



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
 www.CityofSacramento.org

Public Hearing  
 August 21, 2007

Honorable Mayor and  
 Members of the City Council

**Title:** Aspen 1 Sphere of Influence Amendment

**Location/Council District:** Unincorporated territory south of Jackson Highway and west of South Watt Avenue in Sacramento County adjacent to District 6.

**Recommendations:** Adopt a **Resolution** initiating a Sphere of Influence Amendment for the Aspen 1 territory.

**Contacts:** Ellen Marshall, Senior Planner, (916) 808-5851; Scot Mende, New Growth Manager (916) 808-4756

**Presenters:** Ellen Marshall and Scot Mende

**Department:** Planning

**Division:** New Growth

**Organization No:** 4913

### Description/Analysis

**Issue:** The Aspen 1 property is located south of Jackson Highway (State Route 16) and west of South Watt Avenue. In this area, South Watt Avenue is generally the boundary between the City of Sacramento and Sacramento County, with the City west of South Watt and the County to the east. The South Watt Avenue realignment resulted in the Aspen 1 area west of South Watt, even though it remained in the County. The Aspen 1 territory is the only property south of Jackson Highway and north of Elder Creek Road that remains in the County. It is recommended the City's Sphere of Influence be amended to include the Aspen 1 territory (Exhibit A on pg 7).

**Policy Considerations:** The proposed Sphere of Influence (SOI) amendment is consistent with the City's General Plan Policies and Smart Growth Principles. General Plan Policy 7 (1-34) states the City should request LAFCo expand the SOI to include "other logical areas outside its current boundaries". Policy 12 of the Smart Growth Principles states it is the "policy of the City to promote sustainable and balanced development that makes efficient and effective use of land resources and existing infrastructure". A modification to the City's Sphere of Influence (SOI)



boundary will be required to plan for efficient and effective future growth in the southeastern portion of the City.

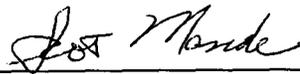
**Committee\Commission Action:** None

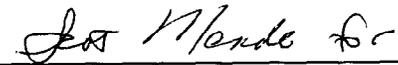
**Environmental Considerations:** Potential environmental issues related to the SOI application will be evaluated by LAFCo. LAFCo is the lead agency for all Sphere of Influence amendments.

**Rationale for Recommendation:** As previously mentioned, South Watt Avenue is generally the boundary between the City of Sacramento and Sacramento County, with the City west of South Watt and the County to the east. The South Watt Avenue realignment resulted in the Aspen 1 area west of South Watt, creating a pocket of County territory surrounded by the City. The proposed SOI amendment is a clean up issue that would eventually result in South Watt Avenue as the logical City boundary in this area. Additionally, Teichert owns the Aspen 1 territory and several parcels to the west. This SOI amendment would allow for the entire property owned by Teichert to be master planned.

**Financial Considerations:** Total fees payable to LAFCo will cost approximately \$5,000 plus staff time. It is anticipated that City staff will prepare the Municipal Services Review and the other items required for the LAFCo SOI application. It is anticipated that Teichert will reimburse the City for its expenses.

**Emerging Small Business Development (ESBD):** Not Applicable.

Respectfully Submitted by:   
Scot Mende  
New Growth Manager

Approved by:   
Carol Shearly  
Director of Planning

Recommendation Approved:

  
Ray Kerridge  
City Manager

**Table of Contents:**

Report	pg. 1
<b>Attachments</b>	
1 Background	pg. 4
2 Resolution to Initiate SOI for Aspen 1	pg. 5
Exhibit A – Map of Phase 1 SOI Area	pg. 7

**ATTACHMENT 1**

**BACKGROUND**

If the City Council initiates the Sphere of Influence (SOI) Amendment for Aspen 1, City staff will submit an application to LAFCo requesting the amendment. The application to LAFCo will include a Municipal Services Review (MSR) to provide an analysis of the services currently provided by the City and to determine if City services can be expanded into the Aspen 1 territory without negatively impacting current levels of City services. After LAFCo receives the application and the required fees are paid, LAFCo will prepare the necessary environmental document for the SOI amendment. LAFCo will then conduct a hearing on the SOI Amendment and MSR. The Commission will then approve or modify the boundary and/or impose terms and conditions on the SOI application and approve the MSR.

The Sphere of Influence Amendment may affect service providers for the Aspen 1 territory. For example, Metro Fire and Cordova Recreation and Parks District currently serve the site. If the site were eventually annexed to the City of Sacramento, the City would have to negotiate with these special districts to determine if the City or the district would provide services.

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**INITIATING AN AMENDMENT TO THE CITY'S SPHERE OF INFLUENCE (SOI) FOR  
THE AREA KNOWN AS ASPEN 1**

**BACKGROUND**

- A. On or about May 14, 2007, the City of Sacramento began processing a SOI Amendment for Aspen 1. The project is located outside the current City of Sacramento SOI, and is bounded by South Watt Avenue on the east, Jackson Highway on the north, the City-County boundary on the west, and Fruitridge Road to the south.
- B. 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"]).
- C. 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.
- D. On August 8, 2007, representatives from the City and the County met and conferred regarding this proposed SOI amendment, development standards, zoning requirements, and its boundaries, and have reached agreement on the proposed boundaries and related matters, as required under the Act.
- E. The reasons for the proposed SOI amendment are as follows:
  - 1. The SOI amendment 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 it is substantially surrounded by City territory to the north, west, and south. The SOI amendment would allow for potential development of the 28-acre Aspen 1 project site.
  - 2. 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.
  - 3. 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.

4. 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.
5. 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 1997 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.

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

Section 1: 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 Aspen 1 SOI Amendment by directing staff to file a written application with the Sacramento LAFCo to initiate proceedings for the proposal pursuant to the Act.

**Table of Contents:**

Exhibit A: Sphere of Influence Amendment Map

### EXHIBIT A Sphere of Influence – Aspen 1

