Evaluate and define optimum mix, proximity and location of commercial, retail, light industrial and residential uses and intensities. *****

LU7^(P) Examine the type, mixture and appropriate size of commercial uses necessary to serve the population densities proposed in the Community Plan area.*

*LU8 Evaluate a "Safe Walk to School Program." ***

*LU9 Develop language for a general plan amendment to allow mixed use development.**

Transportation

T1 ~~Reevaluate Establish~~ light rail and bus transit corridors and issues and identify ~~explore~~ financial means to expedite extension of services.*

*a. Evaluate alternative alignment of light rail being routed north of Del Paso vis a vis its present suggested routing.**

*b. Evaluate scope of shuttle system versus light rail re-alignment and better regular RT bus service.**

T2 Review street standards and layouts to further promote livable neighborhoods and pedestrian/bicycle use and transit service.*

Wetlands and Habitat Mitigation

WET1 Need for program to address loss/preservation of wetlands and wildlife habitats.

WET2 Coordinate with SAFCA study to define habitat preservation areas.

WET3 Examine a drainage plan which incorporates detention/retention and multi use.

*WET4 Evaluate use of agricultural areas north of Elverta in providing detention /retention of flood and drainage waters.**

*WET5 Examine optimal phasing of drainage and flood infrastructure to minimize interference with needs of agricultural recirculation in the summer time.**

*WET6 Anticipate Inland Surface Water Plan requirements.**

Development Guidelines

D1 Revise development guidelines to address increased emphasis on transit and pedestrian orientations, less water consumption, more affordability in and design of housing.

Phasing

Ph1 *Examine appropriateness* ~~Elimination of phasing tied to stadium and consider need for phasing~~ to accomplish orderly and timely growth.

- A. *Stadium*
- B. *Transit phasing*
- C. *Phasing of housing type construction*
- D. *Jobs/housing phasing issues*

Financing Plan

F1 ~~Proceed with approval of the basic infrastructure components of the~~ *Define infrastructure design direction and identify* Financing Plan and refine remaining infrastructure components and financing measures to reflect plan ammendments.

F2. *Include transit infrastructure in capital program.*

Schools

S1^(PC) Need to address both interim and long-term school construction financing options.

S2^(PC) Establish school locations and secure developer land dedications for such facilities.

S3^(PC) Establish orderly phasing of schools with residential development that considers district boundaries.

S4^(PC) Require agreements between developers and school districts to specify the method of crafting this orderly development.

Parks and Recreation Facilities

P&R1^(PC) Need to address *acquisition*, construction and operation/maintenance funding options for parks and recreational facilities to ensure the facilities are provided in an acceptable time frame.*

P&R2^(PC) Evaluate use of linear parkways to accommodate small neighborhood parks as well as bike/pedestrian corridors.*

P&R3^(PC) Evaluate use of linear and other park facilities for detention/retention/ponding areas and drainage *and habitat preservation.* *

P&R4 Maximize nearness of residences to green spaces - greenbelts and parks. *

Drainage

D1^(PC) Explore possible integration of the drainage system with linear parkways, bike/pedestrian corridors, and wetlands/habitat preservation program area set-asides.*

D2^(PC) Evaluate options to proposed drainage system financing.*

Flood Controls

F1^(PC) Identify proposed timeline for obtaining flood protection.*

F2^(PC) Identify financing options for proposed flood control program.*

F3^(PC) Integrate flood control program with drainage system and wetlands/habitat preservation programs.*

FC4 Evaluate alternatives to the plan for 14 miles of drainage ditches with chain link fences. Obtain expert "second opinion" on city's and developers' drainage plans. *

Air Quality

AQ1^(PC) Consider the effect of the use of alternative modes of travel on air quality.*

Historic Preservation

H1 Identify measures to assure preservation of historic Witter Ranch.

Landscaping

L1 Develop standards for low-water landscaping and permeable parking area ground cover.

L2 Develop standards for land uses in greenbelts.

Energy Efficiency

En1 Develop energy efficiency standards for building construction.

Budget Estimate: Planning Principles Process

- **Planning Principles Process*:**

-	Consultant Assistance	\$60,000
-	Meeting Facilitator	<u>\$15,000</u>
		\$75,000

* Cost does not include City staff time.

- **Environmental Review Process:**

-	Consultant Assistance and City staff time.	\$150.00 - \$300,000
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Estimated City Staff Time Commitments: Planning Principles Process

- Assistant City Manager: 60 Hours
- Department Directors (Total): 200 Hours
 - Public Works: 45
 - Planning and Development: 60
 - Parks and Community Services: 25
 - City Attorney: 30
 - City Treasurer: 20
 - Finance: 20
- Assigned City Staff (Total): 3,145
 - Public Works (Total): 675
 - Office of the Director: 225
 - Office of Engineering and Transportation: 225
 - Office of Utility Services: 225
 - Planning and Development: 2,300
 - Planning Division: 2,000
 - Environmental Services Division*: 220
 - Administration: 80
 - Parks and Community Services: 50
 - City Attorney's Office: 60
 - City Treasurer: 30
 - Finance: 30

* *An additional 2 to 650 hours (varies with level of environmental review) will be required to prepare the environmental document.*

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