

Item No.

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Supplemental Material

For
City of Sacramento
City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority

Agenda Packet

Submitted: January 23, 2007

For the Meeting of: January 23, 2007

- Additional Material
- Revised Material

Subject: Natomas Joint Vision City-County Memorandum of Understanding (MOU): Cost Sharing - Open Space Program and Environmental Impact Report

Attachment 2 – Resolution, Exhibit A – MOU for Open Space has minor formatting changes and the County has included Attachments A,B & C as part of the signed MOU.

Contact Information: Scot Mende, New Growth Manager (916) 808-4756

Please include this supplemental material in your agenda packet. This material will also be published to the City's Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604 B (916) 808-7200.

**FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF SACRAMENTO AND THE COUNTY OF SACRAMENTO
REGARDING THE PAYMENT OF CONSULTANT COSTS FOR
THE NATOMAS JOINT VISION OPEN SPACE PROGRAM**

This Memorandum of Understanding ("MOU") is made and entered into on _____ by and between the County of Sacramento, a political subdivision of the State of California, hereinafter referred to as "County", and the City of Sacramento, a charter municipal corporation, hereinafter referred to as "City".

RECITALS

Whereas, City and County entered into a Memorandum of Understanding, hereinafter referred to as Joint Vision MOU, on December 10, 2002, agreeing to principles of urbanization, open space preservation and revenue sharing for unincorporated Natomas; and

Whereas, City and County are jointly preparing an Open Space Program necessary for the implementation of the Joint Vision MOU, and County has previously paid to City the amount of \$25,000 toward the cost of preparation of the Open Space Program; and

Whereas, City has entered into a professional services agreement with the Dangermond Group in the amount of \$214,915 for the preparation of the Natomas Joint Vision Open Space Program (Dangermond OSP Agreement); and,

Whereas, County and City entered into a Memorandum of Understanding, hereinafter referred to as MOU, on September 23, 2004, and July 1, 2005, respectively, agreeing to share cost of consultant services for the preparation of the Open Space Program and desire to establish a procedure for the City to be reimbursed by the County for up to \$25,000; and,

Whereas, City and County desire to formally amend said MOU to increase the County's financial contribution to the Dangermond OSP Agreement, to establish a procedure for the City to be reimbursed by the County for County's share of the Dangermond OSP Agreement, to clarify their respective staff support and responsibilities, and add definitions of "open space".

attached for reference purposes only (Attachment A). "Open space" for the Greenbriar project will be determined separately as part of the Greenbriar application.

4. **Payment of the Consultant by City**

Upon receiving periodic invoices from the Dangermond Group for preparation of the Open Space Program, City shall remit payment to the Dangermond Group for the entire invoiced amount.

5. **Partial Re-payment of Consultant Cost to City by County**

City shall prepare a summary of any invoices from the Dangermond OSP Agreement for the preparation of the Open Space Program and submit them to County at the address listed below:

County of Sacramento
Planning Department
827 7th Street, Room 230
Sacramento, CA 95814
Attn: Mike Miller

County shall, within 120 days of receiving the summary, remit payment according to the schedule below to City at the address listed below:

City of Sacramento
Administrative Officer Planning Department
915 I Street, 3rd floor, New City Hall
Sacramento, CA 95814
Attn: Diane Morrison

Payment will occur in three installments:

1. \$40,500 for Phase I and project liaison costs upon approval of this MOU
2. \$27,500 for Phase II upon completion of final stakeholder information gathering meeting
3. \$27,500 for Phase III upon completion of the second public workshop

6. **Amendments**

This MOU may be amended only in writing, signed by both parties.

7. **Additional Work or Changes in Work**

This MOU shall apply to all additional work or changes in work that are necessary to complete the Open Space Program. Prior to executing any

IN WITNESS WHEREOF, the parties hereby execute this Memorandum of Understanding as of the date and the year written above.

COUNTY OF SACRAMENTO

CITY OF SACRAMENTO

By: _____
County Executive

By: _____
City Manager

Date: _____

Date: _____

APPROVED AS TO FORM

APPROVED AS TO FORM

By: *Krista White*
County Counsel

By: *Andrew D. Gilbert*
City Attorney

ATTEST

By: _____
City Clerk

Attachments

- A. County Updated General Plan Open Space Definition
- B. Open Space Program Consultant Scope of Work
- C. Natomas Joint Vision Coordination Flow Chart

Attachment A

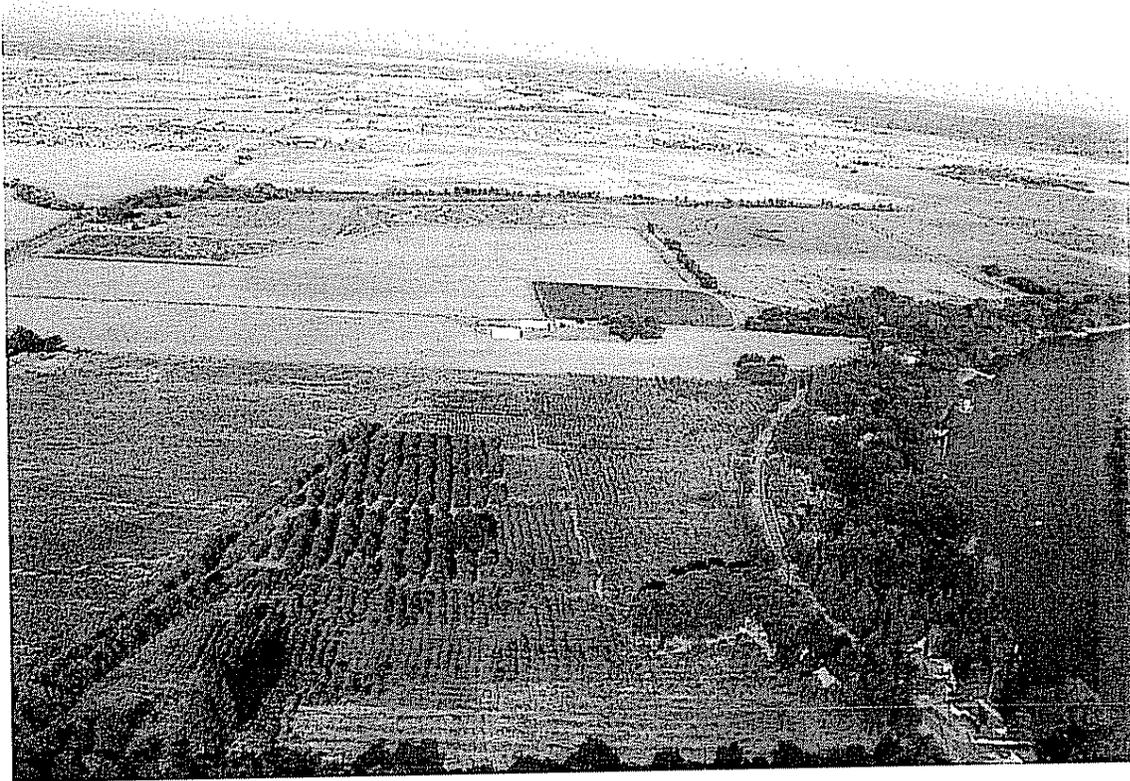
Open Space Definition -

Open space areas are largely un-fragmented areas of undeveloped land that are set aside primarily to preserve and/or enhance the County's wildlife habitat, agricultural productivity and recreational opportunities. Recreational use of these areas is generally limited so as to conserve sensitive habitat and protect agricultural activities. Similar to other metropolitan regions with open space resources, recreational access is typically limited to non-motorized trail use that is not disruptive to agricultural activities or harmful to sensitive species. Sacramento County has identified six categories that define valuable open space uses that are important to preserve and protect. All can be effective community separators and most overlap.

- *Habitat*: Natural or actively farmed lands that provide foraging, nesting, and wintering habitat for mammalian, avian, invertebrate, reptile, amphibian and aquatic wildlife species.
- *Natural Resources*: Land of important ecological functions, natural resources, or cultural resources. This includes, but is not limited to forests, farmland, ranchland, fallow fields, rivers and streams, floodplains, wetlands, vernal pools, riparian corridors and native plant communities.
- *Recreation*: Natural areas that provide for passive recreation such as wildlife viewing and pedestrian and bicycle travel, as well as wildlife habitat. It may encompass historic sites, scenic vistas, and trails.
- *Health/Safety (Flooding/Seismic)*: Areas that require special management or regulation because of earthquake fault zones, unstable soil areas, high fire risks, floodplains, aircraft safety, high noise levels, and other hazards; and areas for the protection of watershed integrity, water quality and air quality.
- *Agriculture/Rangelands*: Active farms or ranchlands used for cultivating the land, producing crops, or raising livestock
- *River and Stream Parkways*: Areas that are typically linear and follow the natural path of a river or stream. They are primarily used as corridors for pedestrians and bicyclists. Recreational uses focus on education and appreciation for natural resources. Parkways may also provide open space linkages, wildlife corridors and/or act as community separators.

As used in this plan, open space does not include developed agricultural parcels five acres or less in size, required elements within a development such as private park and yard areas, and landscaped or natural areas providing required separation between buildings or incompatible land uses. These examples do not represent all non-open space uses.

Attachment B
**Natomas Joint Vision Open Space
Program**



Prepared for
The City of Sacramento

Prepared by
The Dangermond Group

With support from
EIP/PBS & J
and
Economic Research Associates

June 29, 2006

Natomas Joint Vision Open Space Program

PHASE I

Task 1.1 Initial Data Collection & Review

This task includes mobilization of the project, which will include initial team and coordination meetings with the city, preliminary data collection, and research of background information. We recommend that the City and County Staff take the lead in establishing joint meeting coordination with various agencies, including the Airport Commission, SAFCA, Fish & Game, USFWS, Sacramento, Yolo, and Sutter Counties, City and County Park Departments, Agricultural Commission, etc. We believe that if the City/County Staff takes the lead with meeting coordination, more agencies would be likely to respond positively to a meeting request from another agency. Also, since the City needs to be informed and be present at these meetings, we believe it would be most advantageous for the planning department to assume the coordination role.

TDG TEAM Responsibilities

- Project Team Kickoff Meeting and Sessions with Appropriate Agency Representatives
- Meeting Notes

City/County of Sacramento Responsibilities

- City/County staff will participate in identifying and contacting key agencies and interests.
- City/County staff will be responsible for organizing initial agency interview meetings

Task 1.2 Open Spaces Strategies, Rationale & Approach

This task will mark the start of the preliminary analysis phase of this program with initial Brainstorming Sessions with the City/County on uses/issues in the Basin. During this time, with City/County coordination, a Stakeholder group will be established to include interest groups, activists and leaders who have potential stakes in the open space program in the Natomas area, such as developers, farmers, landowners, environmentalists, recreationists, and others. We will rely on the City and County for their familiarity with people who are active and knowledgeable about the area. We will also conduct preliminary investigations and analyses and conduct a site tour with interested parties.

TDG TEAM Responsibilities

- Establish stakeholder group (with City/County assistance & coordination)

Task 1.9 Stakeholder Workshop #1

The first workshop will be held by invitation involving stakeholders identified by the City/County as leaders of interested groups in the area. We envision the first meeting as a facilitated review of the issue categories identified above under **Tasks 1.3-1.8** for the purpose of soliciting comments responsive to the initial technical data analysis. This feedback will help shape subsequent analyses. Typically during stakeholder driven processes, we like to hold one or two “get to know you” meetings for the stakeholders to develop a working relationship together, prior to presenting them with data or analyses for comment. However, we anticipate that most of the people or groups active in the area are already familiar with one another. Therefore, we think it would be advantageous to present them with as much data as possible at the first meeting so as to keep the focus on the data and not on old or existing arguments. We will also use an “issue and opportunity” format with the stakeholder group in order to identify what the most critical considerations are for the stakeholder group both in terms of what they are concerned about but also regarding what potential opportunities might come out of this process.

The entire stakeholder process will be conducted by a professional facilitator, in conjunction with the TDG Team. Stakeholder meetings will be held at four specific critical decision points in this process to solicit input and consolidate information. We envision this stakeholder process as a way to disseminate complex and competing issues in order to objectively air ideas and begin the buy-in process. We do not anticipate bringing the group to a point of consensus, but rather an agreement about the process and the data used as inputs into the open space plan.

TDG TEAM Responsibilities

- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will record meeting notes and summarize meeting
- TDG Team will develop visual materials including maps and other graphic depictions

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 1.10 Economic Analysis

This task will include an economic analysis to determine evaluative input to open space alternatives and urban development, including agricultural viability, water supply, open land mitigation and/or acquisition ratios. Market research will be conducted to provide estimates of current land prices in the various sub areas of the Natomas Basin. Research will also be conducted into development trends both within the Basin, and in other areas of Sacramento County to provide comparative perspectives on the relative costs of infrastructure and other burdens on new development. In a subsequent subtask, the economics of developing within the Natomas Basin will be modeled conceptually in order to estimate the ability of new development

Also incorporated in this synthesis will be suggested urban growth characteristics in the Natomas area in terms of densities and boundary configuration as derived from EIP and associated with the General Plan update effort. This analysis will enable two vantages of the Natomas area: EIP articulating a view of the City from an inside looking outward perspective, while the open space program presenting the perspective from an outside looking inward vantage, combined for a composite view. This preliminary synthesis analysis will be reviewed with City/County staff for input.

TDG TEAM Responsibilities

- TDG Team will identify up to three alternative synthesis strategies for consideration based on the blending of the defined open space elements. These alternatives will be based on theoretical, fiscal, physical and biological/habitat considerations but not according to potential political implications associated with the specific option., i.e., implications of jurisdictional considerations between Sutter, Yolo and Sacramento County for habitat mitigation will not be a part of this scope. Additional synthesis strategies may be considered based on either different open space variables or new assumptions as directed by the City/County. Additional alternatives development will be considered beyond this current scope and subject to negotiation in terms of augmented budget and time allocations.

City/County of Sacramento Responsibilities

- City/County staff to help guide the synthesis process working with the parameters outlined above. If additional strategies are required, project scope adjustment and budget augmentation will be requested.

Task 1.13 Stakeholder Workshop #2

Once the City/County has reviewed the above synthesis as described in **Task 1.12**, the planning team will present revised materials to the invite only Stakeholder group, incorporating economic analysis and funding strategies in relation to issue categories. Materials prepared for this workshop will include a range of strategies prepared as alternatives not to exceed three variations of alternative options. The consultant team will present the preliminary alternatives information in order to solicit responses to the initial plan conceptualizations and to help keep the group focused on updated materials. Input and comments will be solicited from the Stakeholder group.

TDG TEAM Responsibilities

- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will present preliminary synthesis ideas as alternatives (not to exceed three alternatives)
- TDG Team will record meeting notes and summarize meeting
- TDG Team will develop visual materials including maps and other graphic depictions

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 1.16 Preliminary Council/Board Review

An initial Council/Board review will be conducted to present initial findings and trends. The workshop will involve a presentation of the synthesis of findings and initial recommendations for components of the Natomas Open Space Program.

TDG TEAM Responsibilities

- TDG Team will provide a support role to City/County Staff.
- TDG Team will furnish all display materials as required including PowerPoint summary format materials as needed.

City/County of Sacramento Responsibilities

- City/County staff will assume the principal role of presenting plan concepts

PHASE II

Task 2.1 Open Space Program Refinement

Taking comments and input from the stakeholder workshop, the team will revise the findings and recommendations for components of the Natomas Open Space Program and the preferred alternative. This new information will be reviewed with City/County staff and prepared for initial City Council/County Board meetings. We also incorporate input from the prior environmental resources manager from San Diego County, Mr. Robert Copper. He will provide input on an advisory basis at several junctures in the planning process.

TDG TEAM Responsibilities

- TDG Team will refine plan and program concepts based on the input and feedback from prior input sessions.
- TDG Team will prepare draft materials

City of Sacramento Responsibilities

- City/County will assist by providing timely information from various departments that will enable sufficient detail to support these studies including
- City/County will conduct a review of draft materials

3. Summary Background Research & Mapping
4. Economic Analyses
5. Funding Strategies
6. Description of Open Space Synthesis Study, including stakeholder input, findings, and trends
7. Comparison of Alternatives
8. Recommended Open Space Plan with implementation strategies
9. Conclusions

TDG TEAM Responsibilities

- TDG Team will prepare the Administrative Draft with recommendations and findings and incorporating input from the prior stakeholder, public and Board and Council reviews.

City/County of Sacramento Responsibilities

- City/County staff will conduct of review and provide written feedback regarding the draft plan document and materials.

Task 2.5 Stakeholder Workshop #4

During this final facilitated stakeholder workshop, the team will present to, and solicit input from stakeholders regarding the revised first draft of the Natomas Open Space Program.

TDG TEAM Responsibilities

- TDG Team will update plan draft based on City/County Staff comments and then prepare materials for stakeholder workshop session
- TDG Team will conduct and facilitate stakeholder workshop
- TDG Team will record meeting notes and summarize meeting

City/County of Sacramento Responsibilities

- City/County staff will provide logistical support for meetings including meeting notices, phone contacts to participants, web or other published announcements
- City/County staff will participate in workshop meetings
- City/County staff will provide meeting venue

Task 2.6 Report: Final Draft

Once the team has received final comments, we will revise and finalize the report. City/County staff will review the report one final time before submittal to the City Council and the County Board of Supervisors.

- Task 2.4 Preparing first draft/Prior to final public workshop
Task 2.6 Preparing final draft/Prior to final City Council and County Board
 Hearings

Summary of Background Information to be provided by City-County

- 2002 City-County MOU, including the open space and urban reserve features of Exhibits A and B from the NOP;
- City sphere of influence and annexation policies;
- Tax-sharing agreements between the City and County;
- Implementing Agreement for the Natomas Basin Habitat Conservation Plan;
- Selected development projects proposed for the Natomas area;
- EIR for the County Urban Services Boundary;
- Natomas Basin Habitat Conservation Plan; and associated EIRs
- Administrative Draft EIR (ADEIR) for the Comprehensive Annexation Policy/Sphere of Influence.
- Summary of proposed land use entitlements received by City and County staff.
 Technical Background Report for the General Plan Update

