

SPECIAL MEETING

SACRAMENTO CITY COUNCIL


JANUARY 17, 1984

I HEREBY CALL a Special Meeting of the Sacramento City Council, of the City of Sacramento, in the City Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California, on January 17, 1984, at the hour of 4:00 p.m.

The purpose of the meeting will be to conduct a Work Study Session to consider and act upon matters relating to the City's Growth Policy and other related issues.

No public testimony will be received.

ISSUED: This 13th Day of January, 1984


ANNE RUDIN
MAYOR

ATTEST:


LORRAINE MAGANA
CITY CLERK



CITY OF SACRAMENTO CALIFORNIA

OFFICE OF THE
CITY MANAGER

January 13, 1984

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: REVIEW OF CITY-COUNTY STAFF MEETING ON
NORTH NATOMAS AND RELATED MATTERS**

SUMMARY

At the City Council meeting of January 3, 1984, the City Manager was instructed to meet with the County Executive to discuss the feasibility of developing: (1) a joint task force to review planning growth on a county-wide basis; and (2) a joint agreement between the City and County for distribution of property and sales tax revenues.

There was a willingness to work cooperatively in the planning area on future land use alternatives focused on the North Natomas community, but little interest at this time in considering a reorganization of the tax structure.

City staff believes a key factor for future City-County action is first to establish a clear policy direction so that a cooperative planning program can be developed. The threshold question becomes whether or not the City is willing to consider amendments to the General Plan in the North Natomas community. This determination is not to prejudge the 1,600 acre Gateway Point application and the forthcoming Environmental Impact Report. If this action is taken, I would recommend further that the City Council limit the area specifically to the parcels bounded by Del Paso Road, Interstate I-5, the I-80 freeway and the City boundaries on the east. A joint planning effort could then be undertaken for the North Natomas community with the concurrent processing of applications in the smaller area.

BACKGROUND

The City is now processing the Gateway Point application in the North Natomas area to amend the General Plan for some 1,600 acres. It proposes the building of a stadium, an arena, related commercial development, housing and industrial growth. The City staff is of the opinion that it is necessary to plan the North Natomas community on a comprehensive basis and to limit the applications being processed to a relatively small area contiguous to existing urban development. The County Planning Director concurs.

We have been informed that the Fong property consisting of about 100 acres north of I-80 adjacent to the future Truxel Road interchange will also apply next week for a General Plan amendment. This would encompass an area of about 1,700 acres between Del Paso

Road, I-5, I-80 to the easterly City limits. The City limits now cover more than ten square miles (or 6,500 acres) of North Natomas.

There has been talk of other applications covering additional thousands of acres of industrial development being submitted in the near future. A comprehensive plan for the North Natomas community cannot be prepared by City and County staffs if there is a deluge of applications to be processed. The City Attorney has also advised the City Council that it cannot prejudge the Gateway Point application. At the same time, there is a critical need to provide clear policy direction to the Planning Commission and staff by deciding the threshold question of whether or not the Council intends carefully and critically to review its 1982 Growth Policy as it applies to development in North Natomas. This recognizes the distinct possibility that the Council may reaffirm the adopted policy or may find that policy no longer appropriate. This action should not be considered to prejudice any application or environmental analysis to come before the Council.

If the City Council's action is to indicate its willingness to consider such General Plan amendments, staff would strongly recommend that the area be limited to Del Paso Road, I-5, I-80 and the City limits. Potential applicants outside this area would be advised that the City is not receptive to considering other General Plan amendments at this time.

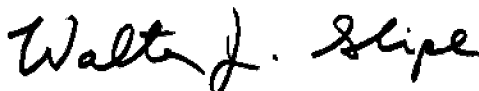
The City and County staff have agreed to meet again to establish a cooperative planning proposal to take to the Board of Supervisors once the City has determined how it intends to handle the issues described above.

RECOMMENDATION

It is recommended that the City Council:

1. determine its willingness to consider changing the adopted Growth Policy;
2. discourage applications outside the area bounded by Del Paso Road, I-5, I-80 and the easterly City boundaries; and
3. instruct City staff to prepare a proposed work program for the North Natomas Community Plan to be undertaken in cooperation with Sacramento County.

Respectfully submitted,



WALTER J. SLIPE
City Manager

cc: Brian Richter, County Executive

January 17, 1984
District 1

DRAFT RESOLUTION

WFS

WHEREAS, the City Council of the City of Sacramento on April 13, 1982, approved the report entitled "Growth Policy - Conclusions and Recommendations" dated March 18, 1982, and as subsequently amended; and

WHEREAS, an application called Gateway Point has been submitted to the Sacramento Planning Commission to amend the City's General Plan covering 1,550 acres in the North Natomas Area; and

WHEREAS, legal counsel has advised that the merits of the Gateway Point application for a General Plan Amendment cannot be prejudged; and

WHEREAS, there may be other applications forthcoming for amendments to the General Plan or rezoning in the area north of Del Paso Road and west of Interstate 5 freeway, and

WHEREAS, there is an urgent need to develop a Comprehensive Plan for the North Natomas area covering both the land within the City of Sacramento and the unincorporated area;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Planning Commission and Planning staff are hereby directed to continue the expeditious processing of the Gateway Point application in order to make an independent recommendation back to the City Council on the merits of that request;
2. The Sacramento County Board of Supervisors be requested to coordinate their planning with the City in the formulation of a Comprehensive Plan for the entire North Natomas area to include consideration of the protection of the Sacramento Metropolitan Airport and its clear zones, the preservation of agricultural lands, the establishment of permanent greenbelts and urban development in appropriate locations;
3. The City of Sacramento will discourage receipt of all other applications at this time for General Plan Amendments or rezoning in the area north of Del Paso Road and west of I-5 until the joint North Natomas Community Plan is completed; and
4. In the interim, the Sacramento City Council reaffirms its adopted growth policy pending completion of the processing of the Gateway Point application, its environmental impact report and the North Natomas Community Plan.