



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

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MARTY VAN DUYN
PLANNING DIRECTOR

March 5, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: North Natomas (M-536)

SUMMARY

The City Council, on February 10, 1981, adopted a resolution indicating that all requests for changes of the existing land use classifications in North Natomas should be considered and evaluated as part of the General Plan update process. At that meeting, the Council requested the Planning staff to determine how the General Plan process could be accelerated and to meet with all interested parties regarding such a process. Staff has prepared an accelerated General Plan process that has two stages: Stage 1 would be to have the Council decide on the General Plan's growth policy and as the result, Stage 2, determine whether North Natomas should remain an agricultural reserve or when urbanization should occur. The Planning staff recommends against an accelerated General Plan process because City wide planning issues will not be comprehensively evaluated in an accelerated process; there would by necessity have to be a reduced number of public City wide meetings under the accelerated process; and the preparation of a community plan for North Natomas out of its overall City context will extend the completion schedule of the General Plan as well as delay the Department's work program.

BACKGROUND

The Planning Commission and staff advised the Council that the City may have to decide on major office/commercial/industrial developments proposed in North Natomas prior to the completion of the General Plan update. The Commission and staff believed that this situation would not promote the proper preparation of the General Plan update effort. Therefore, the Commission and staff recommended the Council adopt a resolution indicating that land use changes in North Natomas should only be considered in the context of the City General Plan update. The City Council passed such a resolution on February 10, 1981. In addition, the Council requested the Planning staff prepare an accelerated review process and to meet with all interested parties on a proposed method of accomplishing such a process.

APPROVED
BY THE CITY COUNCIL

MAR 10 1981

OFFICE OF THE
CITY CLERK

*accelerated plan
& acceptance B
per
approved subject
to conditions, negotiation
& return to Council*

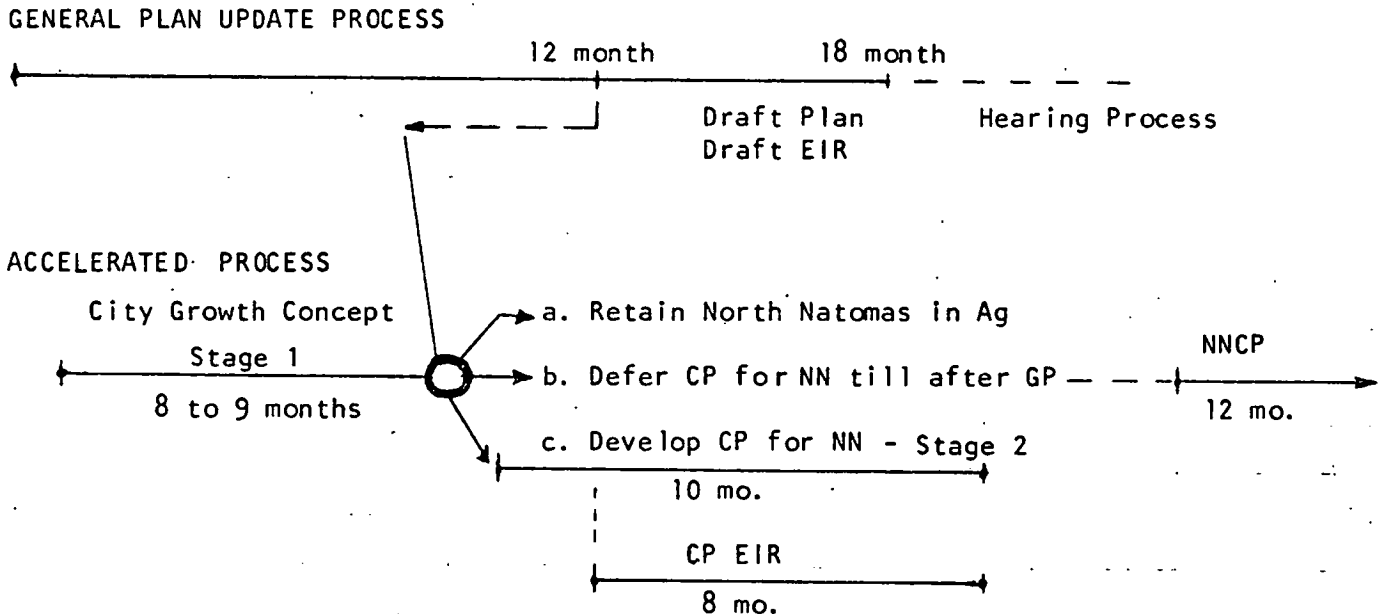
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The Planning Department recently initiated updating the General Plan which is estimated for completion in approximately 18 months. One of the first tasks was to prepare a General Plan update work program for review and approval by the Planning Commission and City Council. Although this task has not been completed, staff believes at the end of the 18-month time frame, a draft General Plan update accompanied with a draft EIR would be ready for public review and hearings. The Planning staff believes there is no realistic method of reducing the General Plan preparation time even if the department is supplemented with additional staff because many other agencies who provide information necessary to prepare the update probably would not be able to meet an accelerated schedule. In order to prepare a comprehensive General Plan, the Planning staff requests a considerable amount of information from such agencies as the City Engineer, City Traffic Engineer, City Police and Fire Departments, County Planning and Public Works Departments, Redevelopment, SACOG, Air Pollution Control District, Caltrans, Air Resources Board, California Regional Water Quality Control Board, State Solid Waste Management Board, various Reclamation Districts, Pacific Telephone, General Telephone, Pacific Gas & Electric, SMUD, railroad companies, County airports, etc. In addition, staff requests and coordinates data from Regional Transit, school districts, Planning Area Councils, Golden Empire and citizen groups. Consequently, staff does not believe there is a method to reduce the General Plan's update without compromising the effectiveness of a comprehensive planning process. However, at the request of the City Council, the staff has developed an alternative where the future City growth areas could be considered in approximately eight to nine months as a first stage followed by addressing the more specific status of North Natomas in a second stage.

The accelerated alternative's first stage would provide the Council the opportunity to consider very general growth policies City wide in such terms as limited growth, infill, unlimited growth, or designating selected areas for urbanization. Under the General Plan update process, growth policies would be considered in about 12 to 14 months. An accelerated option discussing growth issues and locations could be accomplished in eight to nine months, provided outside assistance in the form of consultant services or expanded staff is allocated. This work would involve exploring City wide growth concepts and qualitative evaluation of impacts on alternative growth scenarios. The scenarios would involve general discussion of land use mix, magnitude of development, major transportation needs, public service levels, general effects on air quality, fiscal impacts, employment levels and similar General Plan issues. A growth concept document would be prepared and distributed for public review for 30 days followed by hearings before the Planning Commission and City Council. The Council would then have the opportunity to decide the direction of City growth and a determination on urbanizing all or a portion of the North Natomas area. At this time the Council could indicate that North Natomas:

- a. remain in the Agricultural/Urban Reserve land use classification; or
- b. be considered for urbanization through the General Plan update process with a community plan to be prepared following the completion of the General Plan update; or
- c. be urbanized and a community plan should be immediately prepared.

The following diagram graphically delineates the proposed General Plan update process and the accelerated process.



Below is an outline assessing the general aspects of each stage.

<u>Aspect</u>	<u>Stage 1</u>	<u>Stage 2c</u>
Time	<ul style="list-style-type: none"> - Accelerate growth policy by 4 months - Accelerate the North Natomas issue by 10 months 	<ul style="list-style-type: none"> - Accelerate preparation of community plan by about 12 months
Information	<ul style="list-style-type: none"> - Data on population - City dispersion patterns - Limited scope of detail - Identify major issues - Provide growth concept - Qualitative evaluation - Lack certain assessment of issues - General context - Provide direction of General Plan 	<ul style="list-style-type: none"> - Refine land use based on growth scenario - General quantification and evaluation - Focus extent of urbanization (location)
Participation	- 2 to 3 full staff and consultant	- 2 or 3 full staff and consultant

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|--|--|
| <p>Cost</p> <ul style="list-style-type: none"> - 3 to 4 month delay in North Sacramento Community Plan and various miscellaneous existing workload - Consultant approximately \$50,000 <p>Review</p> <ul style="list-style-type: none"> - 30 day review - 1 CPC hearing - 1 Council hearing | <ul style="list-style-type: none"> - Increase General Plan preparation time by 6 months - Defer work on community plans, i.e. South Sacramento, Meadowview, Laguna Creek - Delay in environmental review process - Additional plan and EIR consultant services (cost undetermined) |
| | <ul style="list-style-type: none"> - 45 day draft EIR and plan review period - 3 to 5 meetings on draft plan - 14 day Final EIR review period - 1 CPC hearing on Final EIR and plan - 1 Council hearing on Final EIR and plan |

Interested persons such as landowners, representatives of environmental and neighborhood associations, Caltrans staff, City, County and SACOG staff were invited to a briefing on the proposed accelerated process on February 27, 1981. Twenty-seven persons attended the briefing and the "sign-in sheet" is included as Exhibit A. The comments voiced at the briefing were:

- concern for the lack of "comparable quantitative data for the rest of the City"
- the (accelerated) "process seems to be operating in somewhat of a vacuum from the parallel General Plan update process"
- "lack of citizen participation in the preparation of the growth concept (Stage 1) and community plan (Stage 2c)"
- financial assistance by self-interested parties "if they paid, the City can not deny their projects"
- needs of North Sacramento being pushed aside
- "reject entire plan"
- "proposed land uses (in North Natomas) will have an overall impact in the Sacramento metropolitan area"
- concern expressed over consultant selection and supervision
- why accelerated process for only north of 880 and not including south of 880?
- "decision of North Natomas could affect service levels of rest of City, i.e. availability of funds for transit - what is given up in other areas of the City?"

The time and cost projections are estimations based on limited information on the scope of the accelerated process. The time estimates are based on reasonable minimal projections which assumes certain procedures concurring simultaneously, limited public review periods, specific action dates by the Planning Commission and City Council.

Attached for the Council's information is a letter received on this issue.

The Planning Commission will receive a briefing on the accelerated process at their March 5, 1981 Study Session.

FINANCIAL DATA

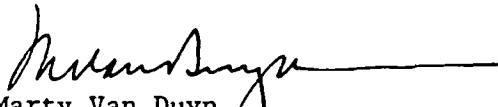
The Planning Department has not allocated any funds for this accelerated study. The landowners' representative at the Council's February 10th meeting indicated the possibility of providing financial assistance to the City for an accelerated study. It is staff's understanding that this offer remains valid. Staff estimates the cost of consultant services for the first stage would be a minimum of \$50,000 and can not at this time estimate Stage 2 consultant costs. Staff recommends payment of the full cost of such an accelerated study to include support staff time (which is not included in the cost).

Each stage would only commence upon the landowners' submittal of financial assistance. If private financial assistance is provided, the Planning Department's budget would have to be amended in order to pay supplemental personnel and consultant.

RECOMMENDATION

The staff recommends that the Council not change the General Plan update process or time frame for completion because an accelerated process would take a substantial land use aspect out of context of the General Plan and delay existing project commitments.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slive, City Manager

MVD:CC:jm
Attachments
M-536

March 10, 1981
District No. 1

2-27-81 MEETING ATTENANCE

<u>Name</u>	<u>Address</u>	<u>REPRESENTING</u>
LARRY AUGUSTA	1044-40th St Sacto	CITY PLANNING COM.
Bob Doyle	1209 FAIRVIEW ST	SNCA
GEORGE TSAKOPoulos	300 FLORIND	
ALLEN WRENN	PO Box 911 Marysville	CALTRANS
DON HOREL	PO Box 15362 Sacto	So. Natomas Community Assoc.
BILL HOLLIMAN	555 CAPITOL MALL	
Greg Rodgers	1451 River Park Dr. #110	Lee Sammis Co
STEPHEN WAGNER	1006 4TH ST #900	ATTY FOR WALLER + WEBBER
HARRY FURRY	11225 CRANG MENLO PARK	TRUSTEE PROPERTY OWNER
DICK DESMOND	1006-4th St	ATTY FOR WALLER-NEBBE
ROBERT W. BELL	555 CAPITOL Mall #1425	RJB + SAC SAU.
Gary Priebe	2101 EVANGLIN Street	RJB Company & S. Natomas Resident
TIM TARON	555 CAPITOL MALL #1425	RJB & SAC SAU
JIM HARNISH	800 H ST, SUITE 300	SACOG
SABINA GILBERT	812 10th Street Suite 201	City of Sac/City Atty
ANGELO TSAKOPoulos	7700 College Town Dr	Self
GREG VAN DUSEN	8188 BELVEDERE AVE Sacto 95826	SSA
CHRIS THOMPSON	301 CAPITOL MALL	SAC. UNION
Jonas Minton	584-35th St. Sacto	ECOS
Carl L Durling	7700 College Town Dr 95824	Angelo Tsakopoulos
Karen O. Ahern	455 Capitol Mall, Suite 800	Lee Sammis Co
KAY BAIRD	720 F ST. SACTO	SPINK CORP.
Tim Leslie	111 Capitol Mall, suite 226	Moss & Moss
Russ Tucker	111 Capitol Mall, suite 226	Moss & Moss

LEE SAMMIS COMPANY

1451 River Park Drive, Suite 110, Sacramento,
California 95815 (916) 929-3193

RECEIVED

MAR -4 1981

City Planning Commission

March 3, 1981

Mr. Marty Van Duyn
Planning Director
City of Sacramento
725 J Street
Sacramento, CA 95814

Re: Gateway Centre

Dear Marty:

On March 10, 1981, the Sacramento City Council is expected to consider your staff's alternate proposals for review of proposed development in the North Natomas area. Each of these proposals requires significant allocations of your staff's time. Although the Lee Sammis Company has not taken any position as to the desirability or the processing of the proposed development north of 880, we are deeply concerned that any significant diversion of planning staff time to North Natomas projects might adversely impact upon your staff's ability to expeditiously review and process our Gateway Centre application.

As you know, The Lee Sammis Company submitted it's Gateway Centre application on September 5, 1980, after a number of discussions with your staff during the summer of 1980. Unfortunately and for a number of reasons, the EIR for Gateway Centre is just now in preparation and a draft is not expected before early May. Thus, to date, Gateway Centre has been "in progress" through the planning process for some nine months and we are greatly concerned about any further delays.

Accordingly, we respectfully ask that as the City Planning Staff and City Council discuss the review process for development north of 880, consideration be given to insuring that adequate staff time is available for those projects such as Gateway Centre which are mid-stream in the review process and for which a speedy conclusion is of crucial importance.

Very truly yours,

Lee C. Sammis
By *K.M. Nelson*

Lee C. Sammis

LCS:do

League of Women Voters of Sacramento

2206 K Street, Suite 2 • Sacramento, Ca 95816 • 443-3678

March 10, 1981

TO: Sacramento City Council

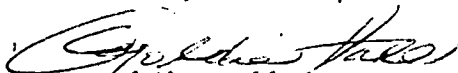
SUBJECT: Financing by Developers of Planning in North Natomas

Citizen participation in the governmental process is basic to good government in our democracy. The League of Women Voters has always been a strong supporter and advocate of citizen participation at all levels of government.

We were especially gratified, therefore, when the City used a comprehensive process in the development of the South Natomas Community Plan, that is now only two years old. There was intense interest by a great many people and groups, the results of which was a compromise Plan acceptable to all parties.

We strongly believe this same process should continue to be used in the General Plan Update without being compromised by an infusion of funds from those with a vested financial interest.

Therefore, we urge you to decline the proposed contribution of funds, and to proceed deliberately with the planning process.



Goldie Hall
President