



CITY OF
SACRAMENTO

COMMUNITY
DEVELOPMENT
DEPARTMENT

NEW GROWTH
SECTION

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New Growth Quarterly Report

January 2010

What is a Special District?

There are approximately 3,400 special districts in California today and there are over 100 Special Districts in Sacramento County. Special Districts are public agencies created to provide one or more specific services, such as fire protection, to a community. Special districts are generally formed to raise revenue to provide a service that is not being offered by an existing city or county. Although a city may not be in more than one county, special districts may cross as many city and county borders as voters approve. For example, Sacramento Metro-

politan Fire District serves portions of the unincorporated area in Sacramento and Placer Counties and the cities of Citrus Heights and Rancho Cordova.

Types of Special Districts

An independent special district has its board elected directly by the citizens it serves. Southgate Recreation and Park District is an independent special district. Other districts are dependent and operate much like a department in a city or county. A dependent special district's board is named by a

city or county government; in some cases, the city council or board of supervisors may also be the board of a dependent district. Natomas Fire Protection District is a dependent special district and its board is the Sacramento County Board of Supervisors.

An enterprise district receives its service charges from those who use its services. Enterprise special districts have been used, for example, to build and operate bridges; the costs of con-

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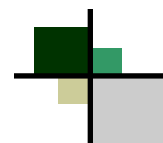
Natomas Joint Vision Phase IV

The NJV is a collaborative planning effort between the City and County of Sacramento and representatives of the Natomas Landowners' Group to develop a vision as anticipated in the 2002 NJV Memorandum of Understanding (MOU) between the City and County.

On January 13, 2010 the Board of Supervisors heard a report on the activities undertaken during the Natomas Joint Vision (NJV) Phase III and to take actions related to a new Phase IV effort.

Phase IV will include preparing to initiate a new or amended Habitat Conservation Plan in order to achieve the objectives identified in the 2002 MOU. This includes coordinating with the regulatory agencies given their essential role in an HCP as well as preparing a work plan that includes appropriate public and/or committee processes. Also, a resolution was approved initiating proceedings for a Special Planning Area (SPA) zone to facilitate the consideration of regulations that protect ex-

isting and future airport operations, and permanent preservation of open space for habitat, agriculture, or other purposes. These principles take into consideration the unique environmental and regulatory features of the unincorporated portion of the Natomas Basin.



Special Districts — continued from Page 1

struction and operation are paid from tolls collected from those who use the bridges. Non-enterprise districts may apportion a share of the cost of services to all property owners, without regard to how much any single property owner uses the service. An example would be a flood control district, which generate revenues from property taxes and assessments and provides protection to every property owner within its borders.

Most special districts focus on a single function, such as water service, fire protection, mosquito abatement, airport operation or cemetery maintenance. Other districts have expanded to as many as 15 different functions over the years. These multi-function districts are often called community service districts. Cosumnes Community Services District is an example of a district that provides multiple services: fire protection and parks and recreation.

Special districts are created as communities grow and require specific services. As an area becomes more densely developed, the existence of many separate and overlapping special districts can complicate overall planning and coordination of government services. However, consolidating many small districts into a single, more efficient district or local government has proven to be quite difficult. Additionally, detachment of territory from a special district upon annexation to a city is controversial as the annexation results in the loss of revenue generating potential from territory from a special district.

Types of special districts within the City's SOI include: fire protection,

parks and recreation, and water. Prior to annexation, cities typically negotiate revenue sharing agreements with special districts to ensure the loss of revenue is more manageable to the district.

It should be noted that Sacramento Area Flood Control Agency is a Joint Powers Authority (JPA). A JPA is formed so two or more public authorities (e.g. local governments, or

utility or transport districts) can operate collectively. Similarly, the Sacramento Public Library Authority is a JPA—rather than a special district.

For more information on special districts in Sacramento County, see the LAFCo website at www.saclafco.org



There are 13 fire service providers in Sacramento County: 10 Special Districts and 3 Cities (Folsom, Isleton, and Sacramento)



Haggin Oaks Background Report

In March 2009 the City Council adopted Sacramento's new 2030 General Plan. The new General Plan is designed to accommodate an additional 200,000 residents and 140,000 new jobs within Sacramento by the year 2030. The General Plan encompasses a smart growth strategy that will focus a significant amount of new residential and employment population in the opportunity areas throughout the City that can accommodate infill development.

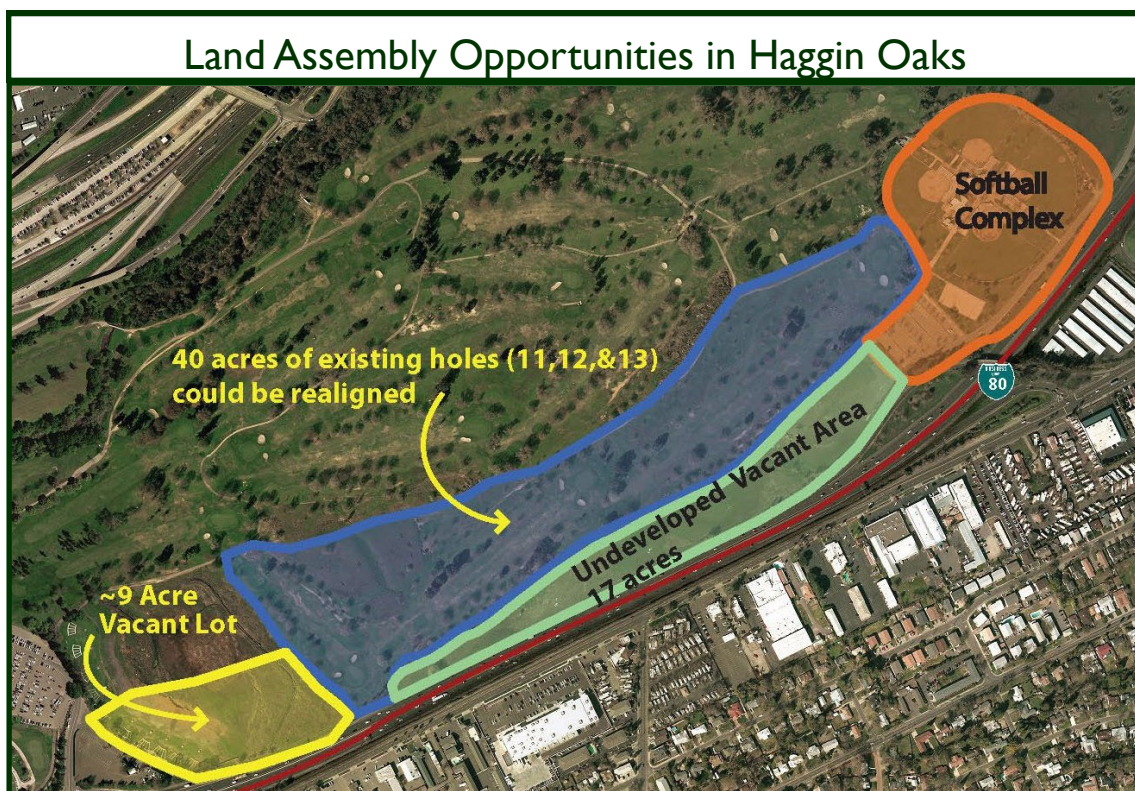
The Haggin Oaks area has the potential to accommodate infill development. In November 2009, the New Growth Section with assistance from Remi Mendoza of the Long Range Section, completed the Haggin Oaks Background Report.

The Background Report is intended to be a useful reference document for the Haggin Oaks Area. This report begins with a brief section on the history of the area followed by a description of the existing conditions regarding Land Use, Circulation, and Public Utilities. Lastly, the report highlights both the development constraints and opportunities in the area. For any future planning efforts in the Haggin Oaks Area, the background report should be considered by elected decision makers and staff to help identify any red flags or fatal flaws with a proposed project.

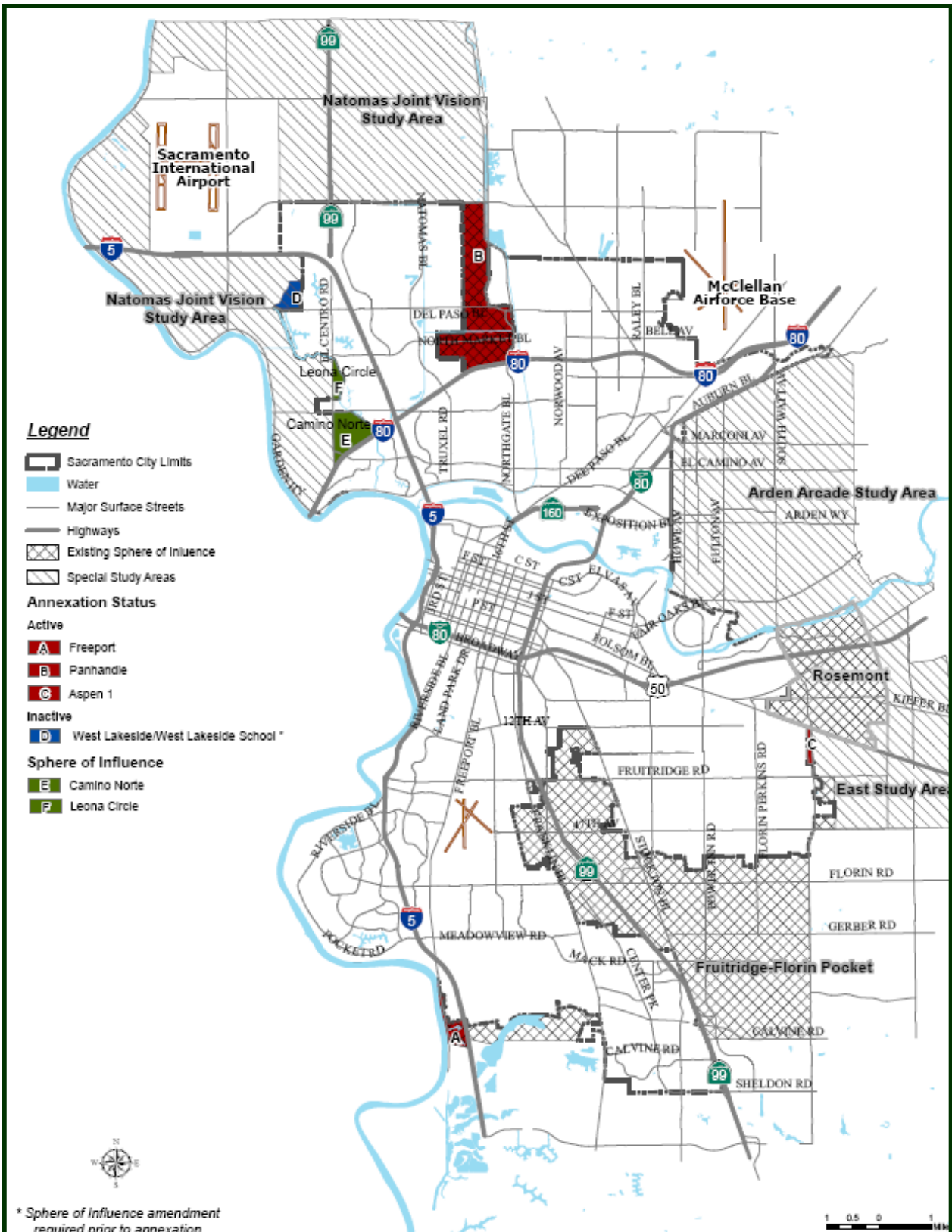
There is tremendous potential for new development in the Haggin Oaks Area. This site has great visibility from Business 80 and southwest of the softball complex there are 66 acres in a prime location which could

be assembled for a new use (see map). Currently there exists 17 acres of an undeveloped vacant area which is sometimes used as an overflow parking lot. There is also a 9 acre vacant lot in the Fulton Avenue PUD. The City of Sacramento Golf Division has also indicated that there is an adequate underutilized area within the existing golf complex to create vacant land. On the Arcade Creek Golf Course; holes 11, 12, and 13 could be realigned to open up 40 acres for development. Additionally the City could encourage complementary uses with the County's redevelopment efforts at McClellan Business Park - which at full build out will have over 35,000 employees in the vicinity.

For more information on the Haggin Oaks Background Report, [click here](#).



City of Sacramento Sphere of Influence and Annexation Activity



North Area Activity Map

Natomas Joint Vision is the area north and west of North Natomas and encompasses 20,000± acres. The outcome of the Natomas Joint Vision Technical Phase will provide guidance on whether the City or the County can provide services more efficiently and to inform the landowners which jurisdiction should process the entitlements.

For more information, [click here](#) or contact: Scot Mende, New Growth Manager at 916-808-4756.

Key Dates:

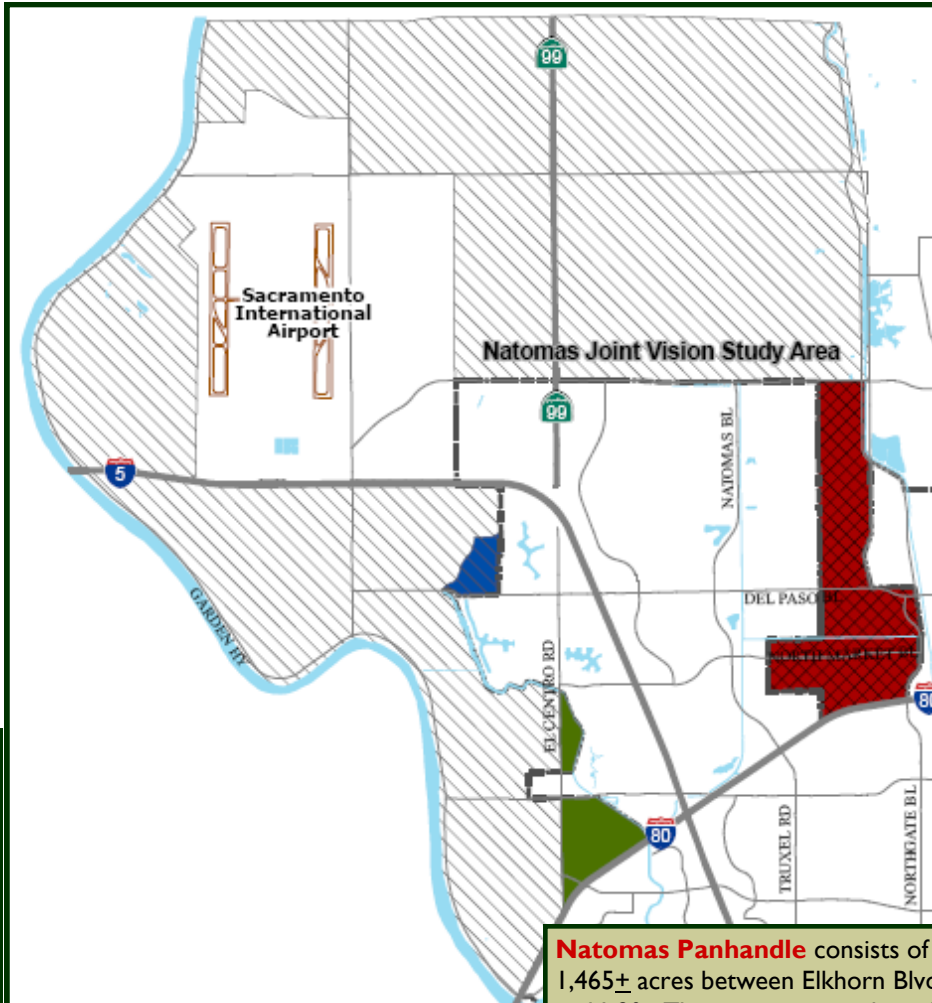
Project Description— Spring 2010

West Lakeside School includes 41 acres at the northeast corner of Del Paso Road and the West Main Drain Canal. Natomas Unified School District (NUSD) purchased this property in March 2007. The NUSD may request extra-territorial services.

For more information, contact: Scot Mende, New Growth Manager at 916-808-4756.

West Lakeside consists of 92 acres at the northeast corner of Del Paso Road and the West Main Drain Canal. Staff is treating this application in the context of the Natomas Joint Vision effort.

For more information, contact: Scot Mende, New Growth Manager at 916-808-4756.



Natomas Panhandle consists of 1,465± acres between Elkhorn Blvd. and I-80. The area is currently within the City's SOI (approved in 1997). The current annexation proposal is for only the undeveloped acres north of Del Paso Road., leaving the area south of Del Paso Road as an unincorporated island. The City Council made a motion of intent to approve on Sept. 18, 2007, subject to approval of a revenue sharing agreement with the County. The Tax Exchange Agreement has not yet been heard by the Board or Council.

For more information, [click here](#) or contact: Arwen Wacht, Associate Planner at 916-808-1964.

Key Dates:

Sphere of Influence— 1997
Annexation—Summer 2010

Camino Norte SOI is located east of El Centro Road and includes the 49'er Travel Plaza, Leona Circle and 250± undeveloped acres. The SOI Amendment is currently being processed with the annexation of the Camino Norte and Leona Circle properties to follow. An application was filed with LAFCo on Dec. 22, 2006 and the MSR is being prepared by City Staff and was submitted to LAFCo in December 2008.

For more information, [click here](#) or contact: Ellen Marshall, Senior Planner at 916-808-5851.

Key Dates:

Sphere of Influence— May 2010
Annexation— Winter 2011

East Area Projects

Arden Arcade includes 15 square miles between the American River and I-80, Ethan Avenue to Mission Avenue. The City is exploring annexation as an alternative to incorporation for the residents. The City's General Plan identifies Arden-Arcade as a "Study Area".

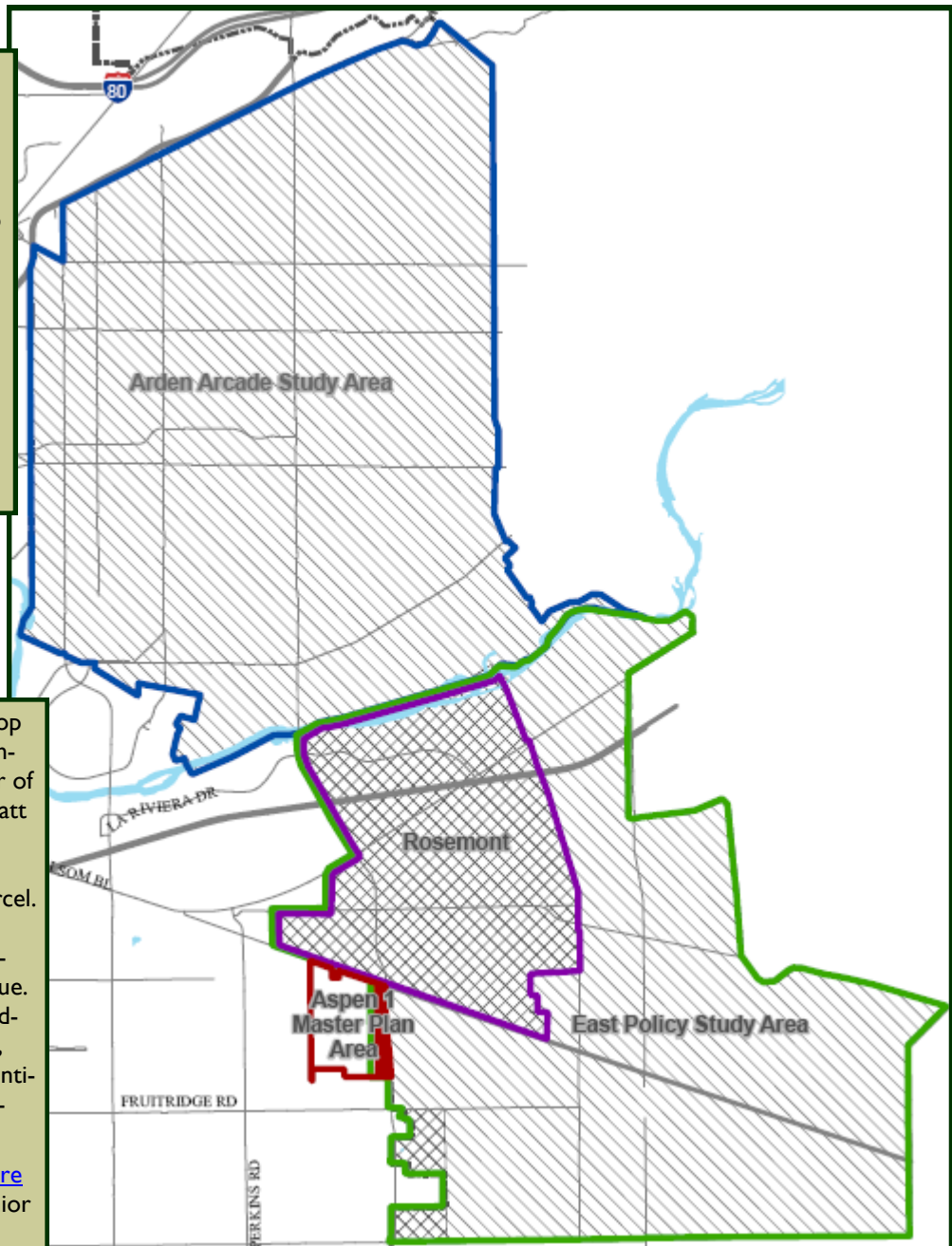
For more information, [click here](#) or contact: Scot Mende, New Growth Manager at 916-808-4756.

Aspen I is a request to develop a 232 acre master planned community at the Southeast corner of Jackson Highway and South Watt Avenue. This request requires multiple entitlements including the annexation of a 28 acre parcel. The parcel to be annexed is a remnant area caused by the realignment of South Watt Avenue. The Sphere of Influence Amendment was approved on April 1, 2009 and the request for the entitlements was submitted in September 2009.

For more information, [click here](#) or contact: Ellen Marshall, Senior Planner at 916-808-5851.

Key Dates:

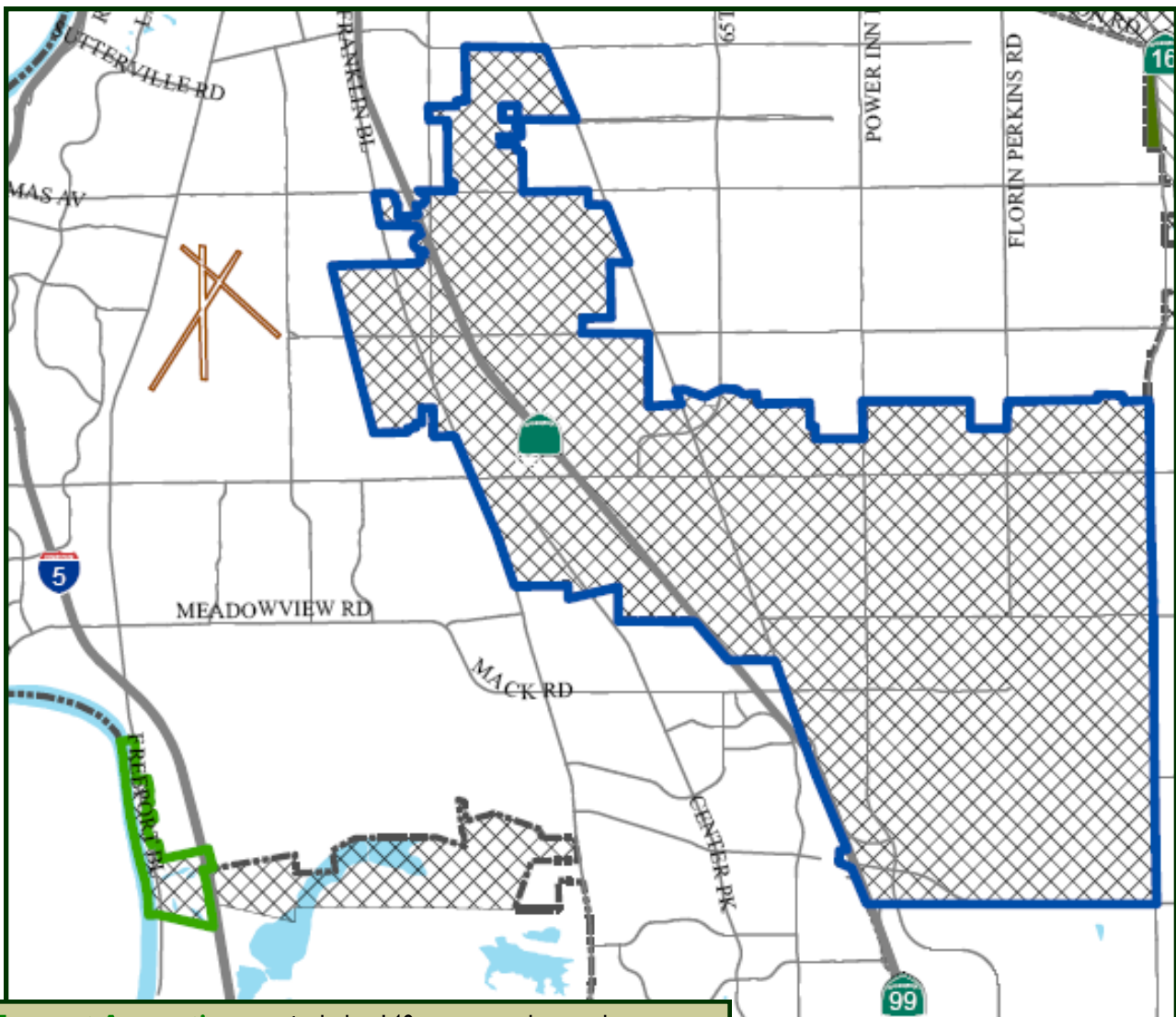
Sphere of Influence— April 2009
Annexation— Fall 2010



Rosemont/Eastern Policy Area encompasses approximately 5,980 acres at the eastern edge of the City between the American River, Bradshaw Road and to the south to Elder Creek Road. Rosemont is already located in the City's SOI, but the Granite and Teichert properties would need to be added to the SOI. This area is included as a Study Area in the General Plan Update.

For more information, [click here](#) or contact: Ellen Marshall, Senior Planner at 916-808-5851.

South Area Projects



Freeport Annexation area includes 140± acres at the southwestern edge of the City, including the City owned Bartley Cavanaugh Golf Course. Residents rejected a previous annexation effort (July 7, 2005); residents were showing a renewed interest in becoming part of the City to have City-provided sewer and water services. In May 2009 the residents indicated a desire to explore the provision of sewer from Sacramento Area Sewer District (SASD). SASD has committed to providing the technical support to the County for the USDA grant preparation.

For more information, [click here](#) or contact: Ellen Marshall, Senior Planner at 916-808-5851.

Key Dates:

Sphere of Influence— October 1981

Annexation— To be scheduled

Fruitridge/Florin Pocket has inefficient service delivery because of the irregular existing boundaries. The residents rejected a proposal to annex in 1970. There has been no recent activity to annex this area.

For more information, [click here](#) or contact: Ellen Marshall, Senior Planner at 916-808-5851.



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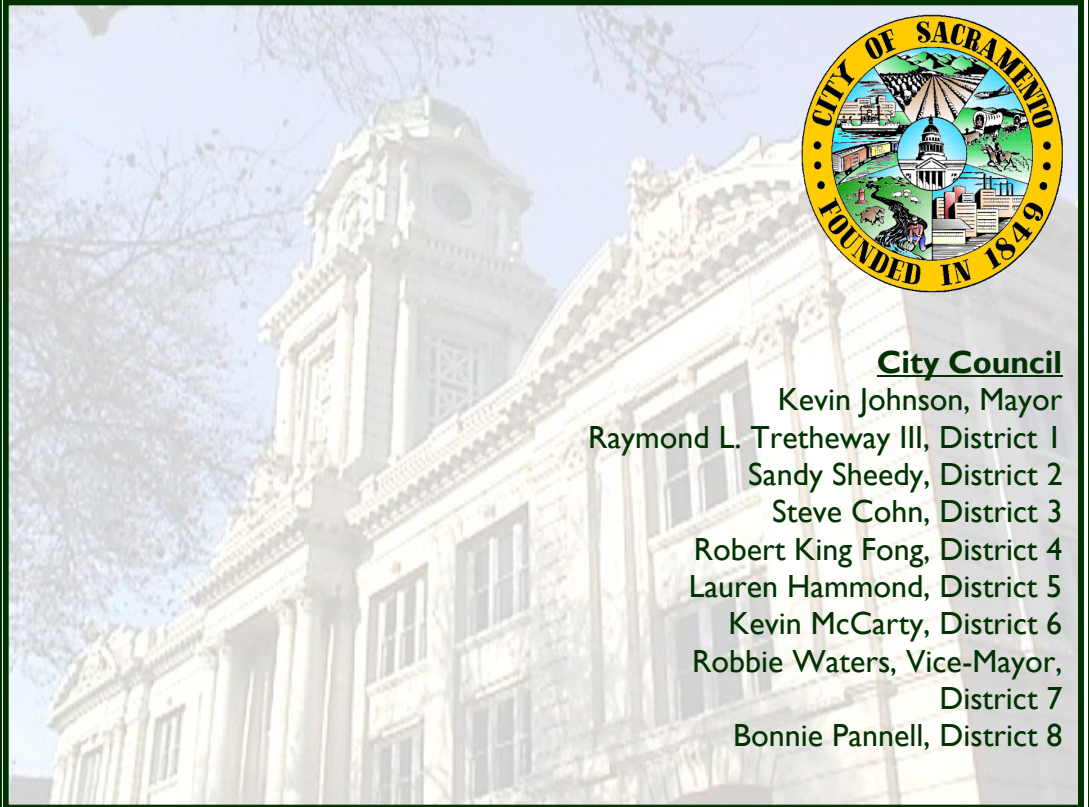
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Hablamos Español
Мы говорим по-русски
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Chúng tôi nói tiếng Việt



City Council

- Kevin Johnson, Mayor
- Raymond L. Tretheway III, District 1
- Sandy Sheedy, District 2
- Steve Cohn, District 3
- Robert King Fong, District 4
- Lauren Hammond, District 5
- Kevin McCarty, District 6
- Robbie Waters, Vice-Mayor,
District 7
- Bonnie Pannell, District 8

The **New Growth Section** is a function of the Community Development Department dedicated to overseeing the development and monitoring of new growth and infill areas.

Our Mission Statement:

Through quality relationships with all stakeholders, the New Growth Section will direct new development consistent with the vision of the City, will finance and build the necessary infrastructure and community facilities, consistent with financing plans, and nurture community organizations.

New Growth staff are:

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- Ellen Marshall, Senior Planner
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- Arwen Wacht, Associate Planner
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