



CITY OF  
SACRAMENTO

PLANNING  
DEPARTMENT

NEW GROWTH  
DIVISION

**Inside this issue:**

NBC Tour Photos	2
Activity Map	3
North Area Activity	4
East Area Activity	6
South Area Activity	7
New Growth Team	8
NJV Continued	8

# Annexation Quarterly Activity Report

Summer 2008

August 7, 2008

## Natomas Joint Vision

There are 5 phases to the overall work program for the Natomas Joint Vision.

**Phase I** – The City-County MOU and Open Space Program (completed).

**Phase II** - The Broad Visioning (current activity)

**Phase III** – This phase includes Amendments to the City’s and County’s respective General Plans, and an amendment to the City’s sphere of influence (or the County’s Urban Services Boundary), and related work.

**Phase IV** – Annexation (or amendment to County’s Urban Policy Area) and preparation of a new Habitat Conservation Plan.

**Phase V** – Development projects implementation

Adoption of the 2002 Natomas

Joint Vision MOU: On December 10, 2002, the City Council and Board of Supervisors adopted a Memorandum of Understanding (MOU) regarding principles of land use and open space planning, 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”. Since that time, City and County staff have been working to implement the MOU.

Open Space Program: The City of Sacramento hired The Dangermond Group to prepare an Open Space Program report. The Open Space Program (OSP) was designed to identify open space preservation and funding mechanisms to help guide the implementation of open space

goals and policies adopted by the Natomas Joint Vision MOU. The open space program evaluated the habitat, open space, and agricultural values of the Natomas Joint Vision area from the open space perspective, while the City’s Municipal Services Review will evaluate the potential urban values of the Natomas Joint Vision area. Four public workshops for the Open Space Program (OSP) were completed between June 2006 and February 2008.

*Continued on Page 8*

## Natomas Basin Conservancy Tour

In June 2008, City staff toured several properties owned and managed by The Natomas Basin Conservancy. The Natomas Basin Conservancy serves as plan operator for the Natomas Basin Habitat Conservation Plan. It acquires and manages habitat land for the benefit of the 22 "special status" species covered under the Plan. The most notable of these 22 species is the Swainson’s Hawk (a State threatened species) and the Giant Garter Snake (a federal endangered species).

The Natomas Basin was once a mosaic of winding channels and verdant marshes bordered by floodplains, riparian woodlands and native grasslands. A variety of resident wildlife played their roles in the complex ecosystems. Countless waterfowl used the basin on their annual migrations. Beginning in the early 1900s, most of the Basin was drained for agriculture and flood protection. Some species of wildlife were able to continue living in the fields, margins and drainage ditches. In the 1990s, many farms were converted to

urban development, placing pressure on the remaining habitat.

The Natomas Basin became the focus of competing needs between wildlife habitat preservation, urban development, agriculture, and flood control. Creative public solutions were needed to resolve the conflict between habitat needs, agriculture and development.

*Continued on Page 2*

Natomas Basin Conservancy Continued from Page 1



To facilitate orderly development of the Basin while preserving habitat for multiple species, a habitat conservation plan was proposed.

The mission of The Natomas Basin Conservancy is to promote biological conservation along with economic development and the continuation of agriculture in the Natomas Basin. The Habitat Conservation Plan establishes a multi-species conservation program to mitigate the expected loss of habitat values and take of protected species that would result from urban development, operation irrigation and drainage systems, and rice farming. The goal of the Habitat Conservation Plan is to preserve, restore, and enhance habitat values in the Natomas Basin while allowing urban development to proceed according to local land use plans.

The Conservancy receives mitigation fees paid by developers and others when per-

mits are obtained to build within the Basin. The funds are used to acquire lands for habitat preserves, to design and construct wildlife reserves and sanctuaries, and to manage the lands. County. HCP fees have been paid on a total of 7,000 acres. Since 1999, the Conservancy has acquired a total of 4,185 acres as of December 31, 2006. Approximately 42% of these land holdings are in Sacramento County, with the balance in Sutter County.

Key conservation objectives for maintaining the Natomas Basin **GGS** population include:

- Developing a network of habitat reserves with restored marsh habitat and adjacent rice fields linked by water supply canals;
- Developing habitat reserves of 400 acres or more, and

- Maintaining at least 50 percent of mitigation lands in rice production and 25 percent in managed marsh.

Key conservation objectives for maintaining the Natomas Basin **Swainson's hawk** population include:

- Maintaining upland habitats for nesting and foraging;
- Maintaining up to 25 percent of the mitigation land base in uplands;
- Providing foraging habitats (e.g. native grasslands, alfalfa fields and grazed pastures);
- Preserving and restoring riparian areas for nesting.

Secondarily, the NBHCP is designed to protect and enhance a multitude of other listed and non-listed wildlife species that also depend upon wetland and upland habitats.

Important listed species include burrowing owls, tricolored blackbirds, white-faced ibis, greater sandhill cranes, vernal pool fairy shrimp, and valley elderberry longhorn beetles.

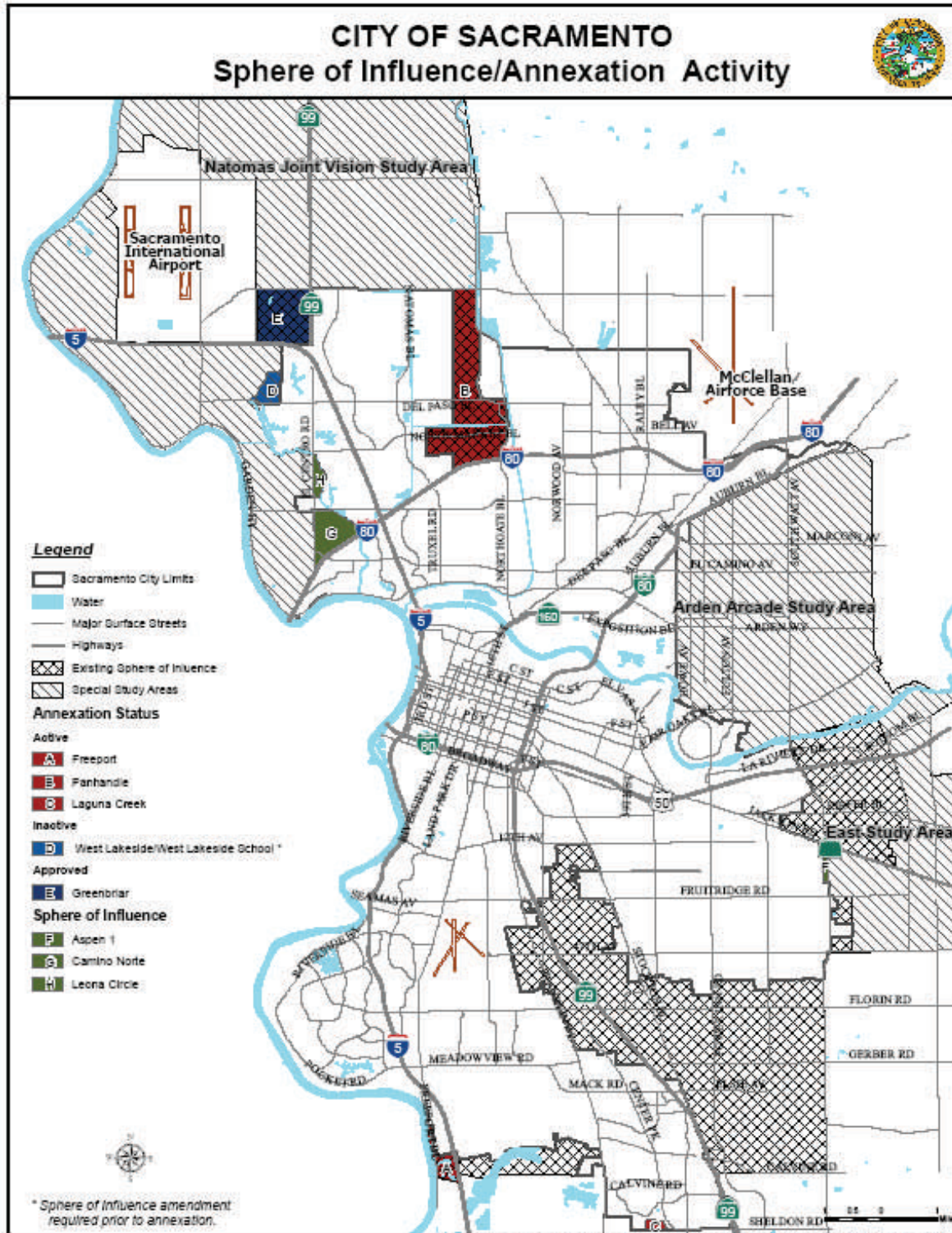
Creating preserves according to a regional plan prevents the habitat fragmentation that would occur with haphazard mitigation. The planned approach also provides cost-effective habitat creation and management.

The tour showcased areas used for grazing and fallowed agricultural lands, areas in the habitat construction stage (e.g., channel creation), and areas upon which habitat had been fully restored with established vegetation, including ponds, sloughs, marshes, upland basking mounds, and grassland areas.

Click the following link for more information on the [Natomas Basin Conservancy](#).




SOI/Annexation Map



## North Area Projects


**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 area includes undeveloped acres north of Del Paso Road. The City, County, Rio Linda/Elverta Recreation and Park District and landowners were unable to come to agreement on the remaining 870 acres south of Del Paso Blvd. which would remain in the County as an unincorporated island. The City and County are close to reaching consensus on the revenue sharing agreement. The City Council made motion of intent to approve on Sept. 18, 2007. The final Council approval is targeted for October 2008, with LAFCo consideration to follow.

For more information, contact: Arwen Wacht, Associate Planner at 916-808-1964.

**Key Dates:** Sphere of Influence— 1997  Annexation—November 2008


**Natomas Joint Vision** is the area north and west of North Natomas and encompasses 25,000± acres. The City and County approved an MOU for the area in 2002. On July 29, 2008, the City Council directed staff to initiate a collaborative work plan for the Natomas Joint Vision Broad Visioning Process. The Broad Visioning process will prepare a joint conceptual land use plan and fundamental principles for the Natomas Joint Vision area. The outcome of the Broad Visioning process will be to initiate an SOI amendment and General Plan level entitlements only, with Annexation to follow in a few years.

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

**Key Dates:** Sphere of Influence— December 2009  Annexation— December 2012

**Greenbriar** is 577± acres at the northwest intersection of I-5 and Hwy 99/70. The effective date of annexation for Greenbriar was May 23, 2008. Litigation has been filed by ECOS and Friends of Swainson's Hawk.

For more information, contact: Arwen Wacht, Associate Planner at 916-808-1964.

**Key Dates:** Sphere of Influence— September 2007  Annexation— April 2, 2008

**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 (initiated by City Council on Nov. 21, 2006) 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 was started by City staff in July, 2008 with an anticipated completion and submittal to LAFCo in September 2008. City staff met with USFWS on May 10, 2007 and an approach of amending the existing HCP was accepted.

For more information, contact: Ellen Marshall, Senior Planner at 916-808-5851.

**Key Dates:** Sphere of Influence— December 2008  Annexation— December 2009

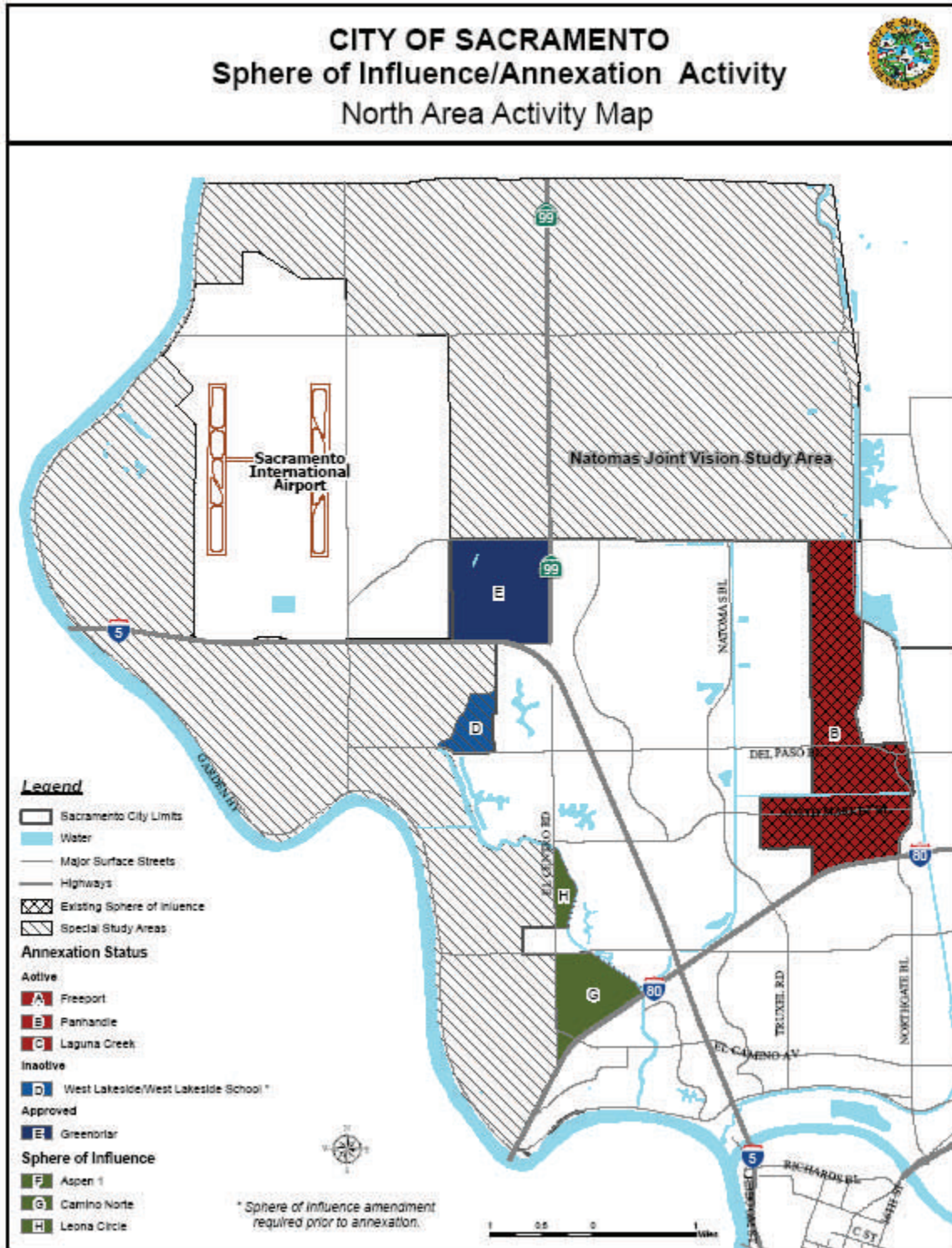
**West Lakeside** consists of 92 acres at the northeast corner of Del Paso Road and the West Main Drain Canal. The applicant requested concurrent processing of the SOI Amendment and Annexation. The applicant has requested the project be placed on hold. Staff is treating this application in the context of the Natomas Joint Vision effort.

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

**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 has requested concurrent processing of the SOI Amendment and Annexation. A Notice of Preparation for an EIR was released by the NUSD on April 17, 2008.

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


# North Area Activity Map



## East Area Projects

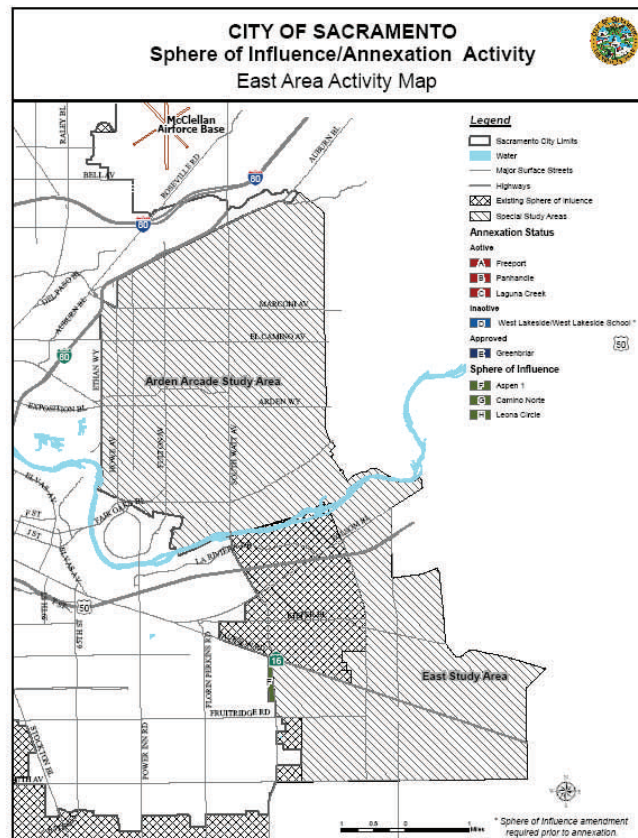
**Aspen I** is a 28 acre parcel at the southwest corner of South Watt Avenue. This parcel is a remnant area caused by the realignment of South Watt Avenue and annexation would allow the site to be master planned with the adjacent 387.5± acres. The applicant is currently requesting a SOI Amendment (Council Initiated on August 21, 2007) with annexation to follow. The City submitted an application to LAFCo for a SOI Amendment in July, 2008 and it is expected to be heard before LAFCo in late fall. The parcel is within the Cordova Recreation and Parks District and is within Metro Fire District territory.

For more information, contact: Ellen Marshall, Senior Planner at 916-808-5851.

**Key Dates:** Sphere of Influence— November 2008  Annexation— February 2009

**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. Rancho Cordova is also proposing to include this area in its General Plan Policy Area, which overlaps Sacramento's SOI. This area is to be included as a Study Area in the General Plan Update. For more information, contact: Ellen Marshall, Senior Planner at 916-808-5851.

**Arden Arcade** includes 21 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. Potential issues include numerous water purveyors and park and recreation districts serving the area. Additionally, the area is within the Metro Fire District. On February 27, 2007, an Incorporation Petition was filed at LAFCo. LAFCo has entered into a new contract with MuniFinancial to complete the Comprehensive Fiscal Analysis. The Incorporation Committee continues to struggle to raise the funds needed for the incorporation. For more information, contact: Scot Mende, New Growth Manager at 916-808-4756.



## South Area Projects

**Freeport Annexation** area includes 140± acres at the southwestern edge of the City, including the City owned Bartley Cavanaugh Golf Course. Although the residents rejected a previous annexation effort (July 7, 2005), residents appear to be showing a renewed interest in becoming part of the City to have City-provided sewer and water services. The County is currently working on a proposal to bring sewer to Freeport and has amended its General Plan (approved by the Board of Supervisors on July 29, 2008) to allow urban services to be provided outside of the Urban Services Boundary. The City & County are each providing cost estimates for water & sewer services.

For more information, contact: Ellen Marshall, Senior Planner at 916-808-5851.

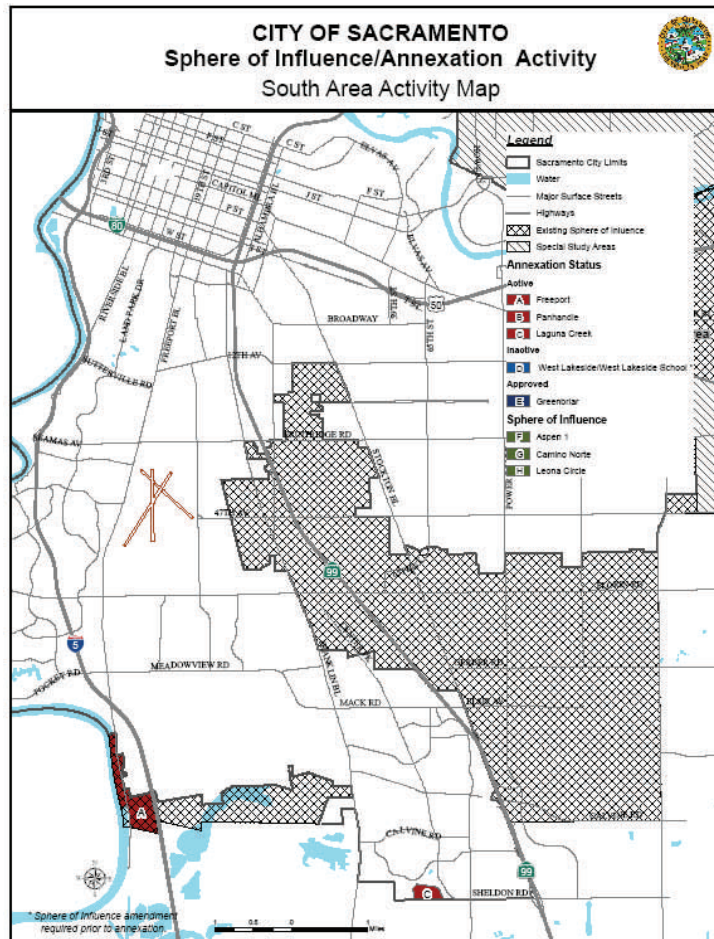
**Key Dates:** Sphere of Influence— October 1981  Annexation— To be scheduled

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

For more information, contact: Ellen Marshall, Senior Planner at 916-808-5851.

**Laguna Creek Detachment** is an existing neighborhood south of the Laguna Creek Parkway and bounded on all other sides by the City of Elk Grove. To access the neighborhood, residents must drive through the City of Elk Grove. Some residents have expressed interest in detaching from the City of Sacramento and annexing to the City of Elk Grove. An informational pamphlet was mailed to all residents and the City received 8 responses (6 residents opposed to annexation and 2 residents in favor of annexation). Based on the responses, Councilmember Pannell is not pursuing the detachment from the City of Sacramento.

For more information, contact: Ellen Marshall, Senior Planner at 916-808-5851.





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NEW GROWTH  
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The New Growth Division is a function of the Planning 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 Division 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:

- Scot Mende, New Growth Manager  
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## Natomas Joint Vision Continued from Page 1

Extensive public comments were received; the comments and responses are documented as an Appendix to the Open Space Program draft report, which was received & filed by the Board & Council.

Natomas Basin Habitat Conservation Plan:

The Natomas Basin Habitat Conservation Plan (NBHCP) was approved in 1997 and revised in 2003. It is a multi-jurisdictional habitat plan which allows 17,500 acres in the City of Sacramento and Sutter County portions of the Natomas Basin. The primary goal of the NBHCP is to create a system of reserves that would support populations of giant garter snake, Swainson's hawk, and other covered species at least through the life of the 50-

year Incidental Take Permits (ITPs) which are required in order for development to continue in Natomas. Any development in the Natomas Joint Vision Area (i.e., beyond the permitted 17,500 acres) would require a new Habitat Conservation Plan.

Broad Visioning:

*The Broad Visioning* approach emerged as an outcome of meetings with Natomas landowners. The proposed Broad Visioning approach would supplement the technical process and make it more collaborative and could help define the land use & open space alternatives. The intent of the Broad Visioning process is to collaboratively engage landowners in the creation of a draft vision land use concept that can be vetted with the public

by the summer of 2008. The "Staff & Facilitator Team" - which includes key City and County staff and facilitators retained by the major landowners - has prepared a process, work program, and funding agreement for an inclusive process. The work products proposed for the Broad Visioning include a set of fundamental principles to address the myriad issues and guide subsequent planning efforts; conceptual land use diagrams; and a project description with sufficient detail to initiate a General Plan Amendment, prepare a programmatic EIR, initiate a specific plan process, and prepare a preliminary effects analysis and an agriculture / open space / habitat strategy.