

RESOLUTION NO. 2006-859

Adopted by the Sacramento City Council

November 21, 2006

INITIATING AN AMENDMENT TO THE CITY'S SPHERE OF INFLUENCE (SOI) FOR THE AREA KNOWN AS CAMINO NORTE / LEONA CIRCLE (NATOMAS JOINT VISION SOI AMENDMENT PHASE 1)

BACKGROUND

- A. On December 10, 2002, the Sacramento City Council and the Sacramento County Board of Supervisions approved the Memorandum of Understanding (MOU) regarding principles of land use and revenue sharing for the Natomas area. This has come to be known as the "Natomas Joint Vision".
- B. The City-County MOU identifies the City of Sacramento as the lead agency for development within the Natomas Joint Vision Area.
- C. On or about June 16, 2006, the City of Sacramento received an application for preliminary review of the 265± acre Camino Norte project. The project is located within the Natomas Joint Vision Area outside the current City of Sacramento SOI, and is bounded by El Centro Road on the west, San Juan Road on the north, Interstate 80 and Orchard Lane on the east (at the City-County boundary), and West El Camino Avenue on the south.
- D. On July 25, 2006, the City of Sacramento adopted Resolution No. 2006-568, initiating an amendment to the City's SOI for the Natomas Joint Vision Area and directing staff to report back with a work plan, schedule and various related elements to complete the Natomas Joint Vision planning process.
- E. The SOI amendment as depicted on Exhibit A to Resolution No. 2006-568 includes the 265-acre Camino Norte project site, as well as the 35-acre area at the intersection of El Centro Road and Interstate 80 and the 68-acre area east of El Centro Road, south of Arena Boulevard, and north of San Juan Road commonly referred to as the Leona Circle area. These properties in the aggregate comprise the remaining Joint Vision lands within the County located east of El Centro Road and south of Arena Boulevard.
- F. This SOI amendment is being initiated pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq. [the "Act"]).

- G. A map of the exterior boundaries of the affected territory subject to this SOI amendment is attached hereto as Exhibit A and incorporated herein by reference.
- H. On November 2, 2006, representatives from the City and the County met and conferred regarding this proposed SOI amendment, and development standards, zoning requirements, and its boundaries, and have reached agreement on the proposed boundaries and related matters, as required under the Act.
- I. The reasons for the proposed SOI amendment are as follows:
1. The SOI amendment is consistent with Resolution No. 2006-568 and will implement the City's responsibilities for planning and shaping the logical orderly development of the proposed territory. The SOI amendment represents a logical and reasonable future physical boundary of the City as a first phase of the Natomas Joint Vision SOI amendment, since it is located east of El Centro Road and south of Arena Boulevard, immediately adjacent to the City limits, is substantially surrounded by urban uses to the north, east, and south, and includes partially developed lands, a majority of which already are served by City public facilities and services. The SOI amendment would allow for potential development of the 265-acre Camino Norte project site, which fills a large gap between two existing communities, the North and South Natomas Community Plan areas.
 2. The proposed SOI amendment area represents a unique opportunity for the City to potentially pursue a gateway project on the Camino Norte project site while processing the more extensive SOI amendment for the Natomas Joint Vision area. The proposed SOI amendment would allow for potential redevelopment of existing uses and development of underutilized lands located at the gateway of Sacramento and located less than 5 miles from downtown Sacramento.
 3. The City already has and will have the capacity of public facilities and services to support the proposed SOI amendment area, without adversely impacting existing service delivery and capacity that will be demonstrated in the required Municipal Services Review.
 4. The proposed SOI amendment is consistent with the Sacramento Area Council of Governments (SACOG) Preferred Blueprint Scenario approved by the SACOG Board in December 2004, which designates the SOI amendment area as urban development in order to accommodate the City's share of population and job growth projected in the region.
 5. On October 18, 2005, the City Council adopted Resolution 2005-755 to implement the Blueprint by following the City's Smart Growth Principles,

updating the City's General Plan, and conforming the zoning code and other city policies according to the new General Plan. Alternatives 2 and 3 of the current General Plan Update designate the proposed the SOI amendment area as Infill and Commercial.

6. The location of the proposed SOI amendment area, with its inclusion of existing developed area, service by City public facilities, and history of targeted development as a gateway project, supports the processing of a separate SOI amendment while the broader Natomas Joint Vision SOI amendment is proceeding. Processing an SOI amendment for the area described in this Resolution will facilitate more efficient review of the proposed SOI amendment area while not interfering with the evaluation of the more extensive Natomas Joint Vision lands west of El Centro Road and north of Arena Boulevard.
7. The City of Sacramento's existing SOI was adopted by the Sacramento LAFCo in 1981, and has been updated periodically since that time, most recently in 1995 for the Natomas Panhandle. An SOI amendment for the area known as Greenbriar Farms, located in the Natomas Joint Vision area, is under review pursuant to City Council Resolution No. 2005-801, adopted November 1, 2005. Beginning in 2000, the Act requires the City's SOI to be reviewed and updated, as necessary, not less than once every five years.
8. The affected territory is within the Natomas Joint Vision area and any future development within the SOI amendment area will be required to be consistent with the principles of the City-County MOU.

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

The City Council of the City of Sacramento hereby initiates the Sphere of Influence amendment for the territory shown and described in Exhibit A as Phase 1 of the Natomas Joint Vision SOI Amendment (Camino Norte / Leona Circle) by directing staff to file a written application with the Sacramento LAFCo to initiate proceedings for the proposal pursuant to the Act.

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Exhibit A: Sphere of Influence Amendment Map

Adopted by the City of Sacramento City Council on November 21, 2006 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.

Attest:



Shirley Concolino, City Clerk

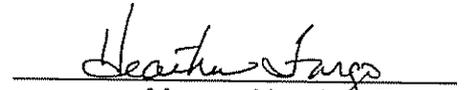
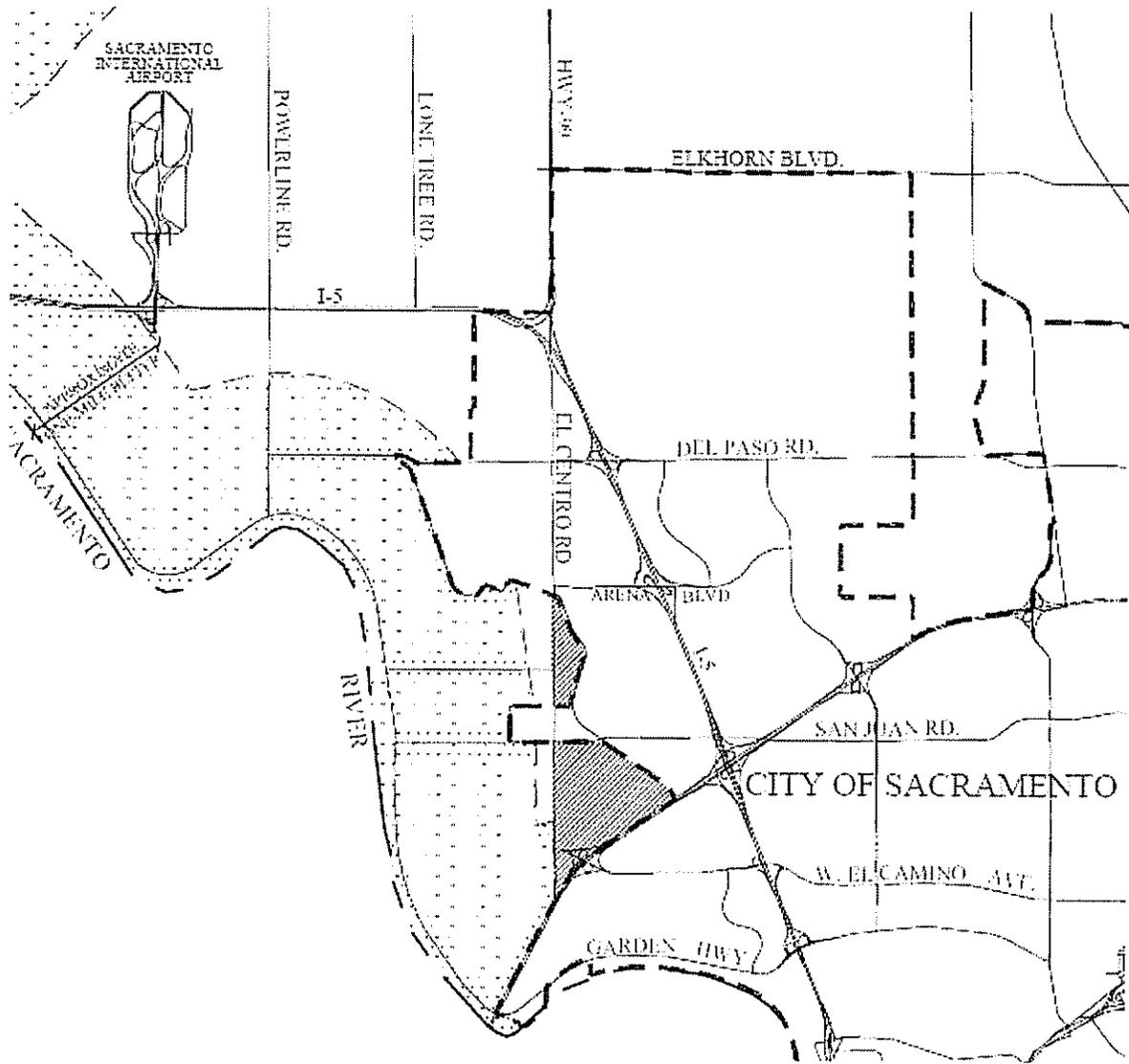

Mayor, Heather Fargo

EXHIBIT A
Sphere of Influence – Camino Norte / Leona Circle



<u>LAND USE SUMMARY</u>	
-----	SACRAMENTO CITY LIMIT / S.O.I. LINE
.....	COMMUNITY SEPARATOR / OPEN SPACE BUFFER
////	SPHERE OF INFLUENCE AMENDMENT AREAS