



**REPORT TO COUNCIL**  
 City of Sacramento  
 915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

**STAFF REPORT**  
 November 29, 2005

Honorable Mayor and  
 Members of the City Council

**Subject:** Initiation of an Application to Sacramento Local Agency Formation Commission (LAFCo) for a Sphere of Influence Amendment and Comments on a Memorandum of Understanding (MOU) between the City of Sacramento and LAFCo regarding the preparation of a combined Environmental Impact Report for the City's Sphere of Influence (SOI) Amendment, land use plan and annexation of the Natomas Joint Vision (NJV) area (M05-002)

**Location/Council District:**

Unincorporated Portion of the Natomas Basin, within Sacramento County.

**Recommendation:**

1) Adopt a Resolution initiating an application to amend the City's SOI to include the area known as the Natomas Joint Vision Area; and 2) Adopt a Resolution providing comments on a MOU between LAFCo and the City of Sacramento regarding preparation of a combined Environmental Impact Report (EIR) for the City's SOI Amendment, land use plan and annexation of the NJV area.

**Contact:** Carol Shearly, Director of Planning, 808-5893; Steve Peterson, Principal Planner, 808-5981

**Presenters:** Steve Peterson, Principal Planner

**Department:** Development Services Department

**Division:** Planning

**Organization No:** 4827

**Summary:**

This report requests initiation of a SOI amendment and requests that the Sacramento LAFCo approve an MOU with the City of Sacramento that provides for the preparation of a combined EIR for the City's SOI Amendment, land use plan and annexation of the NJV area. After consultation with the NJV landowners and LAFCo staff, the city believes that a comprehensive planning approach addressing these three elements together (SOI, land use plan, and annexation) will result in a more efficient, cost effective process that provides for better-informed decisions.

**Committee/Commission Action:**

Not applicable.

**Background Information:**

On December 10, 2002, the City Council and the Board of Supervisors approved an MOU regarding principles of land use and revenue sharing for the Natomas area. This has come to be known as the Joint Vision for Natomas. The MOU establishes a shared vision between the City and County, which establishes the following goals:

- Provides a bold regional statement of growth and open space
- Is a model for intergovernmental actions throughout the region
- Protects the airport and provides for continuing agricultural activity
- Provides permanent open space and preserves a 1 mile strip of open space along the river
- Provides a land bank for future smart growth development close to the region's center
- Provides a community separator between Sacramento and Sutter County development and provides for gateways entering the City
- Protects and enhances valuable habitat land and features and provides for permanent acquisition of open space as part of the cost of development

Since approval of the City-County MOU the following has occurred:

- September 2003 – City conceptually approves SOI boundaries and work plans for General Plan Amendments to implement MOU (Attachment C)
- March 2004 – February 2005 – Project delayed due to arena ballot measures
- December 2004 – SACOG Board approves Blueprint conceptual map which identifies NJV area for potential urbanization
- May 2005 – Greenbriar annexation filed with City
- August 2005 – LAFCo approves MOU principles for Greenbriar and the NJV SOI
- September 2005 – City Council approves General Plan policy area which includes NJV as a new growth area

Recently several landowners have requested inclusion in the city's sphere of influence and requested annexation to the city (see Attachment B).

**Sphere of Influence/Annexation Proposal**

In August 2005 LAFCo approved development of an MOU with the City of Sacramento for processing the SOI application. However, the MOU does not address the annexation or the land use planning objectives of the city. City staff believes that one comprehensive SOI, land use and annexation process will better build upon the land use and revenue sharing agreements reached with Sacramento County (e.g. Natomas

Joint Vision MOU) and provide more relevant and timely land use, infrastructure and open space analysis for the City's General Plan Update currently underway. Furthermore, the City of Sacramento's SOI has not been updated by LAFCo since 1981 and a comprehensive update is long overdue to accommodate the 200,000 additional people projected for the City's General Plan.

LAFCo policy is intended to promote a cost-effective and efficient collaborative process that will promote timely and relevant sphere of influence updates. A sphere of influence indicates where a city should grow as well as provide a preliminary evaluation on anticipated service delivery issues and the timing of annexations. A city may choose to plan for land uses beyond its sphere of influence when coordinating plans with other jurisdictions. LAFCo policies allow for either city initiated sphere of influence amendments or LAFCo initiated sphere of influence amendments (see Attachment A).

Recent LAFCo experience with the City of Folsom's sphere of influence application resulted in a lengthy process that required multiple EIR's to address changing development assumptions by Folsom and LAFCo. By combining the sphere of influence and annexation proposals, the City and LAFCo can use a single EIR based on more realistic development assumptions to address regional service capacity, environmental and land use issues.

#### Benefits of Combined Process

Staff believes it is appropriate to combine the sphere of influence amendment with annexation and land use planning for the NJV area for the following reasons:

- The City and County have agreement on planning and revenue sharing principles for the area and the city is designated as the lead agency for future development
- The City's General Plan policy area identifies the NJV area as a potential area to address anticipated population growth and an expanded sphere of influence is necessary to accommodate this growth
- The successful co-lead agency model approved unanimously by both the City Council and LAFCo for the Greenbriar project is producing an environmental document that provides for better-informed decisions
- Recent experience suggests that a one stop comprehensive process has significant time and cost advantages over a piecemeal process and would provide better information to LAFCo and city decision makers in addressing regional growth and open space issues
- It is common LAFCo practice to allow for concurrent processing of sphere of influence amendments and annexation proposals in other urban areas
- The time and cost savings can result in community benefits such as investments in infrastructure and services, affordable housing, smart growth, permanent open space and more compact mixed-use neighborhoods.

**Financial Considerations:**

Given high current workload and council planning priorities, additional staffing and consultant services will be required to complete the required studies and public outreach process. After City-LAFCo approval of the MOU, staff will return with a specific work plan. The work plan will describe the staffing, consultant services contracts, work products, public process and schedule for completion of this project. It is anticipated that this process will be similar in scope to the North Natomas Community Plan update and will be coordinated with the General Plan update. It is anticipated that the NJV landowners will be required to finance and/or reimburse the city for the cost of the work.

**Environmental Considerations:**

Potential environmental issues related to the SOI Amendment, annexation proposal and land use plan will be evaluated in the EIR. Staff will return later with a scope of work and contract authorizations to complete the environmental review process and address the open space and habitat issues. The EIR process will include a full opportunity for review and comment by the public, and would be completed in compliance with the requirements of the California Environmental Quality Act.

**Policy Considerations:**

It is City policy to adjust the City's SOI to be in conformity with the city's annexation policy and to encourage annexations by land owners in areas that constitute fiscally sound additions to the city, that ensure the provision of adequate municipal services and that are consistent with the City's General Plan polices. This action is consistent with the City-County Joint Vision MOU which establishes the City as lead agency for development and the County as lead agency for open space preservation and defines a collaborative planning process for the area. The MOU furthers a Smart Growth Regional Vision with neighboring counties and other governmental entities so that regional strategies can be implemented to discourage urban sprawl and address transportation, air quality, housing and loss of agricultural lands and open space.

**Emerging Small Business Development (ESBD):**

No goods or services are being purchased under this report.

Respectfully Submitted by:



Carol Shearly  
Director of Planning

Recommendation Approved:

*EDC*  
  
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ROBERT P. THOMAS  
City Manager

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## **Attachment A – LAFCo Sphere of influence (SOI) and Annexation Process**

### **OPTION NO. 1      CITY INITIATED SOI PROCESS**

- Step 1:      General Plan Amendment Designates Planning Area/SOI area preferred by City.
- City conducts California Environmental Quality Act (CEQA) review as Lead Agency.
- City prepares Municipal Services Review for City services to be provided with assistance and review by LAFCo.
- Step 2:      Sphere of Influence Amendment processed by LAFCo.
- LAFCo uses City CEQA Document if possible.
- LAFCo evaluates what areas should be included in City Sphere of Influence based on LAFCo factors and analysis.
- LAFCo evaluates Municipal Service Review of all service providers including City services.

### **OPTION NO. 2      LAFCo INITIATED SOI PROCESS**

- Step 1:      Sphere of Influence Amendment (LAFCo)  
                 LAFCo conducts CEQA review as Lead Agency.
- LAFCo prepares Municipal Service Review.
- LAFCo Evaluates City SOI.

### **ANNEXATION PROCESS:**

- City prezones area to be annexed.
- City prepares CEQA Document as Lead Agency. LAFCo is a responsible agency.
- City submits applications to annex to LAFCo.
- LAFCo utilizes City's CEQA document.
- LAFCo updates & reviews MSR of service providers.

## Attachment B – Brookfield Letter

# Brookfield Land

August 31, 2005

Carol Shearly, Acting Planning Director  
City of Sacramento  
Planning Division  
1231 I Street  
Sacramento, California 95814

Re: Natomas Metro SOI, and Annexation to City

Dear Carol:

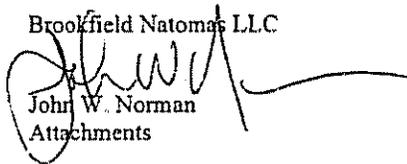
The property owners shown in the attached map within the Natomas Joint Vision Proposed General Plan Policy Area wish to be included in the City of Sacramento Sphere of Influence. These property owners will be represented by three entities working cooperatively to pursue entitlements, and regional infrastructure solutions. The three entities are Richter Farms, AKT Investments, and Brookfield Natomas LLC. Brookfield will be the primary contact leading the effort, but all three entities will be involved in the process.

We feel that by having nearly 3,800 acres of land included in a comprehensive effort we can provide a superior planning process versus the usual "patchwork quilt" method resulting from many smaller parcels being planned independently.

The attached application for inclusion in the Sphere of Influence and annexation to the city provides an overview of the proposed project plan goals. We look forward to participating in the city's program to plan for the Sphere of Influence amendment. Please feel free to call our consultant (David Wade) at 916-565-7629 if you have any questions concerning the application

Sincerely,

Brookfield Natomas LLC



John W. Norman  
Attachments

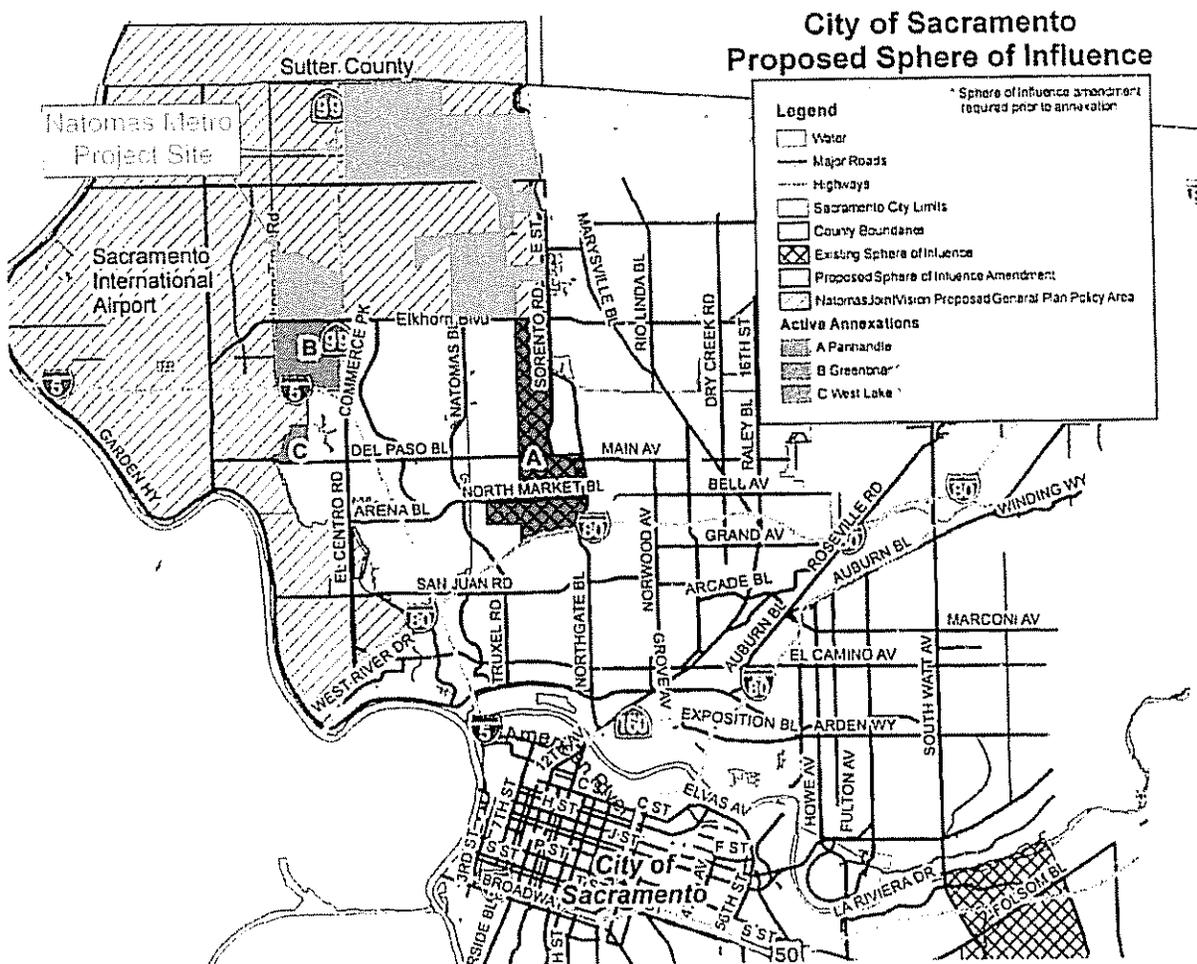
C: Steve Peterson  
Bob Thomas  
J. Richter  
Mark Enes

2271 Lava Ridge Ct, Suite 220, Roseville, CA 95661  
916-783-1177, fax:916-783-1161

## Attachment B (cont.) – Brookfield Map

### APPLICATION FOR SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION TO THE CITY OF SACRAMENTO OF **NATOMAS METRO** 3,889.8 ACRES IN NORTH NATOMAS

AUGUST 31, 2005



**Attachment C - Resolution No. 2003-643**

**RESOLUTION NO. 2003-643**

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF SEP 16 2003

**RESOLUTION APPROVING SACRAMENTO CITY-COUNTY  
NATOMAS VISION WORK PLAN (M03-009)**

**WHEREAS**, on December 10, 2002, the City Council and Board of Supervisors adopted a Memorandum of Understanding (City Agreement 2002-224) between the City and County of Sacramento regarding principles of land use and revenue sharing for the Natomas area and directed staff to develop a work plan for implementation of the MOU;

**WHEREAS**, the City Council conducted a meeting on September 2, 2003 and provided direction to staff on the work plan and proposed timeline for adoption of the General Plan Amendment to implement the Memorandum of Understanding between the City and County of Sacramento for the unincorporated portion of North Natomas.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO THAT THE CITY-COUNTY NATOMAS VISION WORK PLAN IS APROVED WITH THE FOLLOWING COMMENTS:**

1. Include the proposed project map and one mile buffer map alternative as the alternatives for further environmental analysis;
2. The potential buffer for Fisherman's Lake is the subject of a separate study that will be coordinated with the Natomas joint vision;
3. The county should address riverfront development impacts to habitat areas within the Area of Concern;
4. Include a CEQA alternative that reduces adverse environmental impacts;
5. Provide more detailed analysis of open space values and habitat areas as part of the General Plan Amendment process;
6. Include an open public review process in the development and review of the open space and agricultural preservation program;
7. Buffer between urban and agricultural uses should come from urban lands;
8. Revenue sharing principles should be brought forward with the adoption of the General Plan amendment;

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2003-643  
DATE ADOPTED: SEP 16 2003

9. Consider Right to Farm Ordinance as part of the work plan;
10. Clarify that the City's goals for the Sphere of Influence area include permanent maintenance of a community separator and important environmental features that will be refined based on further studies;
11. Review Brookfield Natomas conceptual plan (e.g. area north of Elkhorn and east of Highway 99) for on site mitigation credit as part of the proposal;
12. Consider the one mile buffer as a conceptual boundary that will be refined, based on further environmental studies;
13. Consider the depth of potential developable sites west of El Centro in defining the boundary for the one mile buffer alternative;
14. Direct staff to prepare a letter for the Mayor's signature requesting that the County Board of Supervisors refrain from processing development applications within the Natomas area;
15. Define specific phasing conditions that would cause the City to move ahead with master planning and annexations.

HEATHER FARGO

\_\_\_\_\_  
MAYOR

ATTEST:

VIRGINIA HENRY

\_\_\_\_\_  
CITY CLERK

M03-009

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 2003-643  
DATE ADOPTED: SEP 1 8 2003

**RESOLUTION NO. 2005-xxxx**

Adopted by the Sacramento City Council

November 29, 2005

**RESOLUTION INITIATING AN AMENDMENT OF THE CITY'S SPHERE OF INFLUENCE (SOI) FOR THE NATOMAS JOINT VISION AREA (M05-002)**

**BACKGROUND**

- A. On December 10, 2002, the Sacramento City Council and the Sacramento County Board of Supervisors 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 "Joint Vision for Natomas".
- B. The City-County MOU identifies the City of Sacramento as the lead agency for development within the Natomas Joint Vision Area.
- C. On September 16, 2003 the City Council approved a Natomas Joint Vision work plan and a map of the conceptual boundaries for the proposed sphere of influence and one – mile buffer alternative to be considered as part of the EIR.
- D. This SOI amendment is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et. Seq.).
- E. A map of the exterior boundaries of the affected territory subject to this SOI amendment is attached hereto as Exhibit A incorporated herein by reference.
- F. The City Manager and County Executive Officer have met to discuss the proposed SOI amendment, and its boundaries, and have reached agreement on the proposed boundaries as required, per Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et. Seq.).
- G. The reasons for the SOI amendment are as follows:
  - 1. The SOI amendment is required in order to carry out 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, since it is located adjacent to the City limits on the south and east and adjacent to development of Metro Airpark on the west.

2. The City will have the capacity of public facilities and services to support the SOI area, which will be demonstrated in a Municipal Services Review.
3. The City of Sacramento's existing SOI was adopted by the Sacramento LAFCo in 1981, and has been updated periodically since that time. Beginning in 2000, Cortese-Knox-Hertzberg requires the sphere to be reviewed and updated, as necessary, not less than once every five years.
4. The affected territory is designated for urban development under the SACOG Blueprint regional project and is necessary to accommodate future growth anticipated in the City's General Plan Update.
5. The affected territory is within the Natomas Joint Vision area and any future development within the SOI amendment area will 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 described in paragraph E, above, and requests that proceedings be taken for the proposal pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56700, etal.)

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Exhibit A: Sphere of Influence Amendment Map



**RESOLUTION NO. 2005-xxxx**

Adopted by the Sacramento City Council

November 29, 2005

**RESOLUTION REQUESTING LOCAL AGENCY FORMATION COMMISSION (LAFCo) APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SACRAMENTO AND SACRAMENTO LAFCo FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR A SPHERE OF INFLUENCE (SOI) AMENDMENT, LAND USE PLAN AND ANNEXATION PROPOSAL FOR THE NATOMAS JOINT VISION AREA (M05-002)**

**BACKGROUND**

- A. On December 10, 2002, the Sacramento City Council and the Sacramento County Board of Supervisors 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 "Joint Vision for Natomas".
- B. The City-County MOU identifies the City of Sacramento as the appropriate agency for development within the Natomas Joint Vision Area.
- C. On September 16, 2003 the City Council approved a Natomas Joint Vision work plan and a map of the conceptual boundaries for the proposed sphere of influence and one – mile buffer alternative to be considered as part of the EIR.
- D. On August 3, 2005, the LAFCo authorized the LAFCo Executive Officer to sign a Memorandum of Understanding with the City of Sacramento setting forth terms and conditions for a collaborative relationship in the preparation of an Environmental Impact Report amending the City of Sacramento's Sphere of Influence.
- E. On September 27, 2005 the Sacramento City Council accepted the Technical Background Report for the General Plan Update which includes the Natomas Joint Vision area as part of the City's policy area for addressing the City's anticipated population growth of 200,000 residents by 2030.
- F. The City has determined that a comprehensive planning approach that addresses the City's annexation and land use planning objectives in conjunction with the SOI amendment will result in a more efficient, cost effective process that provides for better-informed decisions, and desires to enter into an MOU with LAFCo to prepare a single EIR for the SOI amendment, land use plan, and annexation proposal.

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

The City Council of the City of Sacramento hereby requests approval of a Memorandum of Understanding with Sacramento LAFCo for preparation of an Environmental Impact Report for a Sphere of Influence amendment, land use plan, annexation plan for the Natomas Joint Vision area consistent with the principles in the City-County MOU and General Plan Update.

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Exhibit A: Memorandum of Understanding with LAFCo

## Exhibit A

Memorandum of Understanding between the  
Sacramento Local Agency Formation Commission and the City of Sacramento  
Relating to the Preparation of an Environmental Impact Report  
for the City of Sacramento's Application for a Sphere of Influence Amendment in the  
Natomas Joint Vision Area

### Recitals

1. The City of Sacramento and the County of Sacramento entered into a Memorandum of Understanding Relating to the City-County Natomas Joint Vision (December 2002)(Joint Vision MOU) that addresses their mutual land use policies and economic interests in accommodating limited long-term development while securing permanent preservation of open space in the Natomas area.

2. The City of Sacramento's annexation policy is to assist property owners and residents within the City's adopted Sphere of Influence obtain adequate municipal services. In analyzing population data, the City has determined that it is necessary to amend its probable physical boundaries and service area in the Natomas Joint Vision area to accommodate projected future population growth. Therefore, the City has determined to initiate a General Plan Amendment, a General Plan Land Use Map Amendment, an Open Space Program, and a Sphere of Influence Boundary Amendment, including a Municipal Service Review, consistent with the principles and understandings contained in the Joint Vision MOU (the City's Project). Taken together these actions comprise a "project" within the meaning of and subject to the California Environmental Quality Act (Pub. Res. Code §21000 *et seq.*) (CEQA).

3. The Sacramento Local Agency Formation Commission will be the Lead Agency under CEQA for that part of the City's Project comprised of the Sphere of Influence Boundary Amendment and Municipal Service Review and, therefore, will require that the EIR adequately address the environmental issues associated with the Sphere of Influence Boundary Amendment. Similarly, the City will require the EIR to adequately address the environmental issues associated with the remainder of the City's Project comprised of the General Plan Amendment, a General Plan Land Use Map Amendment, and Open Space Program.

4. It is well established in the law that a Lead Agency may comply with CEQA by adopting EIR materials provided by an applicant or an applicant's consultant as long as the Lead Agency independently reviews, evaluates, and exercises its independent judgment over the documents and the issues they raise and address (Guidelines for California Environmental Qualify Act (14 CCR §15000 *et seq.*) (CEQA Guidelines) §15084; *Friends of La Vina v. County of Los Angeles* (1991) 232 Cal App

3<sup>rd</sup> 1446; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal App 4<sup>th</sup> 656).

5. City desires to have a single EIR prepared for City's Project and to have LAFCo schedule the public hearing on the Sphere of Influence Boundary Amendment within sixty (60) days of receipt by LAFCO of the Final EIR.

6. City and LAFCO enter into this MOU to establish their respective roles and responsibilities relating to the oversight and management of the preparation of the EIR for City's Project to ensure that the resulting EIR adequately addresses the environmental issues of the Project as a whole and provides both LAFCO and the City with the information each needs to review, consider, and take action on the Project in full compliance with the law.

#### Determinations

The Sacramento Local Agency Formation Commission and the City of Sacramento agree to the following:

7. City shall adopt a resolution initiating with LAFCO the Sphere of Influence Amendment and Municipal Service Review. Subject to LAFCo concurrence, City may select and contract directly with a consultant to prepare an EIR on City's Project.

8. City and LAFCO shall cooperate and work collaboratively to insure that the EIR fully satisfies LAFCO's requirements for conducting a legally adequate environmental review of the Sphere of Influence Boundary Amendment in accordance with CEQA, the CEQA Guidelines, the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (Gov. Code §56000 *et seq.*), and LAFCO's locally adopted guidelines. The parties agree to the following protocols for preparation of the EIR:

A. City, through its staff, shall be the primary contact point for the EIR consultant for purposes of generally directing the work of preparing the EIR and the Municipal Services Review; transmitting, receiving and disseminating reports, studies, drafts, and other documents related to the EIR and the Municipal Services Report; transmitting, receiving and responding to questions, comments, requests for clarification or additional information; scheduling meetings; preparing and conducting all public notices and mailings, and the like, including necessary related administrative oversight..

B. LAFCO, through its Commission, staff, and independent consultants, shall have final oversight, review, and approval authority over the content of the administrative draft EIR (ADEIR), the draft EIR (DEIR), and the final EIR (FEIR) and the Municipal Service Review as they each relate to the Sphere of Influence Amendment. City, through its staff, shall coordinate and work cooperatively and collaboratively with LAFCO to ensure that LAFCO has sufficient and meaningful opportunity to review, evaluate, and exercise its independent judgment over the content of the EIR as it relates to Sphere of Influence Amendment and Municipal Service

Review. To this end, LAFCO shall have the right to approve all studies, reports, drafts, and other documents prepared for or in connection with the EIR before public release, to edit or request changes to the ADEIR, DEIR, and FEIR and the Municipal Services Review, and request additional work as LAFCO, in the exercise of reasonable judgment and discretion, determines to be necessary to ensure the adequacy and objectivity of the EIR as needed for LAFCO's action on the Sphere of Influence Boundary Amendment and Municipal Service Review. At a minimum, City shall reasonably in advance (minimum of 72 hours) notify and give LAFCO the opportunity to attend all meetings with the EIR consultant and shall copy LAFCO of all correspondence between the City and its consultant, except those related solely to contract and billing issues.

C. City and LAFCO shall each identify and notify the other of their respective staff contacts responsible for implementing this MOU.

D. City and LAFCO staffs shall hold regular status meetings to discuss the progress of the work in conformance with the agreed schedule.

E. LAFCO shall schedule and hold at least one public hearing during the DEIR comment period to address comments on and revisions to the DEIR.

9. City shall be fully and solely responsible for the costs of City's consultant for preparation of the EIR on City's Project and the Municipal Service Review. City shall reimburse LAFCO for the costs incurred by LAFCO for retaining its independent environmental consultant as well as its normal processing fees.

10. City and LAFCO agree to use all reasonable effort and due diligence to process the Project through to the final hearings in a timely fashion to meet City's objective of having LAFCO initiate the hearing on the Sphere of Influence Boundary Amendment within sixty (60) days of receipt by LAFCO of the FEIR. City and LAFCO agree to work cooperatively to develop a Project schedule listing key steps and dates to aid in achieving City's objectives, which schedule shall be attached to and become a part of this MOU.

11. City and LAFCO agree to the following sequence of actions to be taken to complete processing of City's Project:

A. Adoption of Resolution initiating SOIA proceedings, timely submittal of a LAFCo application, and completion of FEIR and submittal to LAFCO

B. LAFCO hearing and action on certification of the FEIR and acceptance of the Municipal Services Report

C. City hearing and action on the General Plan Amendment, the General Plan Land Use Map Amendment, and the Open Space Program

D. LAFCO hearing and action on the Sphere of Influence Boundary Amendment

Provided, that nothing stated in this MOU is intended, nor shall it be construed, to commit, control, or influence in any manner whatsoever the authority, judgment, or discretion of the LAFCO Commission or the City Council of City in their future hearings on all or any aspect of City's Project and the ultimate decision of each to approve, approve with conditions, or disapprove the Project, in whole or in part, or to require or impose mitigation measures as a result of the environmental review of the City's Project.

This Memorandum of Understanding is entered into as of \_\_\_\_\_.

By \_\_\_\_\_  
Peter Brundage, Executive Officer  
Sacramento Local Agency  
Formation Commission

By \_\_\_\_\_  
Robert Thomas, City Manager  
City of Sacramento