



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
October 16, 2008

Members of the Planning Commission

Subject: Natomas Joint Vision Progress Report – Broad Visioning

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

Recommendation: Review and Comment

Contact: Helen Selph, Associate Planner, 808-7852; Scot Mende, New Growth Manager, 808-4756

Summary: The purpose of this item is to report to the Planning Commission on the progress made in implementing the Natomas Joint Vision Memorandum of Understanding (MOU) and in creating a vision that builds upon the MOU framework.

City Council and Sacramento County Board of Supervisors adopted the Natomas Joint Vision MOU on December 10, 2002. The MOU established a collaborative planning process between the City and County to implement land use and open space planning and revenue sharing principles.

Key MOU principles include:

- Permanent preservation of open space for habitat, agriculture, or other purposes
- Proactively influencing the emerging urban form according to the Smart Growth Principles
- Protecting and maximizing existing and future airport operations
- Fair distribution of revenue / revenue sharing principles

Since the MOU was adopted, City and County staff have been working to implement the MOU. To date, no decisions have been made regarding the extent of future urbanization, nor entitlements, nor commitment to develop the area.

There are five overall phases of work products and approvals that need to be completed and/or approved for the Natomas Joint Vision planning process as follows:

- Phase I, which consisted of the MOU and the Open Space Program, has been completed. The Open Space Program and MOU are available on the City's website at <http://www.cityofsacramento.org/planning/projects/natomas-joint-vision/>.

- Phase II - The Broad Visioning, (the current activity).
- Phase III - General Plan Amendments, an amendment to City's Sphere of Influence and related work products (or the County Urban Services Boundary), an Effects Analysis.
- Phase IV - Annexation (or an amendment to County's Urban Policy Area) and the preparation of a new or amended Natomas Basin Habitat Conservation Plan.
- Phase V – Development projects implementation

At each phase, the City Council and Board of Supervisors will decide whether or not to go forward with the next phase.

The City and County are embarking on a new visioning effort to jointly plan for both open space and development. This current activity - called the "Broad Visioning" effort - involves the completion of the following work products:


- A set of fundamental principles to address the myriad issues and guide subsequent planning efforts
- Conceptual land use diagrams for both urban and open space areas
- A project description with sufficient detail to:
 - Initiate a General Plan Amendment, prepare a programmatic EIR, initiate a specific plan process;
 - Prepare a preliminary effects analysis and an agriculture / open space / habitat strategy.

Attachment 1 shows the group structure and interrelationships for the Broad Visioning effort.

- Staff and Facilitator Team is central and is responsible for coordination and logistics, and keeping the process moving forward. The Team receives input from regulatory agencies, Board & Council, technical consultants, interest groups and the results of the large group workshops.
- Large Group Review Workshops (LGRW): Provides a forum for brainstorming solutions and vetting alternatives. The LGRW will be open to the public, but will be focused on issues of concern for the major stakeholder groups which includes representatives from landowner, environmental, agricultural, community and neighborhood groups. Through a series of LGRW, input and feedback received will aid in the development of a multi-issue working solution(s). The LGRW will add substance to the vision elements, clarification on the issue sets, and confirmation of planning objectives.
- The structure may also utilize (on a limited basis) a "think tank" which will consist of the visionaries of regional perspectives (e.g., SACOG, Valley Vision, CSUS, UCD, SAFCA, etc.).

- In addition to public workshops, staff intends to engage the public through outreach meetings of various interest groups (e.g., ECOS Board, Area 4 neighborhood association, Riverfront Property Owners Association, etc.), and to e-mail workshop notices to our General Plan Update e-mail list to obtain a broader, more inclusive perspective at our workshops.

Future development would need to generate revenues sufficient to provide for open space and habitat, infrastructure, public services, and amenities for the new community. At the same time, development would need to preserve and/or proactively provide habitat for the 22 listed species in the Natomas Basin, while achieving fair compensation to landowners who aren't granted the entitlements to develop their land.

Respectfully submitted by: 
 Helen Selph, Associate Planner

Recommendation Approved:


 Scot Mende, New Growth Manager

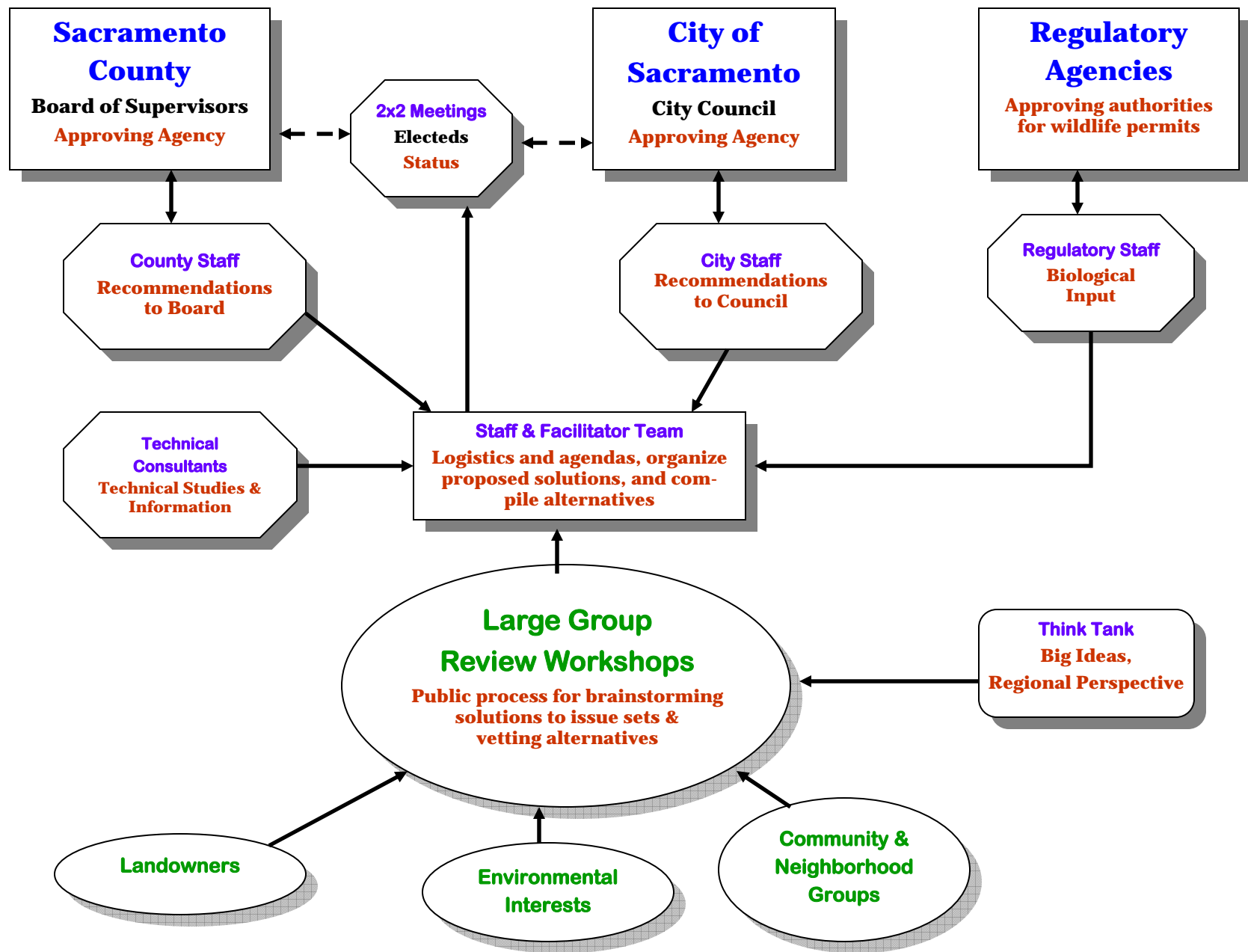
Table of Contents:

Pg 1-3 Report

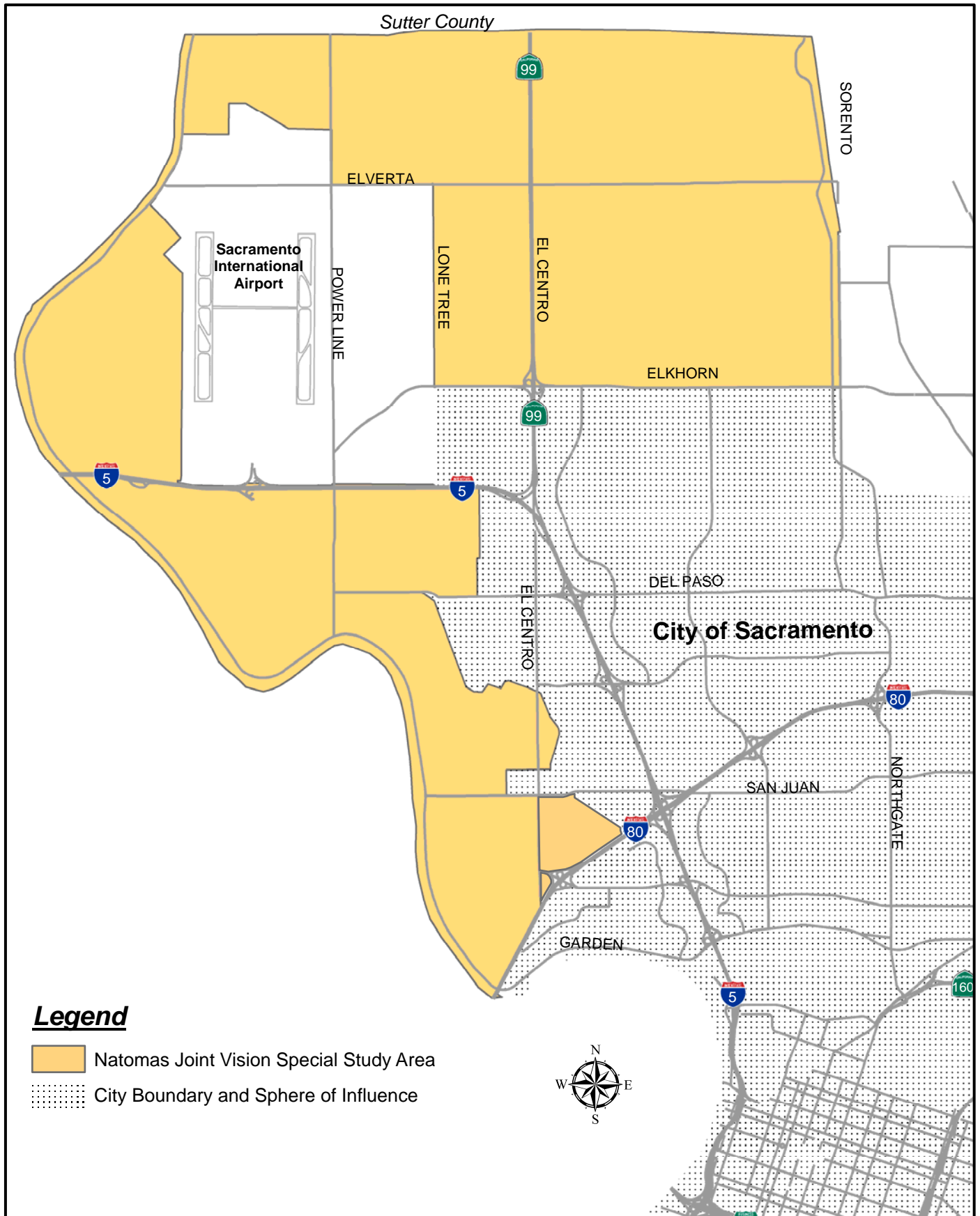
Attachments

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| 1 | Diagram – Group Structure for the Broad Visioning Process | Pg 4 |
| 2 | Map of the Natomas Joint Vision Special Study Area | Pg 5 |



Group Structure for the Natomas Joint Vision Broad Visioning Process



Natomas Joint Vision Special Study Area



Legend

-  Natomas Joint Vision Special Study Area
-  City Boundary and Sphere of Influence

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