

REPORT TO COUNCIL

City of Sacramento

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Staff Report
November 21, 2006

Honorable Mayor and
Members of the City Council

Title: Implementation of the Natomas Joint Vision City-County Memorandum of Understanding (MOU): Agreement - Municipal Services Review and Environmental Impact Report

Location/Council District: Unincorporated portion of the Natomas Basin within Sacramento County adjacent to District 1.

Recommendations: 1) Adopt a **Resolution** authorizing the City Manager to execute a professional services agreement with RBF Consulting in an amount not to exceed \$570,000 for the Municipal Services Review and related Environmental Impact Report for the Natomas Joint Vision Sphere of Influence amendment, approving the appropriation of \$630,656 to fund the project and direct staff to identify a plan for cost recovery for consultant work and LAFCo fees/costs, prior to annexation. 2) Adopt a **Resolution** initiating a Sphere of Influence amendment for the Camino Norte / Leona Circle area (Phase 1 of the Natomas Joint Vision SOI amendment).

Contacts: Scot Mende, New Growth Manager, (916) 808-4756; Carol Shearly, Director of Planning, (916) 808-5893

Presenters: Scot Mende and Helen Selph

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis

Issue: The next step in implementing the Natomas Joint Vision MOU is executing a contract with a consultant to prepare the requisite materials for the Sphere of Influence application. The attached contract, budget, and scope of work includes the preparation of a Municipal Services Review and Environmental Impact Report for the Sphere of Influence amendment, and includes coordination with the Open Space Program effort. Also, the Camino Norte / Leona Circle area is recommended to proceed as Phase 1 of the Sphere of Influence amendment.

Policy Considerations: The MOU policies are consistent with the City's General Plan Vision and Guiding Principles and Smart Growth Principles. The MOU establishes a collaborative planning process between the City and County to implement land use and open space planning and revenue sharing principles. The City's General Plan policy area includes the Natomas Joint Vision area as a potential growth area to address anticipated population growth. A modification to the City's Sphere of Influence (SOI) boundary will be required to plan for future growth and open space in the Natomas Joint Vision area.

Committee/Commission Action: None

Environmental Considerations: Potential environmental issues related to the City's General Plan Amendment and SOI application will be evaluated in the Environmental Impact Report (EIR).

Rationale for Recommendation: The City Council's action of July 25, 2006 (Resolution 2006-568 initiating a SOI Amendment) was a positive step towards demonstrating that the City is proceeding with the implementation of the City-County MOU. Authorization of the consultant contract, and approval of the work-plan, schedule, budget, and public process shows a continuation of that progress. The initiation of Phase 1 Sphere of Influence Amendment for Camino Norte/Leona Circle would expeditiously bring an "infill" opportunity area into the City's Sphere.

Financial Considerations: The total estimated cost for the Municipal Service Review, EIR, traffic study, and fees is approximately \$725,000. The attached consultant contract for the Municipal Services Review and EIR is approximately \$570,000; staff estimates that the traffic study will cost an additional \$95,000, and fees payable to LAFCo and City staff costs will cost approximately \$60,000. It is anticipated that the County of Sacramento will provide at least \$94,000 in matching funds for their share of the EIR (not including the traffic study, LAFCo fees, City staff costs, or the Municipal Services Review) but the County has not yet determined its financial contribution. Assuming a County contribution of \$94,000, the City would need to fund the balance of \$631,000 (FY2006/07: \$150,000; FY2007/08 \$481,000). These funds will be repaid by landowners prior to annexation.

Emerging Small Business Development (ESBD): Not Applicable.

Respectfully Submitted by: Scot Mende
Scot Mende
New Growth Manager

Approved by: Carol Shearly
Carol Shearly
Director of Planning

Recommendation Approved:

Max Kerridge
Ray Kerridge
City Manager

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ATTACHMENT 1**BACKGROUND – NATOMAS JOINT VISION**Adoption of the MOU

On December 10, 2002, the City Council and Board of Supervisors adopted a Memorandum of Understanding (MOU) regarding principles of land use and revenue sharing between the City and County of Sacramento for the Natomas area, setting the stage for what has come to be known as the “Natomas Joint Vision” (Resolution 2002-830 on file with City Clerk). Since that time, City and County staff have been working to implement the MOU.

Council/Board Actions in Support of MOU Implementation

The following describes the recent developments and the current project status.

On *April 25, 2006*, the *City Council* reconfirmed the MOU principles from December 2002; urged the County Board of Supervisors to postpone appeals and other development applications in the Natomas Joint Vision area; and directed staff to initiate the open space contract, and report back within 90 days on several issues related to the implementation of the Natomas Joint Vision MOU.

On *May 24, 2006*, the Sacramento County Board of Supervisors heard appeals by *Ose* and *Gidaro* contesting the County Planning Director's rejection of their applications to extend the Urban Services Boundary (USB), as required by County General Plan policy. The Board's action was as follows:

- Reaffirm support for the principles contained in the Natomas Joint Vision Memorandum of Understanding, and
- Clarify the intent of the language in the Natomas Joint Vision Memorandum of Understanding regarding open space as amended.

The Board informed the City Council that, in the absence of direction from the Council to staff to proceed with the appropriate planning process to support the General Plan Amendments and the Sphere of Influence expansion, the Board expects to take action on the appeals on August 29, 2006. The Board directed County staff to continue to work with City staff, landowners, environmental advocates, neighborhood groups, local, state and federal agencies, and others.

On *July 25, 2006*, the Sacramento *City Council* (Resolution 2006-568) initiated the Sphere of Influence Amendment and related Municipal Services Review and Environmental Impact Report (EIR) for the Natomas Joint Vision area and directed staff to report back with the work-plan and schedule, consultant services contracts, and public process for completion of the Natomas Joint Vision (NJV) planning process.

Also on *July 25, 2006*, in a separate action, *City Council* authorized a professional services agreement with the Dangermond Group in the amount of \$214,915 for the Natomas Joint Vision Open Space Program (OSP). The OSP is now moving forward

with information gathering and meeting with various agencies to explore the issues and constraints. Public workshops with property owners are anticipated for November and December 2006.

On August 29, 2006, the County Board of Supervisors held a Natomas Joint Vision workshop in which they considered a resolution authorizing cost-sharing agreements with the City to fund the Open Space Program and related Environmental Impact Report.

Prior to taking action on the resolution, the Board considered two appeals of the County Planning Director's determination to deny applications to amend the General Plan to move the Urban Services Boundary. The Board heard testimony from a large number of property owners in the "Boot" area of Natomas. A common theme of this testimony was that they did not have adequate opportunity to participate in the decision-making process for the Natomas Basin HCP (NBHCP), which ultimately placed them in the Swainson's Hawk zone. The Swainson's Hawk zone is a 1-mile buffer area identified by the Natomas Habitat Conservation Plan (HCP) for the purpose of protecting nesting habitat for the Swainson's Hawk. Since many property owners in the Boot area would like to have the flexibility to develop their parcels, or sell to developers, they requested that the Natomas Joint Vision offer them the full opportunity to participate in a process that allows for the consideration of the advantages that properties in the Boot offer, such as easier connection to utilities.

On October 31, 2006, the County Board of Supervisors discussed the proposed approach to the Municipal Services Review and Sphere of Influence EIR. After hearing the testimony, the Board continued the hearing until January 24, 2007. The Board also continued the proposed adoption of cost-sharing for the Open Space Program (\$107,458 County contribution) and Sphere of Influence EIR (\$94,000 County contribution).

Work Program for Implementing the MOU

A Sphere of Influence is defined as a plan for the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo). In determining the Sphere of Influence, LAFCo considers the following:

1. The present and planned land uses in the area, including agricultural and open space lands;
2. The present and probable need for public facilities in the area;
3. The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide; and,
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

City and County staff have devised a process which addresses the technical demands of LAFCo and CEQA and facilitates participation of all affected stakeholders. The scope of the Open Space Program includes an opportunities and constraints analysis to assess the

potential for permanently preserving open space in the Natomas Joint Vision area. The scope of the MSR will include an opportunity and constraints analysis of the suitability for development. It is anticipated that the analyses outlined above will allow City Council and the Board of Supervisors to make informed decisions, including how to respond to issues related to the Boot area. City, County, and LAFCo staff met with Boot area property owners on October 30th to present an overview of this process and listen to their concerns.

Open Space Program

The Open Space Program (OSP) is designed to identify mitigation and funding mechanisms to help guide the implementation of open space goals and policies adopted by the City and County in the December 2002 Natomas Joint Vision MOU. The open space program will evaluate the habitat-open space-agricultural values of the Natomas Joint Vision area while the City's Municipal Services Review will evaluate the urban values of the Natomas Joint Vision area. This combined information will provide a framework for a project description and any alternatives in the Sphere of Influence Environmental Impact Report.

The Dangermond Group (TDG) is currently conducting the planning process for the Open Space Program. In addition to meeting with the project team including City, County and LAFCo staff, they have conducted multiple sessions with key agencies to review preliminary data and initial findings including:

- Sacramento County Airport System
- SAFCA & Reclamation District 1000
- City Utilities Department
- California Department of Fish & Game (DFG) & U.S. Fish & Wildlife Service (USFWS)
- Natomas Basin Conservancy

The sessions have provided TDG with current depictions of the open space components and identified issues and considerations from the perspective of each specific group interest. This information will be used to identify areas best suited for mitigation.

Four workshops will be held throughout the process to obtain input from the public and other stakeholders. This input will form the basis for the development of three alternative strategies. These strategies will evaluate the extent that new development can support open space acquisition. Analysis will be limited to the Sacramento County portion of the Natomas Basin and would only expand to other counties if this limitation is determined to be infeasible.

A meeting with City and County staff and landowners from the "Boot" area was held on October 30, 2006 from 5:30-7:00 p.m. at City Hall. The purpose of the meeting is to illustrate the process that will be used by the consultants in the Open Space Program to determine the relative opportunities and constraints associated with areas for development and open space preservation and identify joint funding mechanisms to finance open space acquisition while providing property owners with fair compensation. A follow-up meeting with the Dangermond Group was set-up for the evening of November 15th.

Sphere of Influence Environmental Impact Report

An Environmental Impact Report (EIR) will be prepared for use by the City, County, and LAFCo in their evaluation of the effects of the City Sphere of Influence Amendment, necessary text and map amendments to both the City and County General Plans, and the Open Space Program. It is anticipated that the EIR will be prepared jointly by LAFCo and the City as co-lead agencies, and the County as a responsible agency. The EIR will also assess the impacts of actions on biological resources related to the existing Natomas Basin Habitat Conservation Plan (NBHCP) and the effects of additional development for the development/preservation balance set out in the NBHCP.

Two consulting firms were interviewed on October 20, 2006 by City, LAFCo, and County staff. The County has not yet determined its financial contribution.

Environmental Considerations:

Potential environmental issues related to the City's General Plan Amendment and SOI application will be evaluated in the Environmental Impact Report (EIR). Based on the previous Notice of Preparation (NOP) circulated in 2003, the EIR will evaluate land use, zoning, and adopted plans, traffic and air quality, drainage/water quality, noise, biological resources, cultural resources and cumulative impacts. Additional environmental issues may arise in response to the NOP and other scoping efforts. The Council will consider the EIR at the time the City's General Plan policies and SOI Amendment are considered for adoption. The EIR process will include a full opportunity for review and comment by the public, and would be completed in compliance with the requirements of the California Environmental Quality Act. It may also be necessary to do an effects analysis (analyze the effects on the Natomas Basin HCP). It is anticipated that the City will enter into an MOU with Sacramento County and LAFCo to utilize one environmental document for City, County and LAFCo approvals.

Prior to approval of any development, a new or amended Habitat Conservation Plan (HCP) will be required because the Natomas Joint Vision area is not included in the City's 2003 Incidental Take Permit (ITP).

City-County 2x2 Meeting

On October 13, 2006, a City-County 2x2 meeting occurred to continue discussions on the necessary steps to collaboratively implement the Natomas Joint Vision MOU. Those present included: Chairwoman MacGlashan, Supervisor Dickinson, County Executive Schuttlen, Mayor Fargo, Councilmember Trethewey, City Manager Kerridge, and City, County, and LAFCo staff.

The City explained the relationship between the Municipal Services Review, Environmental Impact Report, and the Open Space Program. An illustration of the coordination process was provided (see Attachment 6) to demonstrate the intended exchange of information between all three projects and to show a point of check-in with the City Council and Board

of Supervisors.

With regard to public participation and public notification for meetings and hearings on the Natomas Joint Vision MOU, City and County staff indicated that multiple opportunities were provided to property owners via mailings, newspaper announcements and informational meetings. It was agreed that all meetings in 2002 were well attended.

Natomas Basin Habitat Conservation Plan

On October 16, 2006, representatives from the CA Department of Fish and Game (DFG) and the U.S. Fish and Wildlife Service (USFWS) met with City, County and LAFCo staff to discuss the Natomas Basin Habitat Conservation Plan (NBHCP) and the legal and biological issues associated with new development within the Natomas Basin.

According to both the DFG and USFWS, the Natomas Basin represents the "core" of Swainson's Hawk breeding and nesting habitat. This "core" area includes portions of Sacramento, Sutter, and Yolo Counties. It is necessary for foraging habitat to be close to nesting sites to prevent nest abandonment and predation. This reasoning resulted in the NBHCP designation of a one mile buffer area along the Sacramento River as part of the conservation strategy. Future projects within the Basin such as the airport expansion, levee reconstruction, and pump station for the West Roseville specific plan leave only three remaining areas with unconstrained habitat available for the Swainson's hawk, one of which is the area known as the "Boot". The DFG asserts that any development occurring outside of the 17,500 acres designated by the NBHCP would affect the baseline used in the approval of the City and Sutter County's ITP and any action on the part of the County would require the County to conduct a full effects analysis as well as mitigation.

Camino Norte / Leona Circle: Phase 1 of the SOI

The Camino Norte / Leona Circle project area – generally located east of El Centro Road south of Arena Blvd. – is proposed as Phase 1 of the more extensive SOI amendment for the Natomas Joint Vision area. Inclusion of this area into the City's Sphere of Influence confronts less complexity of issues relative to the balance of the Natomas Joint Vision. This Phase 1 would create a rational boundary – generally adhering to El Centro Road.

Financial costs for preparing the EIR, Municipal Services Review, and application fees for the Phase 1 SOI would be paid directly by the Camino Norte property group.

ATTACHMENT 2

**TENTATIVE CITY-COUNTY NATOMAS JOINT VISION SCHEDULE
(UPDATED 10/25/06)**

<u>DATE</u>	<u>EVENT</u>	<u>AGENCY</u>
7/25/06 – 8/06	Direction/Workplan	City/County
10/06 – 11/06	Contract Approval/Initiation	City/County
12/06 – 1/07	1 st OSP Workshop	City/County
2/07 – 3/07	2 nd OSP Workshop (Preliminary alternatives)	City/County
5/07 – 6/07	3 rd OSP Workshop (Preferred alternative review)	City/County
6/07 – 7/07	Distribute NOP/GPA	City/County
8/06 – 9/07	Sphere of Influence Application	City/LAFCo
10/07 – 11/07	4 th OSP Workshop (Responses to 1 st Draft)	City/County
2/08 – 3/08	Publish DEIR/MSR	City/County/LAFCo
5/08 – 6/08	Publish FEIR/MSR	City/County/LAFCo
5/08 – 7/08	Open Space/GPA Hearings	City/County
10/08 – 11/08	SOI Hearings	LAFCo

Work Products (Agencies)

GPA – General Plan Amendments (City/County)

OSP – Open Space Program (City/County)

SOI/MSR – Sphere of Influence/Municipal Service Review (City/LAFCo)

NOP – Notice of Preparation (City/County/LAFCo)

DEIR/FEIR – Draft/Final Environmental Impact Report (City/County/LAFCo)

ATTACHMENT 3

BUDGET SHEET

BUDGET: NATOMAS JOINT VISION
SPHERE OF INFLUENCE AMENDMENT AND RELATED WORK

Updated 10/25/06

<u>Work Product</u>	<u>Cost</u>	<u>County Share</u>	<u>City Share</u>
MSR & EIR	569,658	94,000*	475,658
Traffic Study	95,000		95,000
LAFCo Fees	35,000		35,000
EIR staff costs	25,000		25,000
Subtotal	724,658	94,000	630,658
Open Space Program (separate report – Approved in FY2005/06))	214,915	*107,458	107,458
Total	939,573	201,458	738,116

*County share assumes up to 1/3 of EIR consultant costs and 1/2 of open space program.

RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING AN AGREEMENT FOR THE NATOMAS JOINT VISION
SPHERE OF INFLUENCE AMENDMENT MUNICIPAL SERVICES REVIEW AND
ENVIRONMENTAL IMPACT REPORT**

BACKGROUND

- A. The City and County have entered into a Memorandum of Understanding on December 10, 2002, establishing principles for land use and revenue sharing for the Natomas Joint Vision Area;
- B. The City-County MOU identifies the City of Sacramento as the lead agency for development within the Natomas Joint Vision Area.
- C. Sacramento City Council adopted Resolution 2006-568 on July 25, 2006 initiating an amendment to the City’s Sphere of influence (SOI) for the Natomas Joint Vision Area and directing staff to report back in 90 days with a work plan and schedule, consultant services, contract, and public process for completing the Natomas Joint Vision planning process; and
- D. The Municipal Services Review and Environmental Impact Report are necessary to complete the application to LAFCo for the Sphere of Influence Amendment for the Natomas Joint Vision. The Environmental Impact Report is necessary to fulfill the requirements of the California Environmental Quality Act.

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

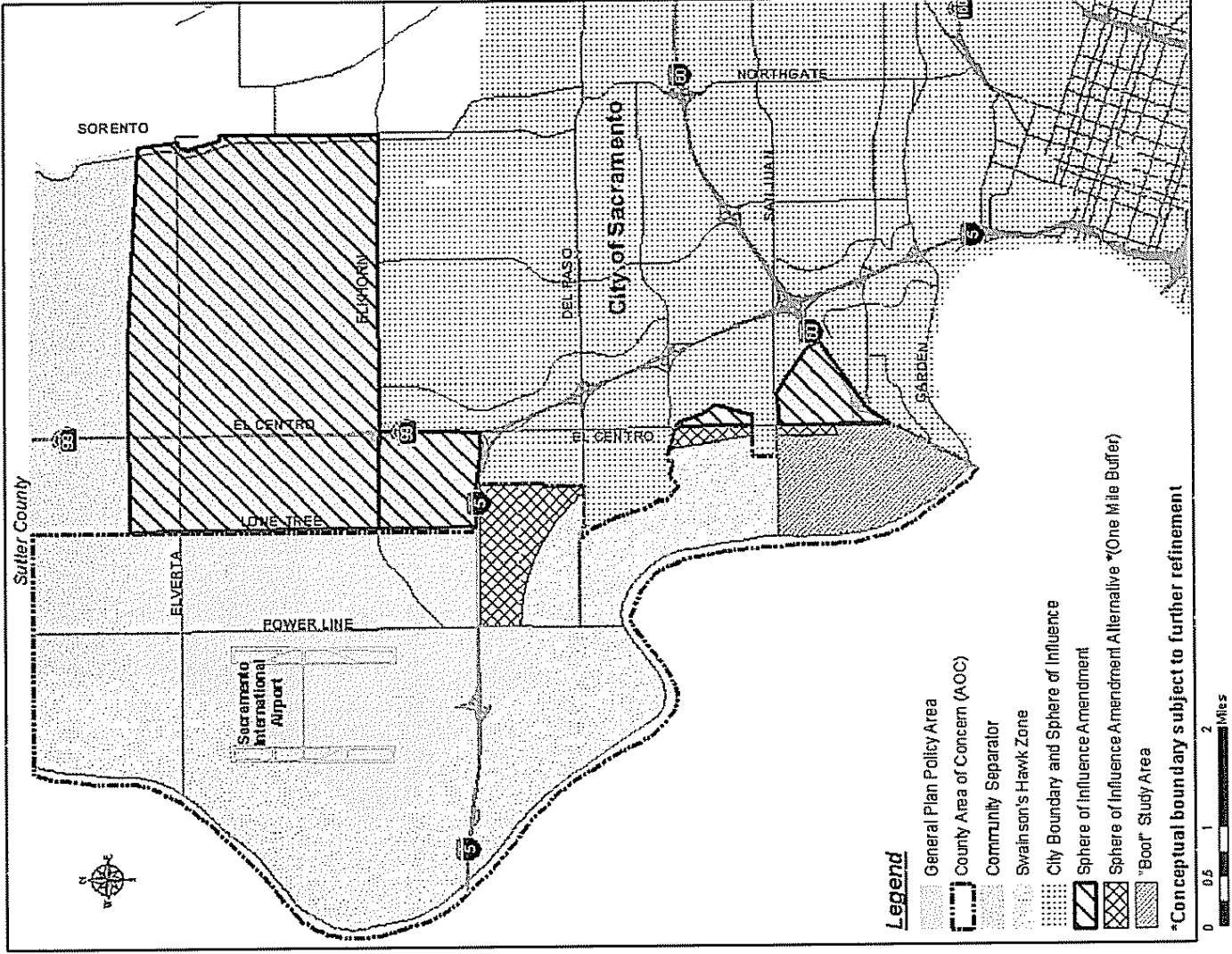
- Section 1: The City Manager is authorized to execute an agreement with RBF Consulting for preparation of the Municipal Services Review and Environmental Impact Report for the Natomas Joint Vision Sphere of Influence amendment in the amount not to exceed \$570,000.
- Section 2: The City Manager is authorized to appropriate \$631,000, (FY2006/07: \$150,000; FY2006/07 \$481,000) to the Planning Department’s operating budget from the \$1.7 million in remaining funds within the FY2004/05 growth initiative reserve.

Section 3: Direct staff to identify a plan for cost recovery for consultant work and LAFCo fees/costs, prior to annexation.

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Exhibit A: Sphere of Influence Amendment Map

Exhibit A - City of Sacramento Sphere of Influence Amendment



ATTACHMENT 5

Scope of Work

PROJECT FRAMEWORK REPORT

Project Framework Report

RBF Consulting (RBF) will work collaboratively with City of Sacramento (City), County of Sacramento (County), Local Agency Formation Commission (LAFCO) staff, and the City's consultant (The Dangermond Group) for the Natomas Joint Vision Open Space Program to further define the proposed Sphere of Influence (SOI) Amendment. Prior to commencing preparation of the Natomas Joint Vision Municipal Services Review (MSR), the RBF Team will prepare a Project Framework Report using an opportunities and constraints analysis approach. RBF will develop the criteria for the opportunities and constraints analysis in coordination with the City, County, LAFCO and The Dangermond Group, which will include but are not limited to issues related to the Natomas Basin Habitat Conservation Plan (NBHCP), preservation of open space and the extension of infrastructure to serve future development within the planning area. The Project Framework Report will evaluate SOI Amendment alternatives and result in the recommendation of a "preferred" alternative that will be studied in the Environmental Impact Report (EIR) for the proposed SOI Amendment and associated City and County General Plan Amendments. Other alternatives identified in the Project Framework Report will be studied in the EIR but to a lesser degree in the Alternatives Chapter pursuant to the California Environmental Quality Act (CEQA).

As with the opportunities and constraints analysis criteria, RBF will work with City, County, LAFCO and The Dangermond Group to develop the alternatives to be evaluated in the Project Framework Report. The baseline for the alternatives development will be the conceptual SOI Amendment boundaries shown in Exhibit "A" dated November 1, 2006, which includes the "Boot" study area.

CH2M HILL will assist RBF in the development of appropriate opportunities and constraints criteria and alternatives as well as a defensible approach for ranking and weighting the criteria to develop the "preferred" alternative for evaluation in accordance with CEQA. CH2M HILL will participate in meetings to facilitate consideration of biological resources issues and ways in which to develop CEQA alternatives that incorporate avoidance and minimization of impacts to those resources.

Additional components of the Project Framework Report will include initial definition of the regional service providers to be included in the MSR and identification of existing infrastructure systems; open space/development area analysis; public facilities and services analysis; regional impacts, such as airport operations and regional transit; and a financial requirements analysis.

Products

- Project Framework Report
- Up to three alternatives
- Attendance at up to eight project meetings by the RBF Project Manager and other appropriate team members

MUNICIPAL SERVICE REVIEW**Municipal Service Review**

The Municipal Service Review (MSR) will be prepared by the RBF Team for the City as part of the City's formal application to LAFCO for an amendment to its SOI. This Scope of Work has been prepared pursuant to our preliminary discussions with City of Sacramento staff and our understanding of the planning area and Natomas community issues.

MSR Scope of Work Outline

The MSR Scope of Work includes the following tasks:

- Task 1** – Project Coordination and Agency Consultation
- Task 2** – MSR Initiation
- Task 3** – Preparation of Administrative Draft MSR
- Task 4** – Preparation of Draft MSR
- Task 5** – Preparation of Final MSR

Task 1 — Project Coordination and Agency Consultation**Purpose**

Throughout the MSR process, the RBF Project Manager will coordinate the work efforts of team members and maintain close communication with City, County and LAFCO staff.

Approach

Our approach to providing overall project management and general coordination will include:

- Communication with City, County and/or LAFCO staff and coordination with project team members. The RBF Project Manager will be the liaison between the project team and staff for communication of issues, project status and reports, transmittal of comments, input evaluation, financial management (e.g., invoices), and other project management coordination matters.
- Coordination with LAFCO staff regarding the SOI Amendment.
- Communication and coordination with The Dangermond Group to ensure consistency of the MSR with the Natomas Joint Vision Open Space Program. CH2M HILL will provide assistance and review of the Natomas Joint Visions Open Space Program and deliverable in consideration of biological resources in open space

planning.

- Attendance at project coordination meetings with City, County and/or LAFCO staff. The proposed Scope of Work includes attendance at up to 12 meetings. Other meetings may be attended on a time-and-materials basis with prior authorization. Public hearings specific to the EIR are included in Task 13.

- Products*
- Attendance at up to 12 project meetings by the Project Manager and appropriate team members.

Task 2 — MSR Initiation

Purpose

The purpose of the MSR Initiation phase is to begin work on the MSR by coordinating with City, County and LAFCO staff. The RBF Project Manager will organize the RBF Team and assign work to the team members. The RBF Project Manager will be the day-to-day point of contact with the City, and will provide the City with a contact list of all team members and their work assignments.

2.1 Start-Up Meeting

The project start-up meeting will include key City, County and LAFCO staff, the RBF Project Manager and other appropriate RBF team members to review the proposed Scope of Work, gather sources of additional information, review the methodologies for engineering and finance studies, and agree upon the proposed document production schedule.

2.2 Refine Scope and Schedule

The project scope and schedule will be refined based upon agreements reached during contract negotiations and information discussed at the start-up meeting (as appropriate or as necessary).

Products

- One project start-up meeting with City staff
- Refined project scope and revised schedule

Task 3 — Preparation of Administrative Draft MSR

Purpose

This phase will include the activities necessary to prepare a comprehensive MSR in compliance with the 2000 Cortese-Knox-Hertzberg Act. The purpose of the MSR is to provide comprehensive information about the municipal services available within the City's potential sphere of influence and the capacity, efficiency and cost of providing services, as well as the potential for combining service providers. This information is used by LAFCO when considering changes to the City's sphere of influence.

Approach

The MSR will be written in conformance with Sacramento LAFCO's

MSR Guidelines (2002) and will address the areas defined in the Sacramento LAFCO “Municipal Service Review Worksheet and Request for Information.” Areas of concern and the related service providers to be addressed in the MSR include, but are not limited to, the following:

Sewer: Issues will include collection systems, treatment capacity and transmission capacity. Included will be coordination with CSD-1 on regional transmission and treatment capabilities and City of Sacramento Department of Utilities.

Water: Included will be an evaluation of water treatment, transmission and distribution as related to estimated total water demand, as well as evaluation of potential supply. While service may be ultimately provided by City of Sacramento, Natomas Central Mutual Water Co. has water rights in the area, which may require future negotiations regarding service.

Solid Waste: The review will include City of Sacramento Department of Utilities and the Sacramento Regional Solid Waste Authority (SWA), a joint powers authority of Sacramento County and the cities of Sacramento and Citrus Heights, to determine residential and commercial waste management and recycling services.

Flood Control: Issues related to existing levee protection and future improvements will include coordination with City of Sacramento Department of Utilities, SAFCA, RD-1000, FEMA and the U.S. Army Corps of Engineers.

Transportation Facilities: Includes Caltrans, Federal Highway Administration, City of Sacramento Department of Transportation, County of Sacramento Department of Transportation, and Regional Transit. The evaluation will include the need for roadway service within the project area (local streets, collectors and arterials); the capacity of existing City and County roadways, State highways and Federal highways; and estimated impacts to existing facilities. Also included will be plans for Light Rail extension and Regional Transit bus service, as well as bicycle facilities.

Electric and Gas: Includes coordination with Sacramento Municipal Utilities District (SMUD) for electricity and PG&E for gas service. Issues will include extension of existing systems and need for new facilities to serve the project area.

Other Private Utilities: Review provision of telephone, cable television and intranet services, such as WiFi, by private utility and service

providers.

Municipal Services: Other municipal services to be evaluated may include Police, Fire, Code Enforcement, Animal Control, libraries, and parks and recreation.

Schools: Estimated need for new school facilities and coordination with Natomas Unified School District.

3.1 *Infrastructure Needs and Deficiencies*

This section will address the infrastructure needs and deficiencies in terms of capacity, condition, availability, quality and relationship to operational, capital improvement and finance planning. The determination will include baseline data, such as existing population demand for services and projected demand for service; condition of infrastructure, both quality and availability; operation and maintenance programs, including any deferred maintenance issues related to infrastructure needs; existing infrastructure capacity; projected infrastructure needs or deficiencies; adopted capital improvement plans for replacement of facilities and/or construction of new facilities; compliance with environmental and safety standards; consistency with state policies for affordable housing programs; professional affiliations and memberships; and state, industry and association standards.

3.2 *Growth and Population Projections for the Affected Area*

The Growth and Population Projections section will address the City's ability to integrate future growth and population patterns into its planning function. The determination will address the baseline service demand; projected growth in the service area and related impacts on land use plans and growth patterns; projected demands on municipal service providers based on projected growth and land use; impacts to affordable housing programs, both locally and regionally; and compatibility of service plans with other local agencies based on projected land use.

3.3 *Financing Constraints and Opportunities*

Financing constraints and opportunities will be examined to determine the community's public service needs in the context of the resources available to fund the service. This determination will include existing funding practices and sources; baseline financial status of the City, including existing debt and bond rating; status, amount and purpose of reserve funds; existing and/or proposed assessment districts; opportunities for new revenue streams and funding services; analysis of financing rates between other agencies of the study area; and opportunity for joint venture for regional scale infrastructure or facilities.

3.4 *Cost Avoidance Opportunities*

The MSR will assess cost avoidance opportunities, such as eliminating duplicative services, reviewing administrative to operational cost ratios and considering the age and status of infrastructure. The determination will examine economies of scale in shared purchasing power, and any

other cost sharing opportunities that can be implemented by joint use or sharing resources; any duplication or gaps in services or boundaries; ongoing cost avoidance practices; opportunities to reduce overhead and operational costs; and opportunities to reduce duplication of infrastructure.

3.5 *Opportunities for
Rate
Restructuring*

The MSR will review agency rates and consider rate setting methodology, potential impact of future conditions on existing ratepayers, variances in rates, fees, taxes, and charges within the City and region. The determination will also include a comparison of rates with other similar service providers; history of rates; projected rate increases; impact of projected growth on rates; financial impacts of infrastructure needs related to new development on existing customers; and impact of capital improvement for replacement facilities on rates.

3.6 *Opportunities for
Shared Facilities*

The MSR will identify the City's opportunities for shared facilities. The determination will address existing and potential shared facilities, infrastructure and staff; existing and potential joint use planning; existing and/or potential duplication with existing or planned facilities or services with other agencies; availability of any excess capacity to serve customers of other agencies; and identifying gaps in existing or planned facilities with other service providers.

3.7 *Government
Structure Options*

Government structure options will be examined, including the potential upside and downside of changes. The determination will address merging, expanding or contracting service areas to improve the delivery of services, eliminate service gaps or duplication, or reduce costs; existing or new government options to provide for logical service boundaries in the local and regional context; opportunities to eliminate service islands, peninsulas, and other irregular service areas; identify government options that would facilitate construction financing in order to share resources and eliminate the need for new duplicative facilities; cost benefit of restructuring service providers based on reducing overhead, board of directors, administrative staff, and capital outlay; changes and/or modification in boundaries in order to promote planned orderly and efficient patterns of urban development; opportunities to improve the quality and level of service through changes in government structure; and opportunities to improve service delivery system by standardizing service levels and costs through consolidation or reorganization.

3.8 *Evaluation of
Management
Efficiencies*

The City's internal organization will be reviewed to determine if it provides efficient, quality public service. The determination will include consistency with community needs; existing level of service; quality of service provided; comparison of cost with other service providers; impact of service on existing customers based on projected growth and

annexed areas; comparison of the City's mission statement and published customer service goods; policies and adequacy related to budget practices and auditing financial statements; the City's master plan for union representation, training practices, personnel policies, contingency plans, capital improvement plans, and litigation or grand jury issues; impact of the City's policies and practices on environmental objectives; impact of the City's policies and practices on affordable housing; and waste reduction measures.

- 3.9 *Local Accountability and Governance*
- The degree to which the City fosters local accountability through the decision making, operational and management processes will be examined. The determination will include compliance with state disclosure laws and the Brown Act; level of public participation; availability of agency representatives; public outreach efforts; media involvement; accessibility of meetings; election process; and public access to information and agency reports.

Products

- Five copies of the Administrative Draft MSR

Task 4 — Preparation of Draft MSR

Purpose

For preparation of the Draft MSR, the RBF Team will respond to City, County and LAFCO staff comments on the Administrative Draft MSR, complete necessary revisions, and prepare and publish the Draft MSR for agency circulation and review.

Approach

Our approach to completing the preparation of the Draft MSR will include:

- Coordinate with the City staff regarding comments on, and suggested revisions to, the Administrative Draft MSR. One set of unified comments on the MSR will be provided to RBF.
- Complete revisions to the Administrative Draft MSR, pursuant to review comments and include any additional information directed by the City. Revisions will be prepared in conformance with the Scope of Work.
- Incorporate final City comments/revisions and publish the Draft MSR for submittal to the City staff for its distribution to the affected agencies (this Scope of Work assumes that substantive changes or new technical analysis is not required at this time).

Products

- Fifteen copies of the Draft MSR and one reproducible hard copy. All submitted documents will be provided in electronic and PDF format for use by the City of Sacramento.

Task 5 — Preparation of Final MSR

Purpose This task includes preparation of a Final MSR.

Approach In preparation of the Final MSR, the RBF Project Manager will coordinate with City staff regarding comments on, and suggested revisions to, the Draft MSR. One set of unified comments will be provided to RBF.

RBF will coordinate with City staff to ensure that copies of the Final MSR are available for review and submitted to those public agencies that commented on the Draft MSR.

Products • Fifty copies of the Final MSR and one reproducible hard copy

ENVIRONMENTAL IMPACT REPORT

Environmental Impact Report RBF will prepare a program-level Environmental Impact Report (EIR) for the proposed SOI Amendment and associated City and County General Plan Amendments. An Administrative Draft EIR, Draft EIR, Final EIR and related work products will be prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §21000 *et seq.*), the CEQA Guidelines (California Code of Regulations §15000 *et seq.*), and the regulations, requirements and procedures of the City, County and LAFCO, who are co-lead agencies under CEQA, and any other responsible public agency with jurisdiction by law. City staff will oversee preparation of the EIR.

EIR Scope of Work Outline

The EIR Scope of Work includes the following tasks:

- Task 6** – EIR Initiation
- Task 7** – Public Scoping Meeting
- Task 8** – Preparation of Administrative Draft EIR
- Task 9** – Preparation of Draft EIR
- Task 10**– Preparation of Administrative Final EIR and Response to Comments
- Task 11**– Preparation of Screencheck Final EIR and Final EIR
- Task 12**– Preparation of Mitigation Monitoring Program
- Task 13**– Attendance at Public Meetings and Hearings

Task 6 — EIR Initiation**Purpose**

The purpose of the EIR Initiation phase is to obtain the information necessary for preparation of the EIR project description and initiate the work programs for the technical studies to be prepared. Included will be a review of the overall scope of the EIR, the project alternatives to be analyzed, data requirements, and anticipated entitlements.

- 6.1 EIR Start-Up Meeting
- The EIR start-up meeting will include key co-lead agency staff, the RBF Project Manager and other appropriate team members to review the proposed Scope of Work, agree on elements to be included in the description of the project, gather sources of additional information, review the methodologies for treatment and analysis of environmental issues, review preferred document formats, agree upon the proposed document production schedule, and brainstorm the range of potential mitigation measures that may be applicable based on foreseeable and potentially significant impacts.

- 6.2 Review Available Documentation
- RBF will work with City staff to collect and review all relevant reports and sources of data. We will review and confirm that the project information collected is suitable for use in developing the project description as well as applicable impact assessments for the EIR. The information to be provided will include (at a minimum) the General Plan Amendment objectives, land use data, narrative program description, related processes and documentation, permits and approvals required, areas of controversy, and graphic renderings sufficient to depict the planning area boundaries and land use locations.

- 6.3 Identification of Approvals and Permits
- RBF will identify and confirm with City staff the necessary future approvals, permits or other entitlements associated with adoption of the SOI and General Plan Amendments. Regulatory and other government agencies that may have jurisdiction over certain aspects of the project include, but are not limited to, City of Sacramento, California Department of Transportation (Caltrans), United States Army Corps of Engineers (Corps), United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), Regional Water Quality Control District (RWQCB), Sacramento County Regional Sanitation District (SCRSD), Sacramento Metropolitan Air Quality Management District (SMAQMD) and Sacramento Regional Transit District. Coordination will also be required with Sacramento Municipal Utility District (SMUD), Pacific Gas & Electric (PG&E), AT&T Broadband and Pacific Bell.

- 6.4 **Refine Scope and Schedule** The EIR scope and schedule will be refined based upon information discussed at the EIR start-up meeting (as appropriate or as necessary).
- 6.5 **EIR Team Coordination** The RBF Project Manager will initiate and coordinate the work efforts by all team members by holding an initial team meeting with all project environmental and engineering staff, including our subconsultants.
- Products**
- One EIR start-up meeting with co-lead agency staff
 - Refined EIR scope and revised schedule

Task 7 — Public Scoping

- 7.1 **Initial Study** The City of Sacramento will prepare a Notice of Preparation (NOP) to be distributed to the State Clearinghouse and responsible agencies. Distribution of the NOP will be conducted by the City.

RBF will utilize the City's Initial Study format and adopted CEQA thresholds in the preparation of the Initial Study. As indicated in Section 15083 of the CEQA Guidelines, public agencies have found that early consultation resolves many potential conflicts that could arise in more serious forms later in the review process.

RBF will prepare an Initial Study for the proposed SOI and General Plan Amendments in direct consultation with City staff. The Initial Study will contain a description of the proposed Amendments, the planning area location, and a description of the environmental setting of the planning area. The Initial Study will be based on preliminary plans, engineering studies, project description, existing background documents, site visits, and other relevant information.

The main body of the Initial Study will consist of the City-approved environmental checklist and an accompanying environmental analysis. Each checklist item will be discussed. The proposed project will be evaluated/analyzed for its potential to result in significant environmental impacts in the areas specified on the City's approved environmental checklist. Each response of "no impact" or "less than significant impact" will be explained in order to document the adequacy of the environmental assessment.

- Products**
- One electronic copy and one reproducible hard copy of the Initial Study to each co-lead agency
- 7.2 **Public Scoping Meeting** RBF will conduct one Public Scoping meeting in collaboration with City staff. The meeting will be for the general public, as well as local, state, federal, other responsible agencies and/or interested parties.
- RBF will work with City staff to formulate the objectives for the Public Scoping meeting. The Public Scoping meeting will include a brief overview presentation that will emphasize the environmental review process and provide participants with a greater understanding of the SOI and General Plan Amendments, as well as the intent and requirements of CEQA. RBF will provide handouts and up to two presentation-size

graphics to supplement the discussion. Following the presentation, the meeting will be devoted to public participation, questions and comments. Written comment forms will be provided, and these comments, along with verbal comments, will become a part of the administrative record.

At the conclusion of the Public Scoping meeting process, RBF will work with City staff to determine if project modifications or adjustments can be made early in the process to address community issues, and/or to promote features desired by the local community.

Products

- One Public Scoping meeting
- Up to two presentation size graphics for the Public Scoping meeting

7.3 Field Reconnaissance

As part of the early scoping of the proposed project, the RBF Team will conduct a field survey of the planning area, review existing land use and environmental conditions and conduct a detailed photographic recording of the planning area and surrounding areas. RBF team members will review the MSR and other background data and will conduct a walking and "windshield" survey of the planning area to gather data on existing conditions. It would be our preference to conduct this field reconnaissance with City staff and The Dangermond Group to take advantage (to the extent feasible) of your knowledge of specific site conditions, concerns and issues.

Task 8 — Preparation of Administrative Draft EIR

Purpose

This phase will include the activities necessary to prepare a comprehensive and legally defensible EIR that evaluates the potential environmental impacts associated with the potential adoption of the SOI and General Plan Amendments.

8.1 Project Description

RBF will incorporate the project description developed for the proposed SOI and General Plan Amendments based on information provided by City staff, and supporting documentation and data from the MSR, such as plans, drawings, and other descriptive materials, as well as any supplemental information provided during project initiation. At minimum, this section will include the following:

- Regional and Local Setting
- Planning Area History (Background)
- General Plan Amendment Objectives
- Project Characteristics (including any discretionary actions required by the City, County and LAFCO)
- Intended Uses of the EIR (as required by Section 15124 (d) of the CEQA Guidelines), including a list of responsible and other agencies

expected to use the EIR in decision making and a list of approvals for which the EIR will be used

- 8.2 Effects Found Not to be Significant This section will describe the effects found not to be significant, in accordance with Section 15128 of the CEQA Guidelines, by listing them with brief explanations of why they are not significant and by referral to the evidence supporting the findings in the NOP and Initial Study. Mandatory findings of significance identified in Public Resources Code §21083 and Appendix G of the CEQA Guidelines will be addressed.
- 8.3 Mitigation Measures Based upon evaluation of environmental consequences of adopting the SOI and General Plan Amendments, mitigation measures will be identified for each potentially significant impact. Mitigation measures will be as specific as possible and tied to performance standards, design guidelines, implementation actions, General Plan policies/implementation programs, or other programs to ensure both their feasibility and defensibility. RBF will ensure that all mitigation measures are developed in such a way as to ensure practical, feasible and reasonable implementation. Such measures will be qualified where possible to provide an understanding of the degree of reduction that can be accomplished for adverse impacts. Mitigation measures will be grouped into categories as follows:

- Features/measures that are currently part of the proposed SOI and General Plan Amendments.
- Mitigation measures required that could be incorporated into future development projects (or related cumulative projects, as appropriate) to reduce or avoid significant impacts. Mitigation measures will be developed with the intent of being subsequently adopted as Conditions of Approval for future development projects.
- If there are no feasible mitigation measures that can be applied or incorporated to reduce an impact to a less than significant level, the impact will be identified as significant and unavoidable.

- 8.4 Topical Areas to be Addressed Specific topical areas to be addressed in the EIR and the general approach and methodology to be used will be verified with City staff. Prior to initiating work on this subtask, RBF will prepare and submit a preliminary Introduction and Table of Contents to the City staff for approval. At a minimum, the Scope of Work for specific topical issues will include analysis of the following subjects:

8.4.1 Aesthetics

This section of the EIR will characterize the existing aesthetic environment and visual resources of the planning area. Qualitative analysis of visual and aesthetic impacts consistent with a program-level EIR will be discussed, including a discussion of views within the planning area and views from surrounding areas to the area, particularly

from publicly accessible areas.

RBF will also address potential impacts generated by the introduction of light and glare associated with future development of the planning area.

This analysis will include a light and glare impact discussion on neighboring sensitive uses from streetlights, vehicle headlights, building lights, nighttime building illumination and security lighting, and other relevant sources. RBF will review and incorporate existing City policies and guidelines regarding light and glare in the EIR. RBF will recommend mitigation measures to reduce potential aesthetic and light and glare impacts to a less than significant level.

8.4.2 Agriculture

RBF will evaluate the impacts that would result from conversion of agricultural land to urban uses. This will include: (1) a determination whether any part of the planning area is designated as Farmland by the California Department of Conservation Farmland Mapping and Monitoring Program; (2) an analysis of City, County and LAFCO policies regarding agricultural land uses; and (3) documentation whether any parcels in the planning area are under an existing Williamson Act contract. Impacts to agricultural uses or designated Farmlands will be identified and mitigation measures to reduce these impacts will be recommended, if feasible.

8.4.3 Air Quality

RBF will evaluate programmatic air pollutant emissions on both a short-term and long-term basis. The technical analysis will address potential air quality impacts and ensure that pollutants are mitigated consistent with the Sacramento Metropolitan Air Quality Management District (SMAQMD) Rules and Regulations. The analysis will include the following subsections:

Existing Conditions. The proposed project area is within the Sacramento Valley Air Basin (SVAB), under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). Baseline and project setting meteorological and air quality data developed through the California Air Resources Board (CARB) and climatological and air quality profile data gathered by the SMAQMD will be utilized for the description of existing ambient air quality. Air quality data from the nearest air quality monitoring station published for the past five years will be included to help highlight existing air quality local to the proposed project site. Other sources such as regulatory documents, professional publications, and RBF experience in the project area will supplement background information. A summary of current air quality management efforts that may be related to the proposed project will be provided. A brief overview of the nature and location of existing sensitive receptors will be provided to set the context for how such uses may be affected by the expansion project.

Construction-Related Emissions. Equipment exhaust and fugitive dust emissions resulting from construction will be qualitatively discussed. Should project specific information be developed, the emissions will be quantitatively assessed. Fugitive dust emissions will be analyzed based on the number of acres to be graded per day. Additionally, emissions associated with demolition and excavation activities will be quantified pursuant to SMAQMD methodology. Construction pollutant emissions will be compared to SMAQMD thresholds and mitigation measures will be recommended to reduce the significance of emissions, where feasible.

Long-Term Emissions. RBF will quantify vehicular and area source emissions then compare to the SMAQMD thresholds to determine significance utilizing EMFAC2002 and URBEMIS2002. Project consistency with regional air quality plans, including the Air Quality Management Plan (AQMP), will also be evaluated in the EIR section. The proposed project is anticipated to result in significant impacts related to consistency with the AQMP and future growth within Sacramento County. Analysis of such impacts would require additional consultation with the County and SMAQMD.

CALINE 4 Analysis. RBF will perform a screening-level analysis to verify exemption of regional and local CO emissions quantitative analysis utilizing the methodology as prescribed by the UC Davis Institute of Transportation Studies and the SMAQMD. This scope includes an analysis evaluating the “Future with Project” and “Future without Project” conditions. Data contained in the Traffic Study will be utilized. Factors such as idle times, vehicle speeds, trip length averages, acceleration/deceleration times and other traffic-related input factors required will be developed.

Mitigation measures will be recommended, including a discussion of future project design features that may reduce air quality impacts, mitigation for construction-related air quality impacts, and mitigation for operational air quality impacts. The effectiveness of mitigation measures will be assessed pursuant to the SMAQMD thresholds of significance.

8.4.4 Biological Resources

CH2M HILL will assist the RBF Team by preparing the affected environment section and conduct the environmental analysis for the Biological Resources section of the EIR. The affected environment will rely on information developed for previous documents, including the *Natomas Basin Habitat Conservation Plan* (NBHCP), the *NBHCP Environmental Impact Statement/Environmental Impact Report*, the *Greenbriar Development Project Draft EIR* (including Appendix P, *Analysis of Effects on the Natomas Basin Habitat Conservation Plan Report*), the *Natomas Joint Vision Opens Space Program*, and other relevant available published documents. CH2M HILL will prepare the significance criteria for the analysis, conduct the analysis, determine significance, and develop mitigation measures, if applicable. No new additional studies are anticipated in this scope of work.

Although an analysis of effects of the Natomas Joint Vision on the continued efficacy and integrity of the NBHCP will eventually be required as part of the annexation process, CH2M HILL’s scope of work does not incorporate an effects analysis at this time. This scope of work includes preliminary activities to develop a strategic implementation plan for the scheduling and content of the effects analysis as the MSR and Natomas Joint Vision EIR proceeds. CH2M HILL will conduct activities at the direction of the City and RBF to initiate, plan, and facilitate up to two meetings with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to discuss the need for an effects analysis for the Natomas Joint Vision. The objective of the meetings will be to develop an implementation strategy with the City and the wildlife agencies for scheduling and determining the approach and content of that analysis. On the basis of the outcome of the coordination with the wildlife agencies, the timing of the Natomas Joint Vision effects analysis may be incorporated as an optional element (at the discretion of the City, County and LAFCO) into this scope of

work. Upon receiving such direction, CH2M HILL would then prepare a detailed scope of work, budget amendment and schedule for preparing the effects analysis.

8.4.5 Cultural Resources

This section will be prepared in accordance with CEQA, the California Register of Historical Resources (California Register), and the City of Sacramento General Plan, and will identify project area cultural resources that may meet the CEQA definition of historical or archaeological resources. Potential plan-related impacts to such resources and recommendations to avoid or reduce these impacts will be identified.

RBF will conduct archival and background research to: (1) identify previously recorded cultural resources and previously conducted cultural resource studies in or adjacent to the planning area; and (2) obtain information for the cultural setting portion of the report and EIR section. This report will constitute the baseline conditions against which project impacts will be assessed.

The Cultural Resources section of the EIR will: (1) provide a brief overview of the cultural setting of the planning area; (2) provide a summary of the City of Sacramento's and state cultural resource regulations; (3) identify potentially significant impacts to cultural resources that may result from adoption of the SOI and General Plan Amendments; and (4) provide mitigation recommendations to avoid, reduce, or minimize, when possible, significant impacts to cultural resources. Pursuant to CEQA, the EIR will outline appropriate procedures to be undertaken if buried archaeological materials are encountered during construction.

This Scope of Work assumes that the Natomas Joint Vision Area will not require compliance with Section 106 of the National Historic Preservation Act, although such a requirement could arise if a Section 404 permit is required by the Army Corps of Engineers (Corps). If compliance with Section 106 is necessary, it will be important to coordinate with the Corps to develop an Area of Potential Effects (APE) map.

8.4.6 Hazards and Hazardous Materials

Given the historic use of the project area for agricultural purposes, impacts associated with hazards and hazardous materials will be evaluated in the EIR. An planning area-specific Environmental Data Resources (EDR) Report, readily available documentation and plans, and phone interviews with public agency representatives will provide the basis for preparation of the Hazards and Hazardous Materials section of the EIR. This section will identify potential impacts and recommend mitigation measures to reduce impacts to less than significant levels.

In addition, RBF will address hazardous issues associated with operation of/proximity to the Sacramento International Airport consistent with the Airport Land Use Handbook published by the Department of Transportation, Division of Aeronautics.

8.4.7 Hydrology, Drainage and Water Quality

The EIR will address the project's potential impacts on the existing local drainage system and hydrology of the area, as well as potential flooding, and surface and groundwater quality impacts. For the EIR, RBF will review the MSR findings, published and unpublished information available from the Regional Water Quality Control Board

(RWQCB), City and County, and local, state and federal resource agencies.

Using the information sources listed above, RBF will analyze potential impacts that might result from drainage and peak runoff, flooding, groundwater, and erosion and sedimentation, as well as other water quality impacts. This section will also identify regional and local water quality issues, describe existing drainage patterns and systems, and discuss the National Pollutant Discharge Elimination System (NPDES) permit requirements for the local project area.

The EIR will identify the potential impacts of the SOI and General Plan Amendments and recommend mitigation measures to reduce impacts to a less than significant level. The mitigation measures will be designed to conform to RWQCB standards for soil erosion and sediment control and will include best management practices (BMPs) as well as any City ordinance requirements regarding on-site retention and post-construction BMPs.

8.4.8 Geology and Soils RBF will evaluate the potential geology and soils impacts of the proposed project using existing published information. This section will identify potential impacts resulting from seismic ground shaking and expansive soils, development on unstable soils and fill, and soil erosion and loss of topsoil from grading and earthwork. Mitigation measures to reduce potential impacts to the extent feasible will be recommended.

8.4.9 Land Use and Planning The Land Use and Planning chapter of the EIR will describe the setting of the planning area including existing uses on-site, existing uses adjacent to the area and planned uses in the planning area. The EIR will discuss project consistency with the following plans and policies:

- Natomas Joint Vision Open Space Program
- City of Sacramento General Plan
- County of Sacramento General Plan
- Sacramento International Airport Comprehensive Land Use Plan
- Sacramento Area Council of Governments (SACOG) Blueprint
- Regional Transportation Plan
- Other applicable environmental or resource management plans

The discussion of land use and planning will be provided in a separate stand-alone chapter. Policies will be discussed in select topical sections of the EIR where applicable policies relate to physical elements and are intended to address physical environmental issues.

8.4.10 Mineral Resources This section will examine the historic and current mineral extraction activities that occurred within the planning area. The potential impact of the SOI and General Plan Amendments to mineral resources will be

examined, including consistency with state and local policies and regulations. Mitigation measures will be recommended as appropriate to reduce these impacts to a less than significant level.

8.4.11 Noise

For the noise section of the EIR, RBF will extract relevant information from sources including the City's General Plan Noise Element. RBF will rely upon the traffic consultant to provide average daily traffic volume data (ADT) for relevant segments of all study roadways for "Existing," "Future without Project," and "Future with Project" conditions.

RBF will evaluate potential noise impacts of the proposed project, focusing on short-term construction noise, long-term changes in noise levels in the project area due to traffic changes along area roadways, on-site stationary noise sources, and changes in ambient noise levels associated with increased human activity. The analysis will address existing conditions, future, future plan project conditions, and cumulative conditions based upon data provided to RBF as set forth in the Traffic Study. RBF will conduct the following analyses for the project:

Existing Conditions. RBF will identify relevant existing conditions, including a review of applicable planning documents such as the City General Plan, Zoning Code, and Noise Ordinance. Up to ten short-term measurements (each approximately 15 to 30 minutes in duration) will be performed in the project vicinity to sample existing noise levels. Where appropriate, traffic counts will be performed simultaneous to the measurements to facilitate validation of the traffic noise model. General observations regarding the noise environment will be recorded.

Construction-Related Noise. RBF will address potential construction-related noise impacts, including typical noise levels from standard construction practices. Potential impacts associated with hauling of export fill for the excavation activities will also be identified, based on potential haul routes and truck volumes.

Stationary Noise Sources. Stationary noise sources will be quantified and assessed against the City's noise standards for both on- and off-site sensitive uses. The analysis will focus on the potential acoustical interactions between the residential uses and surrounding commercial, industrial, civic and school sites.

Traffic Noise. The 60, 65, and 70 CNEL (Community Noise Equivalent Level) traffic noise contours will be projected, based on traffic data obtained from the traffic study, vehicle mix assumptions provided by the traffic engineer and the FHWA Highway Noise Prediction Model (RD-77-108), which is the widely accepted method of evaluating roadway noise impacts. Particular attention will be given to road segments in residential areas that will experience traffic increases due to the project.

As final tract maps are not anticipated to be available, this analysis excludes site-specific mitigation measures (i.e., the recommendation of a particular window treatment or detailed noise barrier calculations). Rather, programmatic mitigation measures will be suggested where appropriate to guide further land-planning processes associated with the buildout of the project. Design level acoustic specifications can be

provided under a separate scope and fee.

8.4.12 Population, Employment and Housing

RBF will analyze impacts associated with changes in population and housing anticipated with the adoption of the SOI and General Plan Amendments. The information for this section will be largely based on data provided from the MSR projected demand analysis, 2000 Census, SACOG, and the City and County General Plans.

The focus of the population analysis will be on a comparison of the amount and type of growth anticipated with adoption of the General Plan and SOI Amendments with the growth projected in the City's General Plan, and the policies addressing growth in the City's planning documents. In addition, the analysis will consider consistency with the goals and policies of the Housing Elements of the General Plans and how the Natomas Joint Vision addresses the City and County's jobs/housing ratio. This section of the EIR will also address how the project meets the City and County's affordable housing requirements.

8.4.13 Public Services and Utilities

RBF will contact potentially affected public service and utility providers in coordination with the MSR process and analysis to identify relevant existing conditions, project impacts and recommended mitigation measures. The discussion will examine the potential alteration of existing facilities and equipment, staffing impacts, extension or expansion of existing facilities, and increased demand on services based on the MSR analysis. The analysis will also consider whether utility extensions would cause off-site impacts. RBF will evaluate the ability of the project area and surrounding neighborhoods to receive adequate service based on City and County standards (as applicable). Estimates of response times (in seconds/minutes) will be provided for the planning area. RBF will evaluate plan impacts to energy sources and utility services, including gas and electricity, phone and cable television. In addition, key public service issues to be addressed in this section of the EIR are described below:

Police

The Police Department service review will focus on response times (emergency and non-emergency) to the planning area, available personnel and overall protection services. RBF will analyze the effect that the SOI and General Plan Amendments, in combination with the cumulative build-out of the City's area plans, would have on future staffing ratios, equipment, police services, and both emergency and non-emergency response times. Mitigation incorporated into the future project design, including lighting, signage and security hardware will be recommended in collaboration with the Police Department recommendations to reduce potential crime activity. Other mitigation measures will be recommended where appropriate.

Fire/EMT

The overall need for fire suppression and emergency medical services would potentially increase beyond existing conditions as a result of the SOI and General Plan Amendments. The Fire Department services review will include a review of existing

services/facilities in the planning area, response times to the planning area and surrounding neighborhood (which includes hazardous material responses to emergencies), available fire flow, and proposed access routes and their impact on key arterials as a primary evacuation route in the event of a fire hazard. All plan impacts will be identified based on the thresholds established by the CEQA Guidelines, the City and County General Plans and existing Fire Department standards.

Schools

RBF will contact the Sacramento Unified School District to determine: (1) existing schools that would likely serve the planning area; (2) current trends in capacity and attendance at schools that would serve the planning area; (3) status of each school in terms of permanent capacity, capacity enhanced through portables, plans for rehabilitation, or capacity expansion; (4) student generation rates; (5) existing and projected enrollment; (6) proposed or existing alternative configurations (e.g. year round schools); and (7) funding sources, including the availability of developer fees, funds collected through local assessment districts, state funds, and any local bond proposals that have been challenged in the past to determine the feasibility of this type of funding mechanism.

Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50), the payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property....” Therefore, subsequent to payment of statutory fees, school impacts would be considered less than significant.

Regardless of the outcome of the “impact conclusion,” RBF will ensure that adoption of the SOI and General Plan Amendments addresses the needs of the affected school district, and that substantial coordination efforts be engaged to address school capacity and facilities.

Solid Waste

Solid waste generation resulting from adoption of the SOI and General Plan Amendments may impact landfill capacities. The MSR analysis will establish baseline projections for solid waste generation, including composting and recycling for both construction and operation of the project. Impacts to area landfills will be assessed based on permitted capacity. Compliance with the City of Sacramento’s comprehensive recycling program and Assembly Bill (AB) 939 will also be addressed.

Water

The SOI and General Plan Amendments would result in an increase in the demand for potable water supplies. RBF will use the MSR data to analyze the water system capacity and proposed water distribution system to ensure that adequate supply can be provided to the project site. Any potential impacts to the water supply and distribution system will be identified and mitigation measures recommended to reduce impacts to a less than significant level. Included will be a discussion of water rights and coordination with Natomas Central Mutual Water District.

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capacity of the local and regional wastewater demand from the planning area. The EIR will discuss the wastewater section of the EIR. Impacts will be identified where necessary.

A comprehensive analysis of potential impacts on the environment will be conducted using data from the MSR, the EIR will examine cumulative impacts, and the subsequent increase in the demand for recreational facilities, including neighborhood and regional trails. This will include bike paths and pedestrian trails. This will also account for the Open Space Program, as well as the Open Space Group, and the full range of recreational facilities. This is part of the Natomas Joint Vision, with any impacts from the program; and/or neighborhood facilities being considered. This is based on the standards for these facilities in the City's General Plan. CH2M HILL will coordinate with the City during the preparation of the Open Space Program to ensure biological resources and to review the cumulative impacts product. Mitigation measures will be implemented as necessary to reduce impacts to a less than significant level.

The City will hire an independent traffic consultant will be hired to assist the City's Public Works Department to prepare a traffic study for the proposed plan amendments. It is assumed for the purposes of this EIR that the traffic work and corresponding fee, that the traffic impacts will be analyzed in the transportation/Traffic section of the EIR in

accordance with the City's team will work collaboratively with the City Public Works Department to ensure that the methodologies and standards used in the analysis are appropriate and valid and meet both the City's and the State's requirements for quality and accuracy.

The cumulative impacts in the EIR pursuant to CEQA will be analyzed in the same manner as the analysis will address the planning area impacts. The City will determine whether approved or proposed within the City's General Plan, and will be based on the cumulative impacts data included in the City's General Plan and the cumulative impacts to which the plan generates cumulatively adverse impacts. The cumulative impacts will be discussed qualitatively. The cumulative impacts will be based on reasonably anticipated adverse impacts from cumulative projects will be identified during the EIR process with City staff.

The City will also discuss the impacts of the proposed SOI and General Plan amendments in accordance with the CEQA Guidelines, RBF will discuss the cumulative impacts of the proposed SOI and General Plan amendments.