



REPORT TO COUNCIL

City of Sacramento

31

915 I Street, Sacramento, CA 95814-2671
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STAFF REPORT
April 25, 2006

Honorable Mayor and
Members of the City Council

SUBJECT: Workshop on implementation of the City-County Natomas Joint Vision (NJV) Memorandum of Understanding (MOU) (M05-003)

LOCATION AND COUNCIL DISTRICT:

Unincorporated Portion of the Natomas Basin, within Sacramento County.

RECOMMENDATION:

City staff recommends that the City Council:

- 1) Reaffirm support for the principles contained in Natomas Joint Vision Memorandum of Understanding,
- 2) Define Open Space Mitigation Areas to address minimum 1:1 open space to development mitigation ratio in the NJV area;
- 3) Select either Option A (Sequential Processing) for the Sphere of Influence Amendment, Municipal Service Review, General Plan Amendment, Open Space Study and Environmental Impact Report or Option B (Combined Processing) for the Sphere of Influence Amendment, Municipal Service Review, General Plan Amendment, Open Space Study and Environmental Impact Report, Community Plan and Annexation/Finance Plan to implement the MOU for the NJV area;
- 4) Work with landowners, environmental advocates, neighborhood groups, local, state and federal agencies and others to solicit input during the planning process;
- 5) Direct staff to return within 90 days with the work plan, consultant services contracts, work products, public process and schedule for completion of the planning process.

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

Presenters: Steve Peterson, Principal Planner, Development Services; Mike McKeever, Executive Director; Sacramento Area Council of Governments; Rob Leonard, Assistant Director of Airports

Department: Development Services Department

Division: Planning

Organization No: 4827

SUMMARY:

The purpose of the workshop is to review the implementation status of the Natomas Joint Vision (NJV) MOU and confirm council direction on several policy issues and next steps necessary to fully implement the MOU. On November 29, 2005 the City Council considered a combined community plan/annexation proposal for the NJV planning area and directed staff to 1) hold a workshop on planning issues in the NJV area, 2) reconvene the city-county "2x2" discussions, and 3) identify next steps in the planning process. This Council workshop is intended to address these issues. The County Board of Supervisors is expected to hold a similar workshop May 24, 2006.

BACKGROUND INFORMATION:

On December 10, 2002, the City Council and the Board of Supervisors approved a Memorandum of Understanding regarding principles of land use and revenue sharing for the Natomas area. This has come to be known as the Joint Vision for Natomas. In a separate action, the City Council approved a map showing conceptual areas for possible future urbanization by the City and areas to be retained in permanent open space by the County. A copy of the approved MOU is included as Attachment A.

The MOU establishes a shared vision between the City and County which:

- 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 one-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
- Is a permanent solution, not a temporary plan

MOU Implementation

City and County staff have been working together to implement the shared vision into general plans for each jurisdiction. The following summarizes the efforts to date to implement the MOU:

- December 2002 - City and County adopt MOU principles (resolution 2002-224)

- September 2003 – City initiates CEQA process for General Plan Amendments and maps showing areas of potential future development (resolution 2003-643)
- 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 and City approve MOU principles for processing the Greenbriar annexation
- September 2005 – City Council approves General Plan policy area with NJV as a potential new growth area
- November 2005 – City Council defers action on concurrent community plan and annexation proposal and directs staff to hold workshop

City-County Coordination

At the November meeting Council expressed concerns about development phasing, coordination with the County, the need for a “spectacular” plan with transit supportive uses and compliance with the Habitat Conservation Plan. In February 2006, City and County staff and elected officials met to identify next steps and agreed to the following:

- City and County will hold a workshop to reaffirm support for implementation of the NJV MOU planning principles
- County agreed to postpone hearing on the Ose and Gidaro Urban Policy Area appeals until after the workshops
- County agreed to pay their proportionate share of the costs for completing the required studies (e.g. EIR and open space study) to implement the MOU
- County requested that the City reaffirm its support for the mitigation ratio of at least one acre of permanent open space to one acre of development including a definition of mitigation areas.
- City requested a phasing plan to maximize use of existing infrastructure prior to new development

Planning Boundaries

The City Council previously approved conceptual maps which propose an urban reserve area north of I-5/Elkhorn Boulevard to the county boundary and east of Lone Tree Road to the Natomas East Main Canal. The conceptual maps also propose two additional urban reserve areas east of El Centro Road in the south portion of Natomas. The second project alternative represents a one-mile buffer extending east from the Sacramento River. The alternative increases the Urban Reserve acreage just south of I-5 and west of El Centro Road in the southern portion of Natomas. The joint vision identifies these areas as the area within which the acreage and location for future growth would be determined based on further planning efforts, biological resource evaluations and environmental analyses. The City and Sacramento County also desire the permanent protection of open space in the basin. On both maps there is a one-mile habitat/open space buffer along the Sacramento River and a one-mile community

separator extending south of the Sutter County boundary. The community separator will become permanent open space but would remain within the future City boundary.

A copy of the Council-approved map is included as Attachment B.

Local/Regional Planning Efforts

The City of Sacramento is an active partner in several local and regional planning efforts that need to be coordinated with planning for the Natomas Joint Vision area. These include:

- The SACOG Blueprint and Metropolitan Transportation Plan (MTP) Update which coordinates regional land use and transportation planning decisions. The NJV area is identified as a potential new growth area in the Blueprint.
- The City's General Plan Update which will identify growth alternatives to address a projected 200,000 additional people and 140,000 new jobs by 2030. The NJV area has been identified as a potential new growth area and any potential change in land use should be considered in the growth alternatives.
- The County General Plan Update which is considering changes to the County's Urban Policy Area (UPA) to accommodate projected growth. The County has received several amendment requests to modify the UPA boundary to allow for development in the county although the City is identified in the MOU as the lead agency for development in the area.
- The Sacramento International Airport Master Plan which will provide for expansion of airport facilities over the next twenty-five years.

Representatives from the Sacramento Area Council of Governments (SACOG), Local Agency Formation Commission (LAFCo) and County Airports will be available to discuss these studies.

Policy Issues

Staff is requesting Council direction on the following issues:

- **Reaffirm MOU Principles** – Council should reaffirm its support for the open space, future growth and economic development principles in the MOU.
- **Define Open Space Mitigation Areas** – The MOU identifies a minimum one-to-one open space to development mitigation ratio within the unincorporated area of Natomas to implement the open space goals. Council should define those areas to be included in the mitigation ratio. For example, should on-site mitigation lands within the city or buffer uses including roads, canals and parks be included as mitigation areas?
- **Initiate Sphere of Influence Change to Clarify Jurisdictional Authority** – The MOU identifies the City as the appropriate agent for new growth in Natomas. However, the county has received several requests to modify the Urban Policy Area to allow development in the county. Formal establishment of the City's ultimate service boundary and jurisdictional authority in the NJV area requires approval of a sphere of influence amendment by the City and LAFCo. The City

Council should direct staff to initiate a sphere of influence amendment to establish the City's authority for land use planning in the NJV area.

- **Sequential or Combined Processing of Sphere of Influence with Community Plan/Annexations** – The city has two options for implementation of the MOU.

Option A - Sequential Processing includes preparation and approval of the 1) Sphere of Influence Amendment, 2) Municipal Service Review, 3) General Plan Amendment, 4) Open Space Study and 5) Environmental Impact Report. Option B (combined process) includes preparation and approval of items 1-5 above with a Community Plan and Annexation/Finance Plan for the NJV area using one EIR. Staff estimates that option A could be completed within 18 months of approval of the consultant contracts (Attachment E).

Option B – Combined Processing combines these work efforts with the Community Plan/Annexation and could take at least 24 months. In the second option there would need to be extensive coordination between the ongoing General Plan update and the Natomas Joint Vision community plan process to assure consistency between the two planning efforts.

Staff is requesting council direction on option A or option B. Once council provides direction on the selected option, staff will return within 90 days with a final budget and scope of work for completing each of the required studies to accomplish council direction. The work plan will describe the staffing, consultant services contracts, work products, public process and schedule for completion of the planning process.

Annexation Phasing/Camino Norte

Annexation requests have been filed on various properties throughout the NJV area. The city's annexation policy supports phasing annexations to allow for the efficient extension of city infrastructure and services to areas surrounded by city development and projects consistent with the City' General Plan policies. Staff recommends a phase one annexation of the Camino Norte plan area (e.g. 265 acres located east of El Centro Road and south of Arena Blvd.) due to the project's unique location (surrounded on three sides by development) and consistency with the City's Smart Growth and General Plan Guiding Principles. Based on preliminary discussions with the landowners, it is anticipated that the proposed project will include sustainable development practices, a grid street pattern promoting walking and biking, and a mix of uses including housing, retail, medical office and parks

FINANCIAL CONSIDERATIONS:

Option A – Sequential Processing - The cost for implementation of the General Plan Amendment/Sphere of Influence option is approximately \$630,000. The County of Sacramento has agreed to provide approximately \$190,000 in matching funds for their share of the EIR and Open Space Program. The City would need to fund the balance of \$440,000. This cost would need to be considered as part of the Council's budget process.

Option B – Combined Processing - It is anticipated that the Community Plan/Annexation option will be similar in scope to the North Natomas Community Plan update. This work could add \$1 to \$2 million to the overall cost. The NJV landowners will be required to finance and/or reimburse the City for the cost of the planning studies. The additional staffing to support this work is significant. An additional 1.0 to 3.0 FTE (full time equivalent) planning positions will be needed to support these new work activities. It is anticipated that staff costs will be at least partially recovered through approval of a new annexation fee. The proposed resolutions direct staff to return in 90 days with a fiscal budget and scope of work to complete the project pursuant to Council direction.

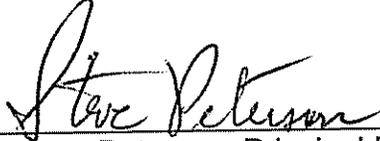
OPEN SPACE/ENVIRONMENTAL CONSIDERATIONS:

Included in the scope of work is the preparation of an Open Space Program to define or provide mechanisms for the permanent preservation of open space. The scope of Open Space Program, however, has grown in complexity because staff has been advised by the Department of Fish and Game (DFG) and U.S. Fish and Wildlife Service (USFW) that the Open Space Program will be required to "form the basis for a comprehensive HCP for the Joint Vision". A new HCP is required because the current Natomas Basin HCP does not permit the City to approve development beyond the 8,050 acre Incidental Take Permit (ITP). The expanded scope of work for the Open Space Program is intended to address environmental concerns for the areas to be preserved as permanent open space and habitat for Special Status Species (SSS) in the area to be designated as the Urban Reserve, in the context of the remaining habitat in the Natomas Basin. A copy of the scope of work for the Open Space Program is included as Attachment F.

Potential environmental issues related to the City's General Plan Amendment, SOI application and the City/County Open Space Program will be evaluated in the Environmental Impact Report (EIR). Based on the previous Notice of Preparation (NOP) circulated in 2003, the EIR will evaluate land use, zoning, and adopted plans, traffic and air quality, drainage/water quality, noise, biological resources, cultural resources and cumulative impacts. Additional environmental issues may arise in responses to the NOP and other scoping efforts. The Council will consider the EIR at the time the City's General Plan policies and Sphere of Influence Amendment are considered for adoption. 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. It is anticipated that the city will enter into an MOU with Sacramento County and LAFCo to utilize one environmental document for City, County and LAFCo approvals.

POLICY CONSIDERATIONS:

The MOU policies are consistent with the City's General Plan Vision and Guiding Principles and Smart Growth principles. The MOU establishes a collaborative planning process between the City and County to implement planning and revenue sharing principles. 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. The City's General Plan policy area includes the NJV area as a potential new growth area to address anticipated population growth and a modification to the City's Sphere of Influence boundary will be required to plan for future growth and open space.

Respectfully submitted by: 
Steve Peterson, Principal Planner

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:


Ray Kerridge
Ray KERRIDGE
City Manager

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RESOLUTION NO. 2002-830

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF DEC 10 2002

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND COUNTY OF SACRAMENTO REGARDING PRINCIPLES OF LAND USE AND REVENUE SHARING FOR THE NATOMAS AREA (JOINT VISION). (M02-014)

CERTIFIED AS TRUE COPY

OF Resolution: 2002-830

DATE CERTIFIED: January 13, 2003

CITY CLERK

Valerie Burrowes
CITY CLERK, CITY OF SACRAMENTO

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

WHEREAS, the County and the City have mutual policy and economic interests in the long term development and permanent preservation of open space within that area of the County known as Natomas, which area is generally depicted on Exhibit A of the Memorandum of Understanding (MOU); and

WHEREAS, cooperation between the County and the City is an opportunity to develop a vision for Natomas which reflects areas of collective interest. This Shared Policy Vision is contained in Exhibit B to this memo; and

WHEREAS, the County and City desire to establish principles to form the parameters of a future agreement or agreements encompassing the manner in which the County and City share revenue and land use decisions within the Natomas area.

NOW THEREFORE, be it resolved by the City Council of the City of Sacramento, as follows:

The City Manager is authorized to execute on behalf of the City the Memorandum of Understanding between the City and County of Sacramento regarding principles of land use and revenue sharing for the Natomas area (Joint Vision) on file with the City Clerk.

HEATHER FARGO

MAYOR

ATTEST:

VALERIE BURROWES
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2002-830
DATE ADOPTED: DEC 10 2002

RESOLUTION NO. 2002-1566

WHEREAS, the County and the City have mutual policy and economic interests in the long term development and permanent preservation of open space within that area of the County known as Natomas, which area is generally depicted on Exhibit A of the Memorandum of Understanding (MOU); and

WHEREAS, cooperation between the County and the City is an opportunity to develop a vision for Natomas which reflects areas of collective interest. This Shared Policy Vision is contained in Exhibit B to this memo; and

WHEREAS, the County and City desire to establish principles to form the parameters of a future agreement or agreements encompassing the manner in which the County and City share revenue and land use decisions within the Natomas area.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors Authorizes the County Executive to execute on behalf of the County the Memorandum of Understanding between the City and County of Sacramento regarding principles of land use and revenue sharing for the Natomas area (Joint Vision) on file with the City Clerk.

On a motion by Supervisor Dickinson, Seconded by Supervisor Collin, the foregoing resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof this 10th day of December, 2002 by the following vote, to wit:

AYES:	Supervisors:	Collin, Dickinson, Johnson, Niello, Nottoli
NOES:	Supervisors:	None
ABSENT:	Supervisors:	None
ABSTAIN:	Supervisors:	None



In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

By Kay F. Johnson
Deputy Clerk, Board of Supervisors

Don Nottoli
Chair, Board of Supervisors

FILED

DEC 10 2002

BOARD OF SUPERVISORS
Bundy H. Turner
CLERK OF THE BOARD

ATTEST: Sandra Leaty
Deputy Clerk, Board Of Supervisors

the foregoing is a correct copy of a resolution adopted by the Board of Supervisors, Sacramento County, California on 12-10-2002 Dated 12-17-2002 By Kay F. Johnson Deputy Clerk of said Board of Supervisors

Attachment A
**MEMORANDUM OF UNDERSTANDING BETWEEN
THE COUNTY OF SACRAMENTO AND
THE CITY OF SACRAMENTO
REGARDING PRINCIPLES OF LAND USE AND REVENUE SHARING
FOR NATOMAS AREA**

This Memorandum of Understanding (MOU) is entered into this 10th day of December 2002, 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 chartered, California municipal corporation (hereinafter referred to as "City");

WHEREAS, the intent of the MOU and Joint City and County Natomas Vision is to reach a formal conceptual agreement for broad collaboration between the City and County regarding principles for growth, revenue sharing, and permanent open space preservation in the unincorporated portion of the Natomas Basin within Sacramento County.

WHEREAS, the County and the City have mutual policy and economic interests in accommodating long term development while securing permanent preservation of open space within that area of the County known as Natomas, which area is generally depicted on Exhibit A to this MOU; and

WHEREAS, cooperation between the County and the City is an opportunity to develop a vision for Natomas which reflects areas of collective interest. Protecting and maximizing existing, and future, airport operations, open space preservation, and fair distribution of revenue are shared core values. There is a common stake in pro-actively influencing the emerging urban form, by guiding inevitable growth to provide for residential and employment opportunities close to the region's urban core. This promotes improved air quality through trip reductions, and distance traveled, and maximizes the return on existing and future public infrastructure investment in Natomas, this Shared Policy Vision is contained in Exhibit B to this memo; and

WHEREAS, together, the City and County can forge a leadership role on a regional scale for growth management. Such a cooperative effort can address land use, economic development, and environmental opportunities and challenges in Natomas. The result can be quality development balanced with permanent open space preservation systems; and

WHEREAS, Cities and counties are dependent upon tax revenues generated by continued commercial and industrial growth. The tax system creates intense competition between jurisdictions and can lead to economic development at the expense of good land use planning. Such competition between the City and County can be reduced or eliminated by establishing a revenue sharing agreement. In this way, each jurisdiction can benefit from economic development through cooperation rather than competition; and

WHEREAS, the County and City desire to establish principles to form the parameters of a future agreement or agreements encompassing the manner in which the County and City share revenue and land use decisions within the Natomas area; and

CITY
AGREEMENT NO. 2002-224

WHEREAS, the County and the City desire to pursue jointly proposed common principles to define the parameters of a future agreement or agreements encompassing the manner in which the County and City share revenue and land use decisions within the Natomas area; and

WHEREAS, should the County and the City wish to adopt and implement the proposed common principles set forth in the MOU, each will be required to undertake a series of discretionary legislative actions, including but not limited to amendments of their respective general plans and agreements concerning revenue sharing, all of which will require the exercise of legislative discretion, and all of which will require compliance with CEQA, notice and public hearings, and satisfaction of all other applicable requirements of federal, state and local law.

WHEREAS, the County and the City recognize that, pursuant to the California Environmental Quality Act (CEQA) and other state and federal statutes, additional environmental analysis will be required for any development beyond that contemplated by the current land use plans of the jurisdictions, including the current North Natomas Community Plan (NNCP) of the City of Sacramento; and

WHEREAS, the County and City recognize that, should the governmental entities interested in, or involved with, any further development of the North Natomas Basin wish to pursue such development, they will necessarily have to propose and consider a new, separate or enhanced Habitat Conservation Plan (HCP) to address development impacts to protected species under federal and state endangered species laws; and

WHEREAS, the County and City recognize that, the proposed HCP currently under consideration by the City, Sutter county and the relevant federal (U.S. Fish & Wildlife Service) and state (Department of Fish and Game) agencies deals solely with the mitigation requirements for development under the current land use plans for those jurisdictions, including the current NNCP of the City, and that any further Natomas Basin development plans for these jurisdictions and the County, including future development pursuant to the proposed principles set forth in this MOU, will require additional or alternative mitigation, and additional environmental analysis.

WHEREAS, the County and the City acknowledge that approval of this MOU changes no existing land uses approved by either the County or the City nor commits the County or the City to specific land uses or to agreement on any specific annexations to the City. Approvals necessary for such commitments have not been considered by either the County, the City or any other appropriate authority.

NOW, THEREFORE, the County and City agree as follows:

Purpose of MOU: The purpose of this MOU is to define a mutually acceptable set of proposed principles that the City and the County are prepared to consider when considering the future land use planning and revenue sharing in the Natomas area. This MOU reflects the parties' definition of a proposed set of principles to govern future development in the Natomas areas that they are interested in studying and analyzing for possible future adoption and implementation upon completion of all necessary studies and work, including but not limited to the completion of all necessary environmental analyses under CEQA and other federal and state statutes.

- I. Land use and revenue sharing within the Natomas areas should be guided as follows:

A. Open Space.

- (1) Open space planning will rely on, and coordinate with, existing open space programs, and will address linkage issues. Some specific areas will be designated for preservation as permanent open space to provide assurance that community separators are implemented. Other areas may not require active preservation.
- (2) Open space mitigation may be in conjunction with or distinct from any applicable criteria of the Natomas Basin Habitat Conservation Plan (HCP) and may, depending upon circumstances, exceed that of the HCP. Any new development beyond that analyzed in the Natomas Basin HCP shall be required, subject to state and federal laws and regulations, adequate habitat and buffer areas sufficient to protect impacted endangered species. A joint funding mechanism will provide funding for land and easement acquisitions.
- (3) Land to be preserved as farmland must not be restricted by nearby development and needs to have a secure supply of affordable water. Buffer areas will be derived from developing lands.
- (4) An airport protection plan will protect the airport by preserving open space around it and keeping noise-sensitive development and waterfowl attractors in relatively distant areas. An emphasis on open space will also lend permanence to any buffers that are established. Such a plan may be achieved through a multi-jurisdictional agreement as to land uses designed to maximize airport protection.

B. Future Growth.

- (1) Consideration of new growth should be done in partnership with the preservation of open space. The urban form should include a well integrated mixture of residential, employment, commercial, and civic uses, interdependent on quality transit service with connections linking activity centers with streets, transit routes, and linear parkways with ped/bike trails.
- (2) The City, rather than the County, is the appropriate agent for planning new growth in Natomas and can better provide a full range of municipal services. The County is the appropriate agent for preserving open space, agricultural and rural land uses.
- (3) The County will preserve its interest in the planning and development of Sacramento International Airport and Metro AirPark.
- (4) New growth will be supportive of the City's Infill Strategy. It will contribute to the sustainability of established neighborhoods/ commercial corridors/business districts.
- (5) Development in Natomas will build on the vision of the currently planned growth in North Natomas, including the application of the City Council adopted (Resolution No. 2001-805) Smart Growth Principles.
- (6) Future Growth areas shall foster development patterns which achieve a whole and complete, mixed-use community.
- (7) The City, as the agent of development, will apply the adopted Smart Growth Principles to any new development in Natomas. Smart Growth Principles emphasize pedestrian and

transit orientation by addressing density, efficient design, and urban open space to provide sustainable, livable communities with fewer impacts than standard development.

- (8) The City and County will develop a joint planning process for major uses in Natomas that are likely to have important economic impacts to existing commercial facilities in the city or county. Among the goals of that process will be to avoid competition for tax revenues, in favor of balanced regional planning.

C. Economic Development

(1) The area subject to revenue sharing between the County and the City shall include all that area depicted on Exhibit A except for those areas designated as Metro Air Park and the grounds of Sacramento International Airport, excepting those Airport properties currently used as buffer lands for Airport operations. If retail or commercial development other than Airport-related operations is permitted on such buffer lands, revenues derived from such development shall be subject to this MOU. For purposes of this section, airport-related operations are defined as airport support services such as terminal expansion, aviation fuel sales, aircraft maintenance and support; and hotel motel uses, to the extent such uses are existing or are relocated from existing premises.

(2) The one percent, general ad valorem tax levy on all property within defined area, which is annexed to the City, shall be distributed, from the effective date of annexation, equally between the County and the City prior to accounting for the impact of distribution of such taxes to the Education Revenue Augmentation Fund.

(3) It is generally intended that all other revenues from the area be shared as follows subject to an agreed upon projection of need for County or City services:

(a) Upon the effective date of the annexation of undeveloped property for single-purpose/regional tax generating land use the County and City will share the 1% Bradley-Burns sales tax and City General Fund share of transient occupancy tax equally.

(b) Upon issuance of certificates of occupancy, or their equivalent, property within the unincorporated area, except as excluded in Section C (1), which is approved for single-purpose/regional tax generating land use by County, the County and City will share the 1% Bradley-Burns sales tax and County General Fund share of transient occupancy tax equally.

(c) Upon the effective date of the annexation of undeveloped property for a Multi-Purpose/Master Planned Community Area but prior to commencement of development beginning, revenues (including the general ad valorem property tax but excluding special taxes, fees or assessments) shall be shared by comparing the projected City municipal revenues to projected City municipal expenses including capital/development costs funded by the City.

In the event of a projected City surplus (revenues exceed expenses), 50% of such surplus shall be allocated to the County by adjusting the County's property tax share for the area.

(d) Upon the effective date of Annexation of any area developed for urban purposes as of the date of this MOU, the County municipal revenues transferred with the area shall be calculated against the costs of municipal services being transferred. The County's property tax share will be increased in the case of a surplus (i.e. County revenues transferred exceed County expenses transferred), and the City's share will be increased in case of a deficit (i.e. County revenues transferred are less than County expenses transferred). The County will consider a one-time contribution to the City upon annexation of any such area calculated on the basis of avoided, near-term capital maintenance costs together with a one-time contribution for the costs of necessary, significant infrastructure repairs which are identified prior to completion of annexation.

(e) In the event either the County or the City approve development in a fashion which would require payment pursuant to Government Code Section 53084, the County or the City, as the case may be, should be entitled to the greater of the revenue calculated pursuant to either that section or the ultimate provisions of a revenue sharing agreement.

(f) Should legislation be enacted which alters the manner in which local agencies are allocated revenue derived from property or sales taxes, any agreement shall be subject to good faith renegotiations.

II. The principles set forth are intended to guide further discussions and the ultimate negotiation of an agreement between the County and the City. It is recognized that certain of the terms used are subject to further definition and refined during the process of negotiation. It is the intent of the County and the City to work cooperatively to establish a review process, by agreement, to evaluate the likely impacts of large-scale commercial uses in Natomas on competing uses in the County and City. The goals of such a process will be to avoid competition for tax revenues, in favor of balanced regional planning and to assure that proposed land uses conform to the principles articulated in this MOU. It is further the intent of the County and the City that the revenue sharing principles set forth in this MOU shall govern the adoption of a Master Tax Sharing and Land Use Agreement for annexations.

Nevertheless, this Memorandum of Understanding is a good faith expression of the intent of the County and the City to cooperatively approach development and revenue within the Natomas area of our regional community.

Workshop Natomas Joint Vision MOU (M05-003)

CITY OF SACRAMENTO
A Municipal Corporation

COUNTY OF SACRAMENTO

By [Signature] Thomas V. Lee
Deputy City Manager
For: Robert P. Thomas, City Manager

By [Signature]
Terry Schuttgen, County Executive

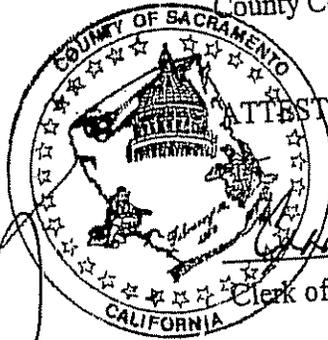
APPROVED AS TO FORM:

APPROVED AS TO FORM:

[Signature] 12-23-02
City Attorney

[Signature]
County Counsel

ATTEST:
[Signature]
City Clerk



ATTEST:
[Signature]
Clerk of the Board

CITY
AGREEMENT NO. 2002-224

Sacramento City-County MOU for the Natomas Area on Principles of Land Use and Revenue Sharing

Exhibit A
Natomas Area Map

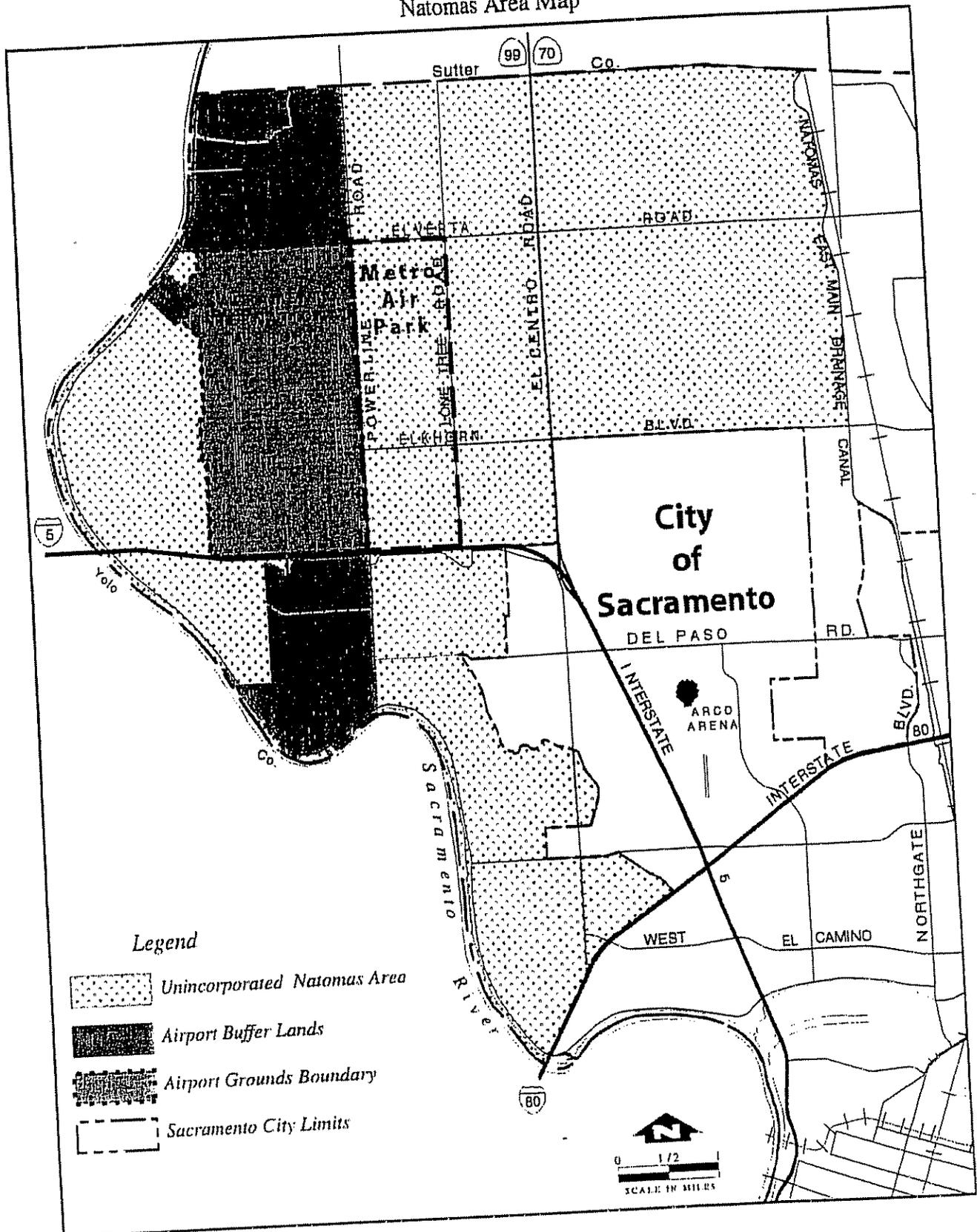


EXHIBIT B
Joint City-County Shared Policy Vision in Natomas

I. Statement of Intent

The intent of this joint City and County Planning exercise is that both the City Council and Board of Supervisors will reach a formal agreement regarding growth, economic development and permanent open space preservation in the unincorporated portion of the Natomas Basin within Sacramento County. The agreement will be adopted by Sacramento County and the City of Sacramento.

1. Introduction

A. Background

A preliminary set of planning principles for Natomas was presented to the Board of Supervisors at a public workshop in May 2001. Before that, in June 2000, the City Council held a public hearing to consider goals and policies to modify the City Sphere of Influence for several study areas, including Natomas.

Subsequent discussions among City and County management and staff have fostered a spirit of mutual gain. There is opportunity to develop a vision for Natomas, which reflects areas of collective interest. Protecting and maximizing existing, and future, airport operations, open space preservation, and fair distribution of revenue are shared core values. There is a common stake in pro-actively influencing the emerging urban form, by guiding inevitable growth to provide for residential and employment opportunities in close to the regions urban core. This promotes air quality measures through trip reductions, and distance traveled, and maximizes the return on existing and future public infrastructure investment.

Together, the City and County will forge a leadership role on a regional scale for growth management. The cooperative effort addresses land use, economic development, and environmental opportunities and challenges in Natomas. The result will be quality development balanced with permanent open space preservation systems.

B. Vision - Cooperative Land Use Planning

The best way to insure sustainable community building in Natomas is for the City and County to plan jointly. Such an effort will provide opportunity to focus more on sound long-term planning principles, and less on quick return revenue generation. Such a planning policy foundation may be without precedent, however, the highly regarded American River Parkway Plan (ARP) stands as an excellent result of City-County cooperation. That plan also provides an example of an administrative structure that involves third-party ratification of any amendments to the plan.

II. Basic Issues

There are three main areas where the City and County will come to agreement, each comprised of several sub-issues.

1. Open Space

The planning principles offer agreement regarding the size, location, and nature of open space preservation areas in the Natomas area. The location of open space areas will be based in part on the natural value of the land (e.g. habitat value, community separators), but also on constraints to development (e.g. airport protection or flood-prone areas). This agreement will ultimately designate the location of open space and provide principles for its permanent preservation. Ideally, the County will be the agent for maintaining rural and agricultural land uses, and permanent open space preservation.

Open Space systems provide multiple values/ benefits for human needs (health, public safety, cultural, recreational, economic prosperity, and civic identity), for wildlife, for productive agriculture, and for a healthy, sustainable built environment. Open Space also contributes to the provision of clean air and water for the region. Open Space systems must be of adequate size to support their intended purpose, e.g., agricultural areas must be large enough to maintain the agricultural economy; regional recreation facilities must be diverse enough to accommodate multiple passive and active uses; habitat areas must be large enough to support the requirements of native species; vistas/viewsheds should be sufficient to provide a sense of place. Open Space systems should be linked by trails, act as community separators, and accommodate habitat conservation plan requirements.

2. Economic Development

Cities and counties are dependent upon tax revenues generated by continued commercial and industrial growth. The tax system creates intense competition between jurisdictions and can lead to economic development at the expense of good land use planning. This joint agreement will lessen competition between the City and County by establishing a revenue sharing agreement. In this way, each jurisdiction stands to benefit from economic development, without becoming subject to the forces of competition.

New development will be consistent with the City's Smart Growth Principles, by supporting reinvestment in existing communities, particularly designated infill areas, as an alternative to greenfield development. New growth will not detract from the sustainability of established neighborhoods, commercial corridors, and business districts in the city and county.

Sacramento International Airport is recognized as a regional asset for economic development. The vision will incorporate effective measures for protection of airport operations and expansion, such as where residential development will not be considered.

The Natomas Mutual Water District and Rio Linda/Elverta Parks and Recreation District currently provide services to the Natomas area and are, therefore, stakeholders in the economic development of the area. The City and County will cooperate with the districts to address their unique circumstances prior to the LAFCo process. The LAFCo process required for consideration of amendments to spheres of influence and annexation proposals will determine the appropriate roles for these districts.

3. Future Growth

The vision will provide the acreage and location for future growth, and identify principles to define the nature of growth appropriate for Natomas. Constraints and opportunities inherent in the land (e.g. habitat values) or its location (e.g. proximity to existing urbanization) will help define where growth is desired. The City will be the agent for growth, by planning areas to be developed.

Conclusion. Now is the time to seize the opportunity to craft the common vision for Natomas. This is best addressed through a cooperative planning effort between Sacramento City and County. This will curb land speculation, competition between jurisdictions and establish planning principles to guide growth in concert with permanent open space preservation.

III. Planning Issues and Principles

The City and County discussions regarding Natomas identified seven primary issues areas related to possible development in Natomas. Those issues areas are listed below along with principles that address the general concerns of the City or County. These principles will constitute the basis of an agreement between the City and County for making decisions regarding land uses.

1. Open Space
 - A. Open Space Preservation
 - B. Farmland Preservation
 - C. Airport Protection
2. Economic Development
 - A. Fiscal Collaboration
3. Future Growth
 - A. Jurisdictional Roles
 - B. Infill Linkages

1. Open Space

A. Open Space Preservation

1. Permanent Protection of Open Space. Achieve a permanent open space by acquiring land or easements. A variety of funding sources will be used to make land and easement acquisitions. Open Space encompasses lands that essentially are unimproved and that have limited development potential due to the physical characteristics of the land, due to value as a drainage or habitat corridor, due to land being restricted to agricultural production, due to location of the land as a community separator/ buffer between developed areas, or due to the scenic value of the land and its role in maintaining a community's sense of place or heritage.

2. Community Separators. Provide community separators at the Sutter/ Sacramento County line, by using open space that defines urban shape by providing gateways, landscaped freeway corridors, defined edges and view sheds. The community separator is land designated as permanent open space, by both the City and County General Plans, in order to avoid an uninterrupted pattern of urbanization, and to retain the character of distinct communities.

3. Open Space Linkages. Coordinate and connect permanent open space in Natomas with the larger open space systems to provide linkages for trail extensions and biological connectivity.

4. Mitigation Ratio. Require development to provide permanent open space, preserved in the Natomas area, at a mitigation ratio of at least one-to-one.

Implementation. The agreement will establish a policy framework for open space planning in Natomas which will rely on, and coordinate with, existing open space programs, and will address linkage issues. Some specific areas will be designated for preservation as permanent open space to provide assurance that community separators are implemented. Other areas, such as west of Sacramento International Airport, may not require active preservation because of specific constraints related to inadequate infrastructure or public ownership.

This mitigation may be in conjunction with or distinct from any applicable criteria of the Natomas Basin Habitat Conservation Plan (HCP). A minimum one-to-one mitigation ratio within the Sacramento unincorporated area of Natomas will exceed that of the HCP by one-half acre of mitigation per acre of development. A joint funding mechanism will provide funding for land and easement acquisitions.

B. Farmland Preservation

1. Require Mitigation for Losses. Plan land use in Natomas in a manner that minimizes and mitigates loss of overall agricultural productivity.

Implementation. Identify areas of Natomas that are to be developed or remain in general agriculture. Land to be preserved as farmland must not be restricted by nearby development and needs to have a secure supply of affordable water. Buffer areas will be derived from developing lands. The City and County shall work jointly with agricultural interests to develop a comprehensive program to assist in farmland viability.

C. Airport Protection

1. Protect Future Airport Operations. Plan land use in Natomas in a manner that will protect Sacramento International Airport from complaints originating from encroaching uses that might eventually limit its operations or future expansion.

2. Coordinate long range land use planning. The various affected jurisdictions will coordinate planning efforts to ensure the continued viable operations and expansion of Sacramento International Airport

3. Maintain Airport Safety Related to Habitat. Avoid compromising airplane safety when establishing open space by keeping waterfowl habitat at safe distances from the airport.

Implementation. A multi-jurisdictional airport protection plan will protect the airport by preserving open space around it and keeping noise-sensitive development and waterfowl attractors in relatively distant areas. An emphasis on open space will also lend permanence to any buffers that are established.

2 Economic Development

A. Fiscal Collaboration

1. Revenue Agreement. Adopt a Revenue Exchange Agreement.

Implementation. The City and County will negotiate an agreement that defines, and provides for, revenue exchange for development that occurs within the agreement area.

3. Future Growth

A. Jurisdictional Roles

1. City and County Roles. The City is the appropriate agent for planning new growth in Natomas. The County is the appropriate agent for preserving open space, agricultural and rural land uses.

2. Maintain County Interests. The County will preserve its interest in the planning and development of Sacramento International Airport and Metro AirPark.

Implementation. Define the roles of each jurisdiction in the agreement.

B. Infill Linkage

1. Support City Infill Strategy. New growth will be supportive of the City's Infill Strategy. It will contribute to the sustainability of established neighborhoods/ commercial corridors/ business districts.

Implementation. Create a linkage program between new growth and the City's Infill Strategy, extension of the Downtown/Natomas/Airport transit line and implementation of the North Natomas Community Plan goals and objectives as a part of the General Plan amendment process.

4. Urban Growth Principles

1. Smart Growth. Development in Natomas will build on the vision of the currently planned growth in North Natomas, including the application of Smart Growth Principles.

2. Regionally Significant Land Uses. The City and County will develop a joint planning process for major uses in Natomas that are likely to have important economic impacts to existing commercial facilities in the city or county.

3. Balanced Communities. Undeveloped areas shall foster development patterns which achieve a whole and complete, mixed-use community.

Implementation. The City, as the agent of development, will apply Smart Growth Principles to any new development in Natomas. Smart Growth Principles emphasize pedestrian and transit orientation by addressing density, efficient design, and urban open space to provide sustainable, livable communities with fewer impacts than standard development.

Establish a review committee, by agreement, to evaluate the likely impacts of large scale commercial uses in Natomas on competing uses in the county and city. The committee's goal will be to avoid competition for tax revenues, in favor of balanced regional planning.

IV. Identify Areas for Growth and Permanent Open Space Preservation

Consideration of new growth should be done in partnership with the preservation of open space. The urban form should include a well integrated mixture of residential, employment, commercial, and civic uses, interdependent on quality transit service with connections linking activity centers with streets, transit routes, and linear parkways with ped/bike trails.

V. Plan Administration and Agreement

The agreement will be adopted by Sacramento County and the City of Sacramento. It may also be desirable to have the agreement adopted by an outside party, e.g. the State Legislature (similar to the American River Parkway Plan) to provide additional strength to the agreement, and to require inter-jurisdictional coordination on agreement implementation.

The means to implement this common vision is yet to be defined. There are various instruments available for the legislative bodies of the City and County, such as a Joint Resolution, or a Memorandum of Understanding.

The agreement will consist of:

- A map clearly delineating the areas for growth and for permanent open space and agricultural preservation.
- The Planning Principles.
- The implementation program including adoption of permanent open space and agricultural preservation strategies.

The implementation includes:

- A third party agreement
- Amendments to both General Plans to incorporate the common vision
- Adoption of a Revenue Sharing Agreement
- Define Goals, Roles and Responsibilities for the respective jurisdictions, and a mechanism for future, regional scale participation.

- Benchmarks for performance
- A funding program for permanent open space and agricultural preservation.

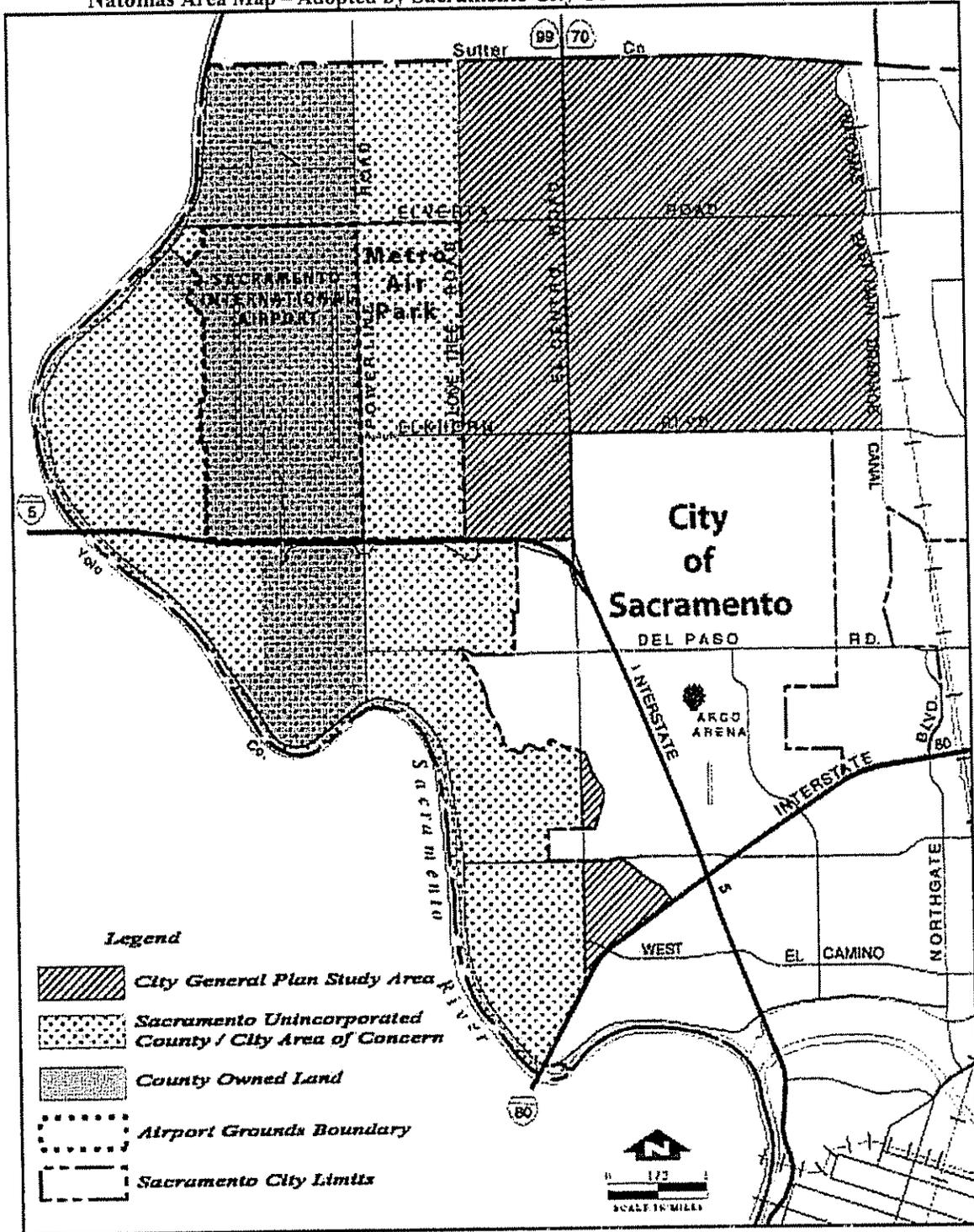
This cooperative planning effort is consistent with the Capitol Regional Compact, endorsed by both jurisdictions recently. Developed by Valley Vision, it promotes regional coordination, cooperation and collaboration. The compact defines four goals for future collaboration:

- Create Regional Growth and Development Patterns
- Coordinate Land Use, Infrastructure, Public Services and Transportation
- Reinforce our Community Identities and Sense of Place
- Protect and Enhance Open Space and Recreational Opportunities.

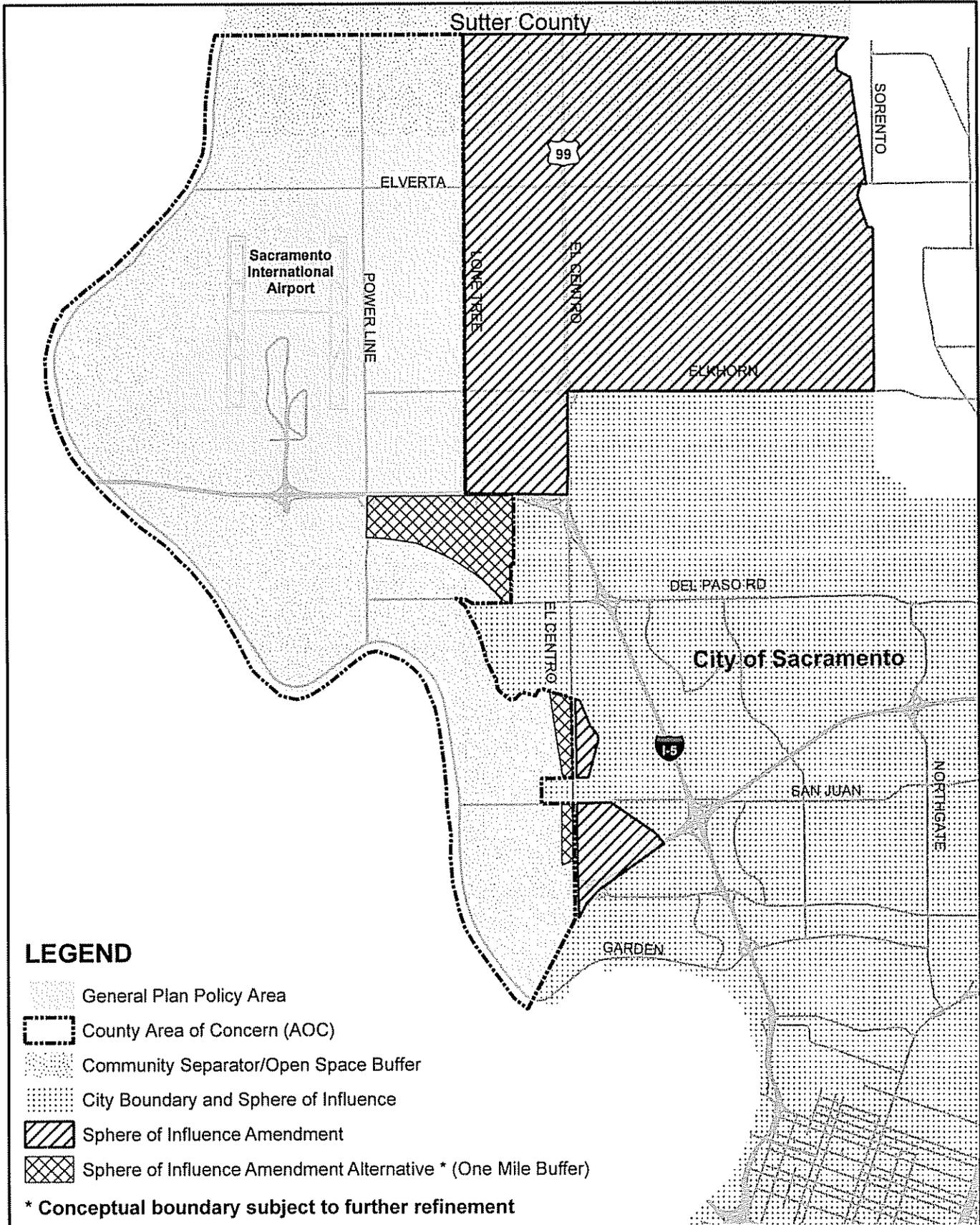
Sacramento City-County MOU for the Natomas Area on
Principles of Land Use and Revenue Sharing

Exhibit A

Natomas Area Map - Adopted by Sacramento City Council December 10, 2002



City of Sacramento Sphere of Influence Amendment



LEGEND

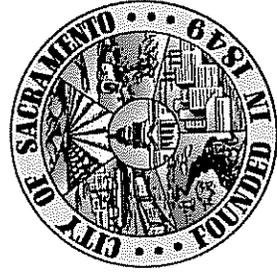
-  General Plan Policy Area
-  County Area of Concern (AOC)
-  Community Separator/Open Space Buffer
-  City Boundary and Sphere of Influence
-  Sphere of Influence Amendment
-  Sphere of Influence Amendment Alternative * (One Mile Buffer)

* Conceptual boundary subject to further refinement



Workshop Natomas Joint Vision MOU (M05-003)

City & County Joint Vision for Natomas

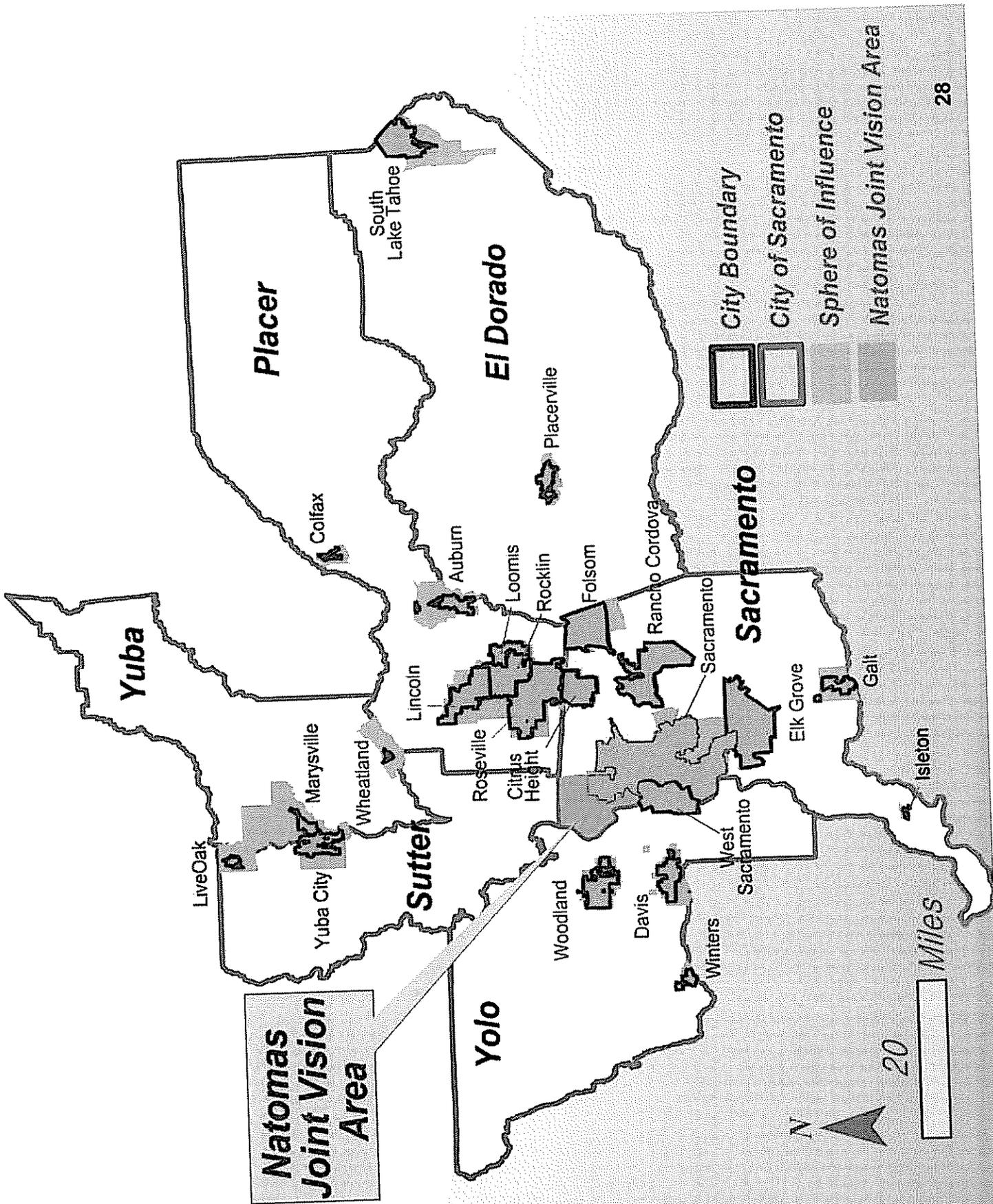


April 25, 2006

NJV Workshop

- ***Background/Status***
- ***Reconfirm MOU Principles***
- ***Review Regional Issues***
- ***Council Direction/Next Steps***

Regional Location



Placer County

Sutter County

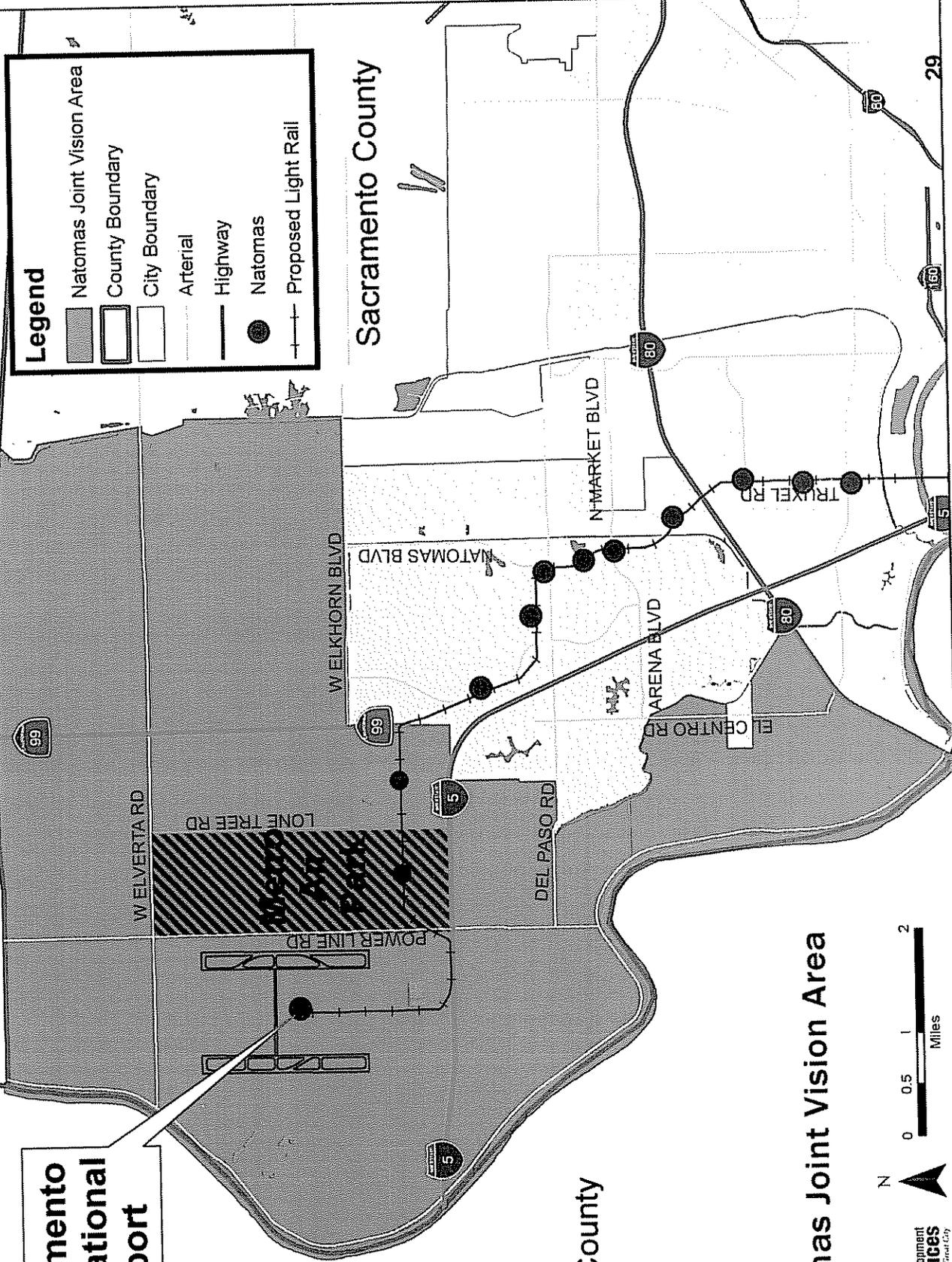
Sacramento County

Yolo County

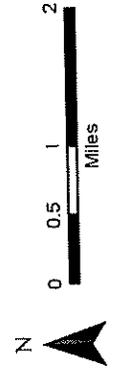
Sacramento International Airport

Legend

-  Natomas Joint Vision Area
-  County Boundary
-  City Boundary
-  Arterial
-  Highway
-  Natomas
-  Proposed Light Rail



Natomas Joint Vision Area



NJV Background

- ***Growth Demand***
 - ***General Plan projects 200,000 people by 2030***
 - ***NJV new growth area***
- ***Open Space Preservation pressure***
 - ***Development pressure in County & City***
 - ***Habitat and Airport expansion***
- ***City & County Cooperatively Implement Smart Growth Principles***

NJV Implementation Status

- ***MOU approved (2002)***
- ***Alternatives/EIR Initiated (2003)***
- ***Arena Ballot Measures (2004/05)***
- ***General Plan NJV growth area (2005)***
- ***Greenbriar/Urban Policy Area Requests (2005/06)***
- ***Community Plan/Annexation proposal (2005)***

City-County 2x2 Results

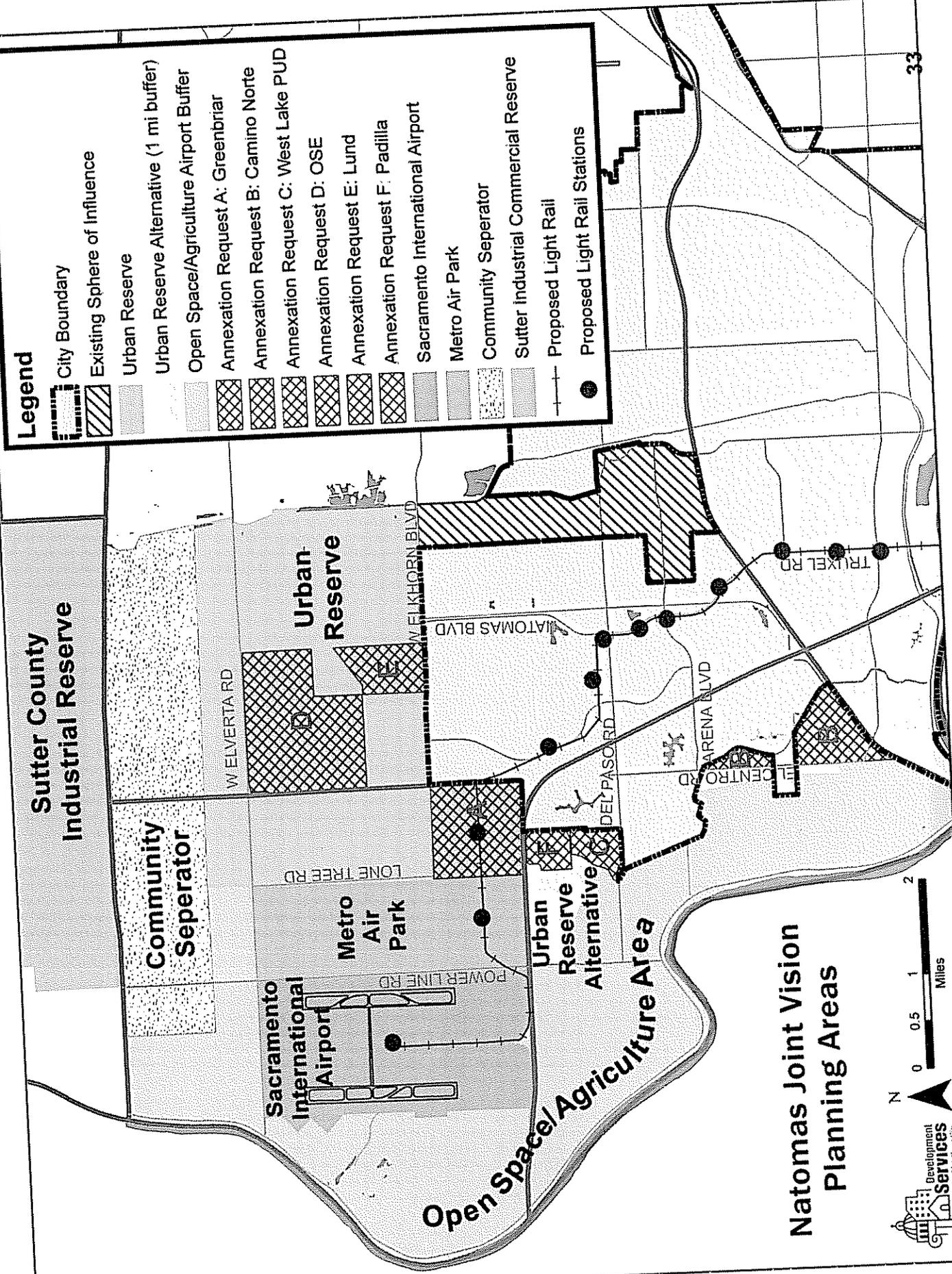
• City/County Workshop/Reconfirm MOU

Principles

- County postpones Ose/Gidaro appeals***
- County shares study costs***
- City/County needs to define open space mitigation areas***
- City annexation phasing should optimize existing infrastructure***

Legend

-  City Boundary
-  Existing Sphere of Influence
-  Urban Reserve
-  Urban Reserve Alternative (1 mi buffer)
-  Open Space/Agriculture Airport Buffer
-  Annexation Request A: Greenbriar
-  Annexation Request B: Camino Norte
-  Annexation Request C: West Lake PUD
-  Annexation Request D: OSE
-  Annexation Request E: Lund
-  Annexation Request F: Padilla
-  Sacramento International Airport
-  Metro Air Park
-  Community Separator
-  Sutter Industrial Commercial Reserve
-  Proposed Light Rail
-  Proposed Light Rail Stations



**Natomas Joint Vision
Planning Areas**



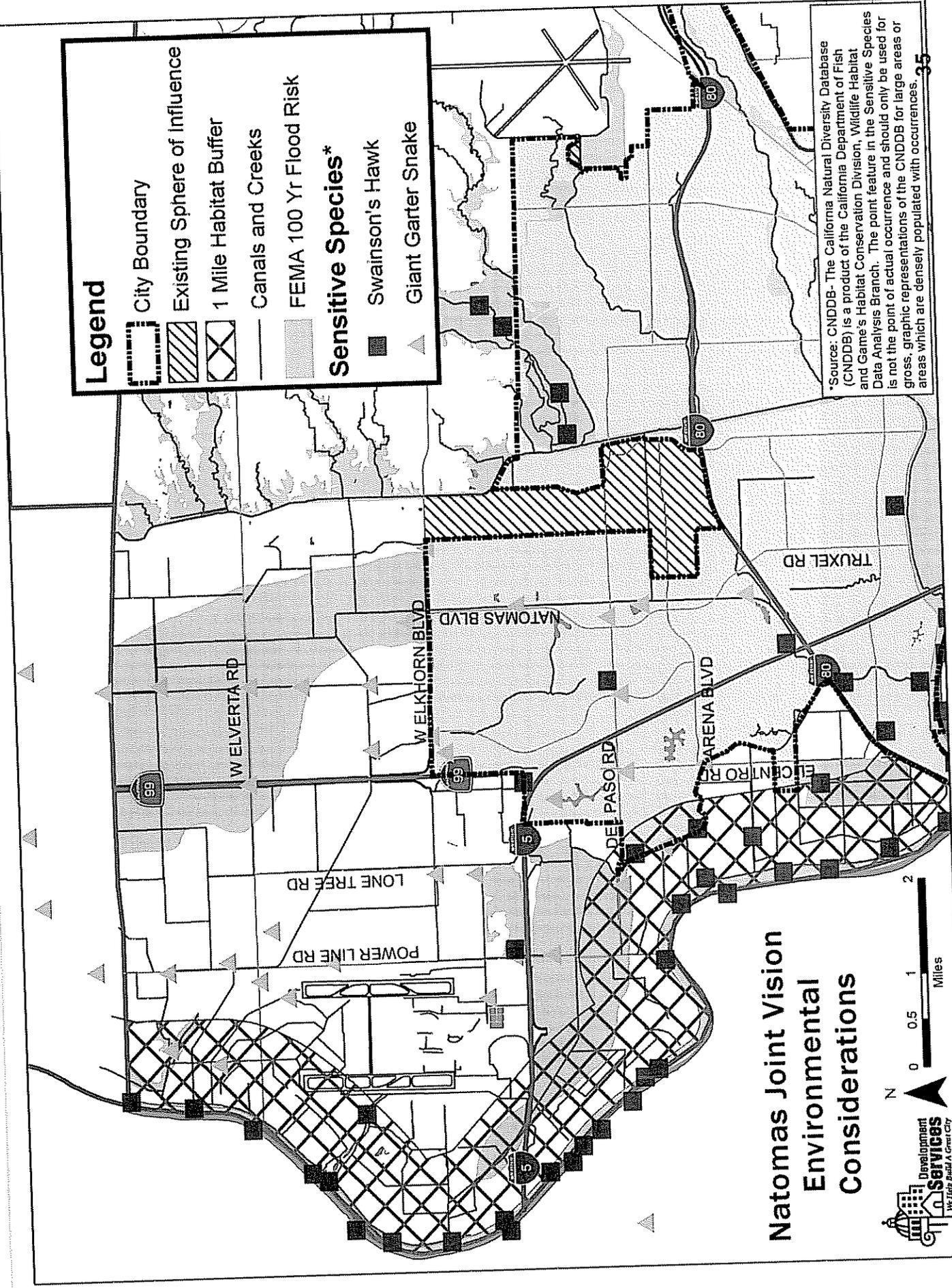
The Joint Vision: Core Principles

- 1. Open Space (at least 1:1)***
 - Habitat and Farmland Preservation***
 - Airport Protection and Community Separator***
- 2. Future Growth***
 - Jurisdictional Roles***
 - Infill and North Natomas Phasing***
- 3. Economic Development***
 - Fiscal Collaboration***

Legend

-  City Boundary
 -  Existing Sphere of Influence
 -  1 Mile Habitat Buffer
 -  Canals and Creeks
 -  FEMA 100 Yr Flood Risk
- ## Sensitive Species*
-  Swainson's Hawk
 -  Giant Garter Snake

*Source: CNDDDB- The California Natural Diversity Database (CNDDDB) is a product of the California Department of Fish and Game's Habitat Conservation Division, Wildlife Habitat Data Analysis Branch. The point feature in the Sensitive Species is not the point of actual occurrence and should only be used for gross, graphic representations of the CNDDDB for large areas or areas which are densely populated with occurrences.

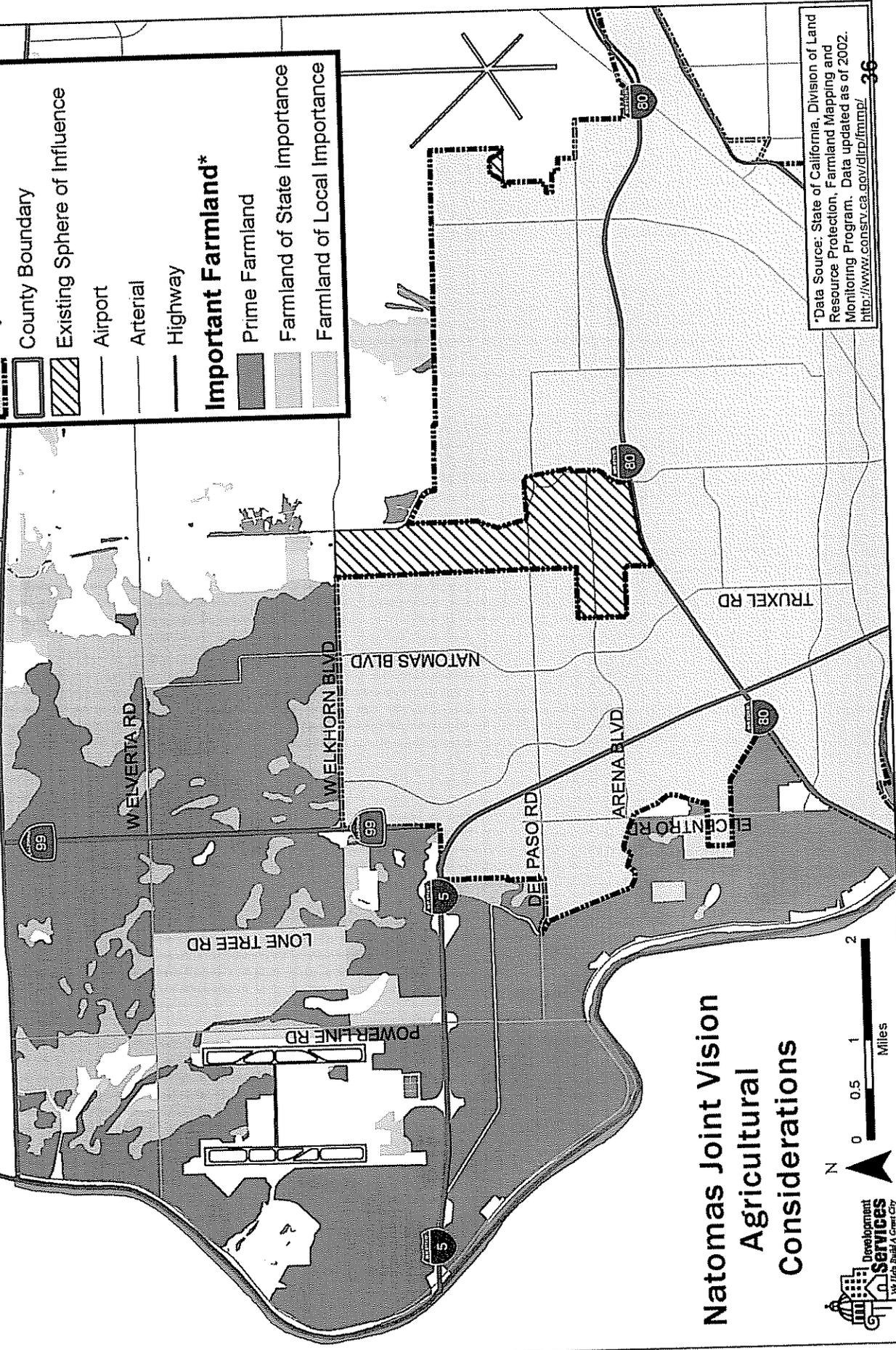


Natomas Joint Vision Environmental Considerations



Legend

-  City Boundary
 -  County Boundary
 -  Existing Sphere of Influence
 -  Airport
 -  Arterial
 -  Highway
- Important Farmland***
-  Prime Farmland
 -  Farmland of State Importance
 -  Farmland of Local Importance



**Natomas Joint Vision
Agricultural
Considerations**



*Data Source: State of California, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Data updated as of 2002.
<http://www.consrv.ca.gov/dlrp/fmmp/>

The Joint Vision: Future Growth

- **Smart Growth**
 - **Preserves open space and farmland**
 - **Promotes compact/mixed communities**
- **Jurisdictional Roles (MOU)**
 - **City plans new growth/community separator**
 - **County administers open space and agricultural preservation**

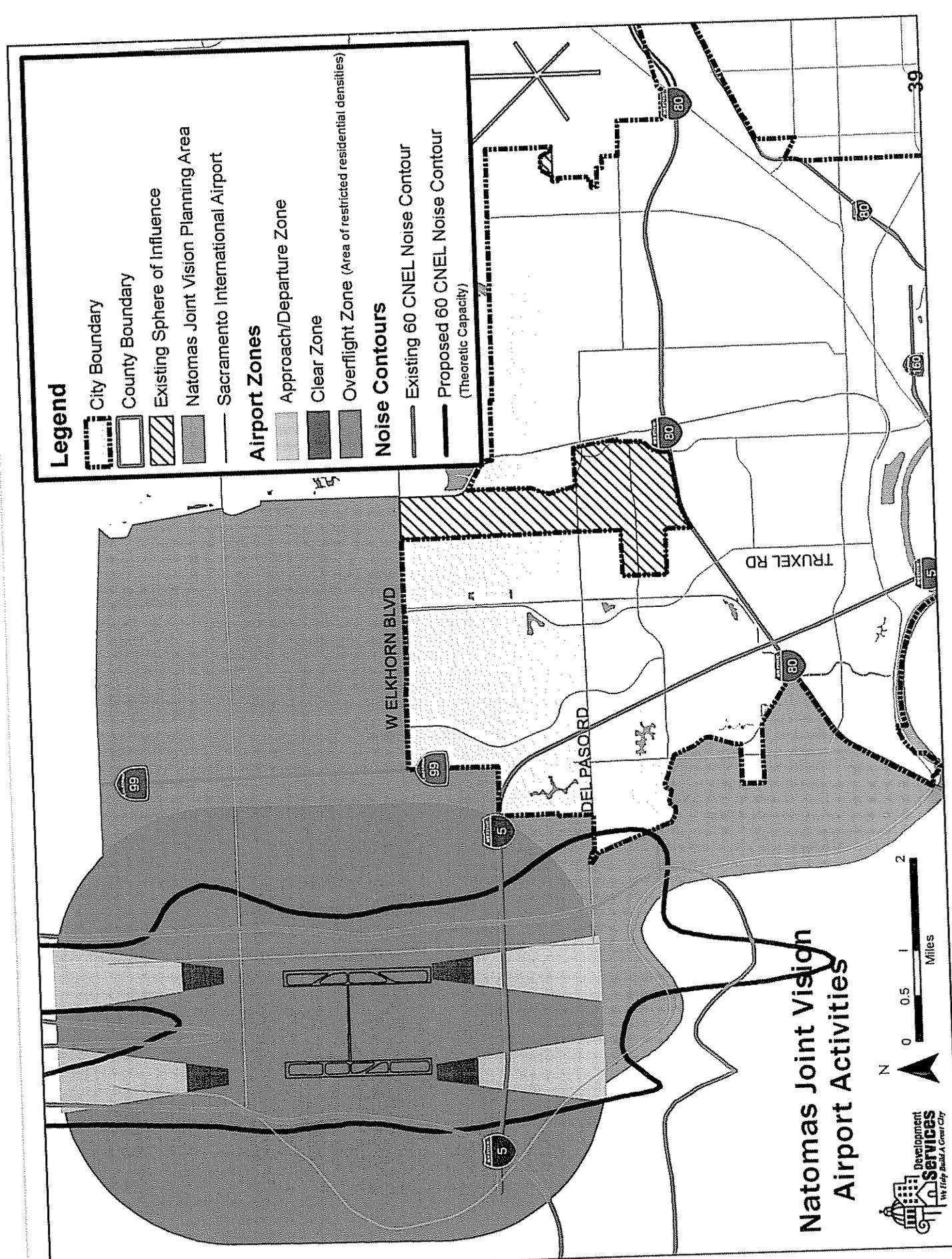
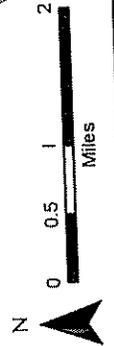
Regional Planning Efforts

- **City and County General Plan Updates**
- **Sacramento International Airport Master Plan**
- **SACOG Blueprint/Metropolitan Transportation Plan (2030)**

Legend

-  City Boundary
 -  County Boundary
 -  Existing Sphere of Influence
 -  Natomas Joint Vision Planning Area
 -  Sacramento International Airport
- Airport Zones**
-  Approach/Departure Zone
 -  Clear Zone
 -  Overflight Zone (Area of restricted residential densities)
- Noise Contours**
-  Existing 60 CNEL Noise Contour
 -  Proposed 60 CNEL Noise Contour (Theoretic Capacity)

**Natomas Joint Vision
Airport Activities**



2050 Blueprint Preferred Alternative: North Natomas Joint Vision Area



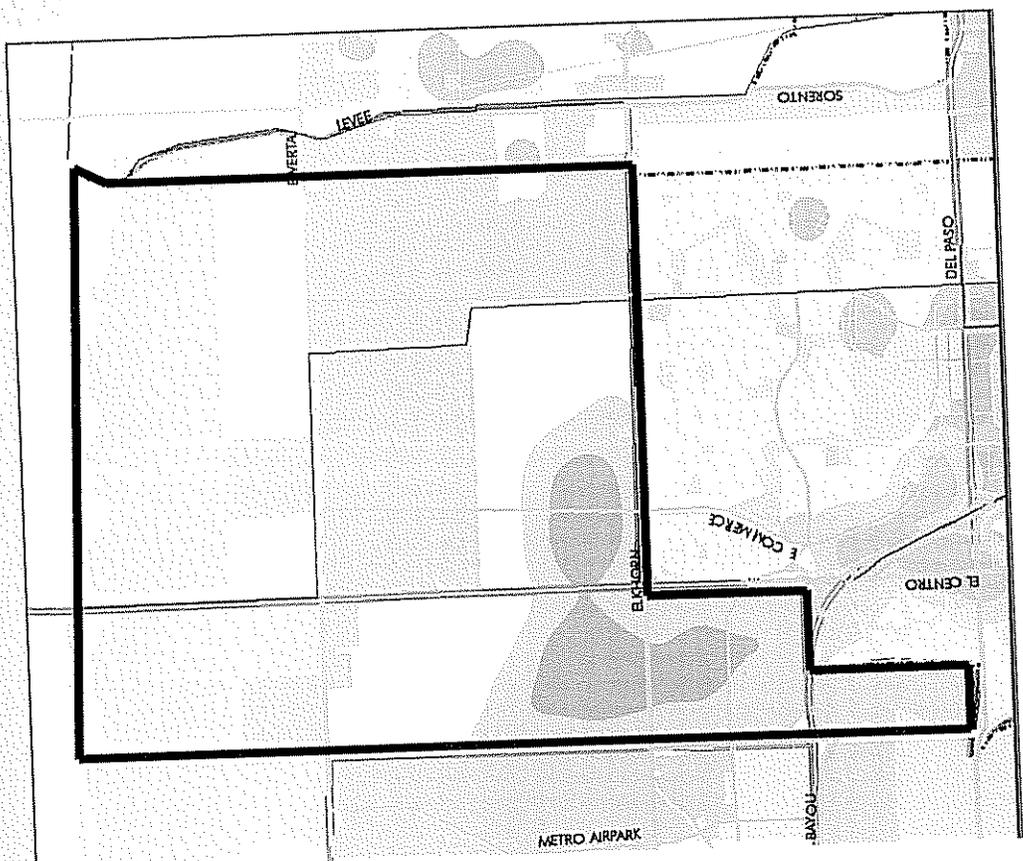
**41,400 new
dwelling units**

**8,800 new
employees**

MTP 2030 First Draft Land Use allocation: North Natomas Joint Vision Area

**19,800 new
dwelling units**

**3,600 new
employees**



NJV Work Program Options

- Option A : Sequential Process

- 1) Sphere of Influence Update***
- 2) Municipal Service Review***
- 3) Open Space Program***
- 4) General Plan Amendment***
- 5) Phased Annexation/Pre-Zoning (Camino Norte)***
- 6) Environmental Impact Report***

NJV Work Program Options

- Option B: Combined Process

- 1) Sphere of Influence Update***
- 2) Municipal Service Review***
- 3) Open Space Program***
- 4) General Plan Amendment***
- 5) Annexation/Pre-zoning***
- 6) Community/Financing Plan***
- 7) Environmental Impact Report***

Options: Staffing/Budget

Option A – Sequential Process

- **1 new position and \$630,000 studies**
- **Funding - City/County/Fees**
- **18 month process**

Option B – Combined Process

- **3 new positions and \$1-\$2 million studies**
- **Landowner funding**
- **24+ months process**

NJV: Staff Recommendation

- 1. Reconfirm NJV MOU Principles***
- 2. Define Open Space Mitigation Areas***
- 3. Work Plan Direction***

Option A: Sequential Process

OR

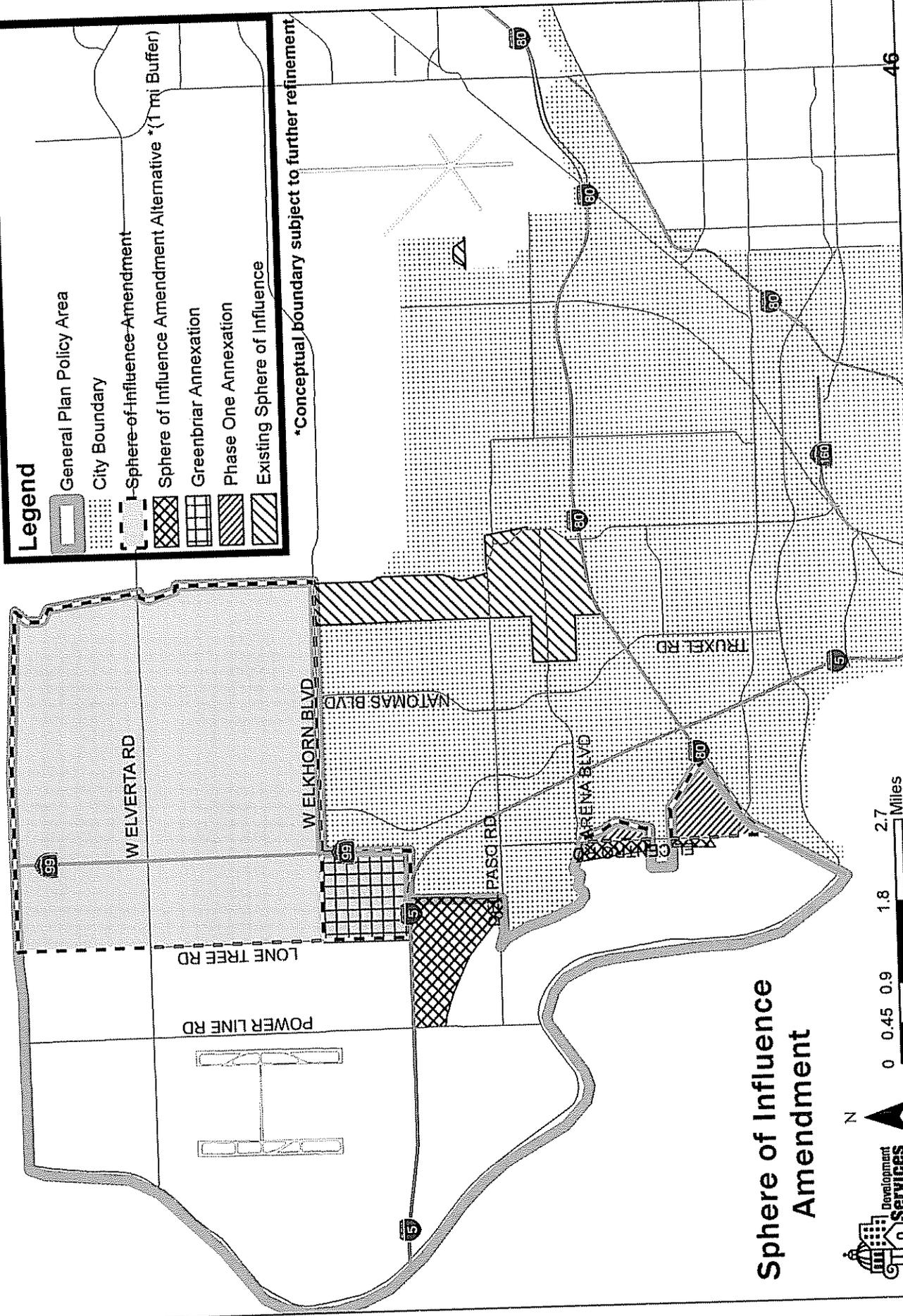
Option B: Combined Process

- 4. Return for contract/budget approval within 60 days***

Legend

-  General Plan Policy Area
-  City Boundary
-  Sphere of Influence Amendment
-  Sphere of Influence Amendment Alternative *(1 mi Buffer)
-  Greenbriar Annexation
-  Phase One Annexation
-  Existing Sphere of Influence

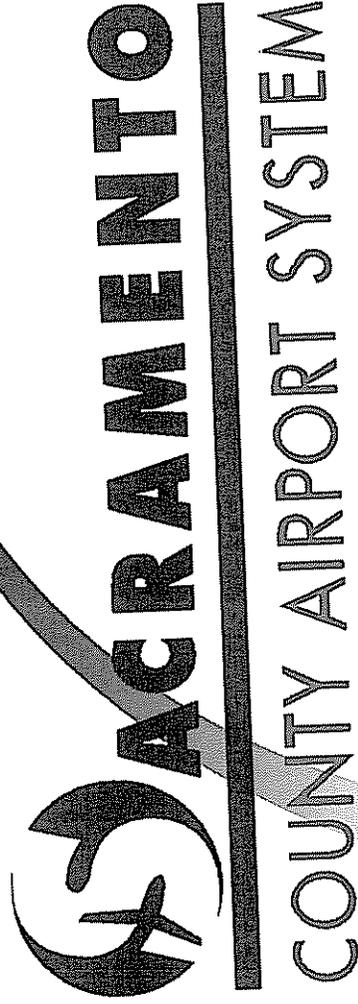
*Conceptual boundary subject to further refinement



**Sphere of Influence
Amendment**



Sacramento International Airport



Sacramento City Council

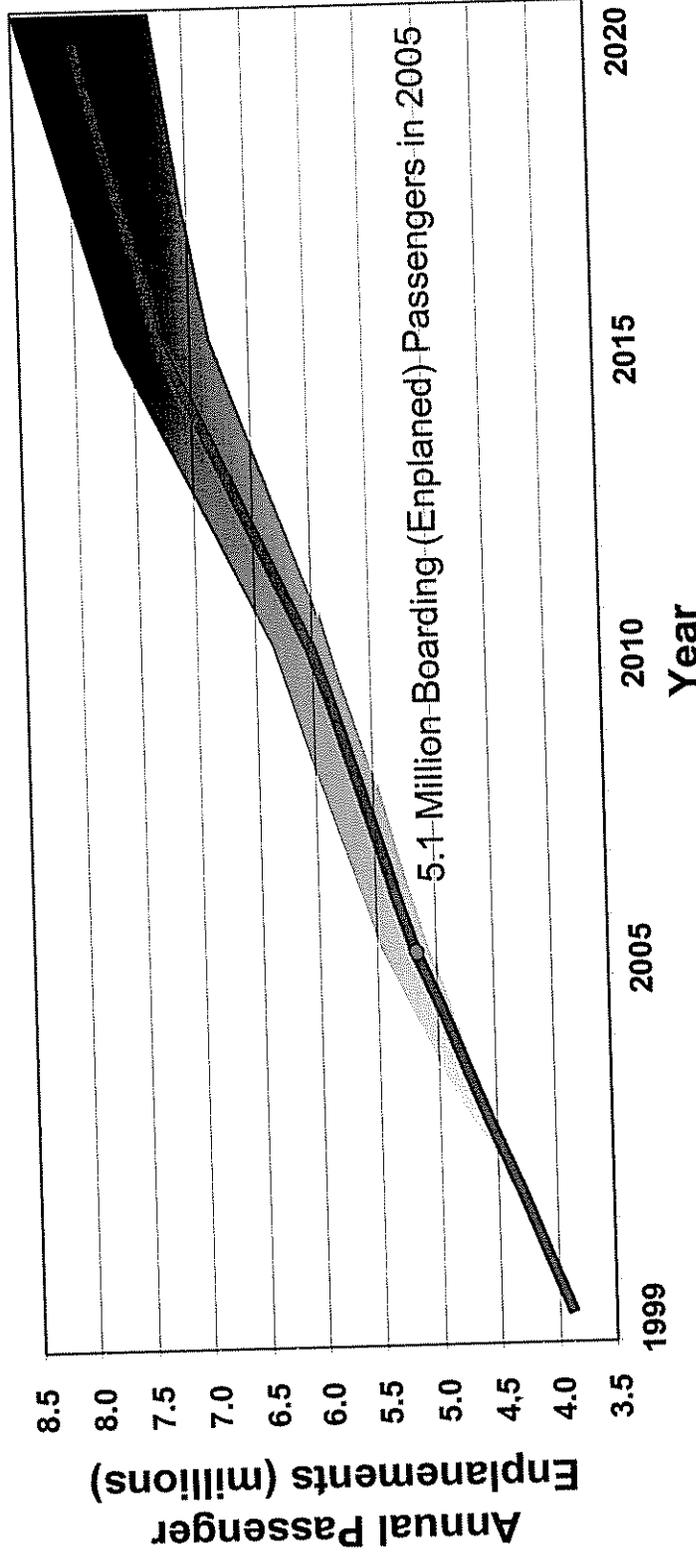
April 25, 2006

**Sacramento International Airport Master Plan and
Terminal Modernization Program Update**

Project History and Status

- Master Plan Update initiated in 1999, placed on hold following September 11, 2001 (PB Aviation)
- Terminal Modernization Program initiated June 2003 (Corgan Associates)
- February 11, 2004, BOS selected the Preferred Terminal Concept Alternative E2
- February 24, 2004, Board of Supervisors approved the Draft Master Plan Update and initiated the environmental review process
- Significant Regional participation and input from technical advisory committees, community advisory committees, and the public

Passenger Enplanements Forecast



- Sacramento airline passenger activity continues to be robust
- 5.1 million enplanements in 2005
- Projected average annual growth rate: 4.3 percent
- 8 million enplanements projected for 2020



Major Facility Requirements

■ Airfield

Near Term	Long Term
Extend East Runway from 8,600 feet to 11,000 feet to accommodate transcontinental and international flights	New West Runway and Taxiway System
New Crossfield Taxiways	New Parallel Taxiway for East Runway

■ Terminal

Near Term	Long Term
New Terminal, 23 equivalent gates	Terminal expansion to 1.4 million s.f.
Total Terminal area 1.1 million s.f.	

Major Facility Requirements

■ Access and Parking

Near Term	Long Term
Parking expansion to 17,400 spaces	Parking expansion to 30,000 spaces
Two-level Terminal Access Road	Light Rail/Bus Rapid Transit
Elkhorn Boulevard extension	
South Bayou Road improvements	

Major Facility Requirements

■ Support Facilities

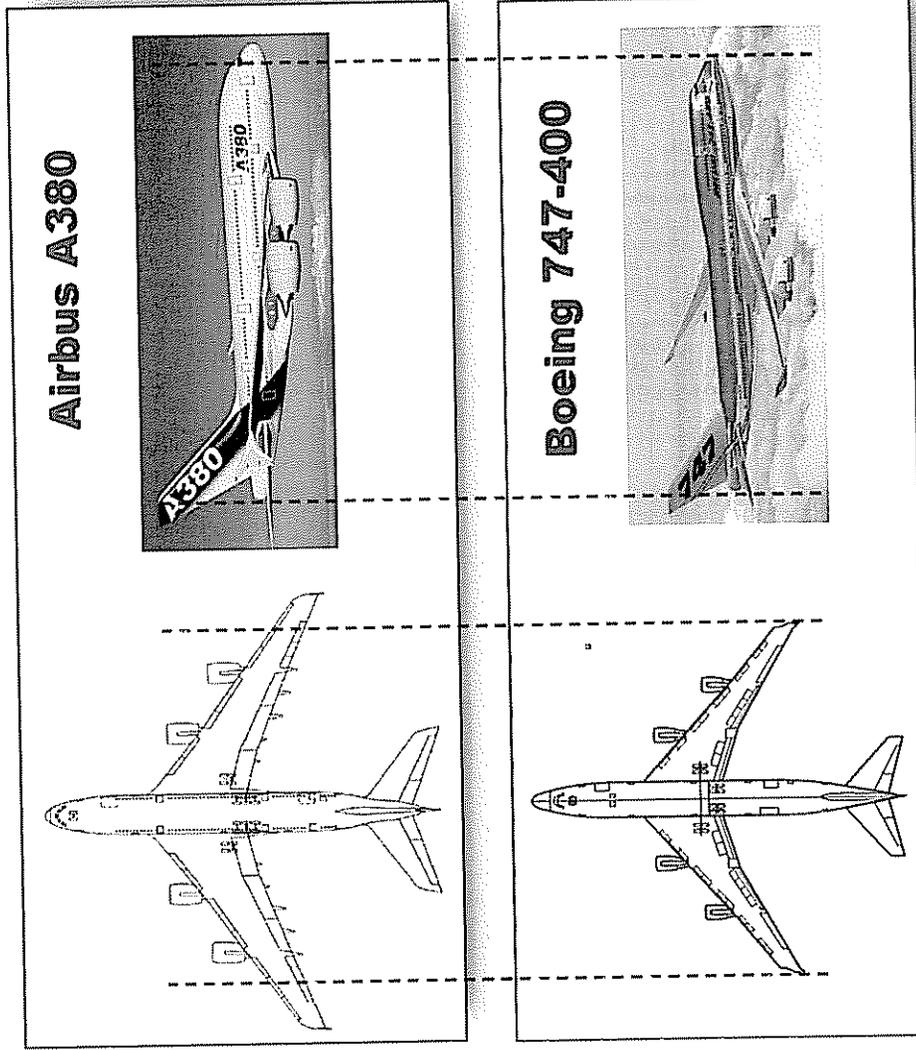
Near Term	Long Term
New Airport Traffic Control Tower	New Aircraft Rescue and Fire Fighting Station
New Air Cargo Facilities	Airport Maintenance Facilities expansion by additional 50,900 s.f.
Rental Car Facility Expansion	
Public Safety Center	
New Hotel	
Domestic Water Facilities	
Sanitary Sewer Connection	

Airfield Capability

Airfield planned to accommodate new large aircraft, Airbus A380

B747 - A380 Comparison

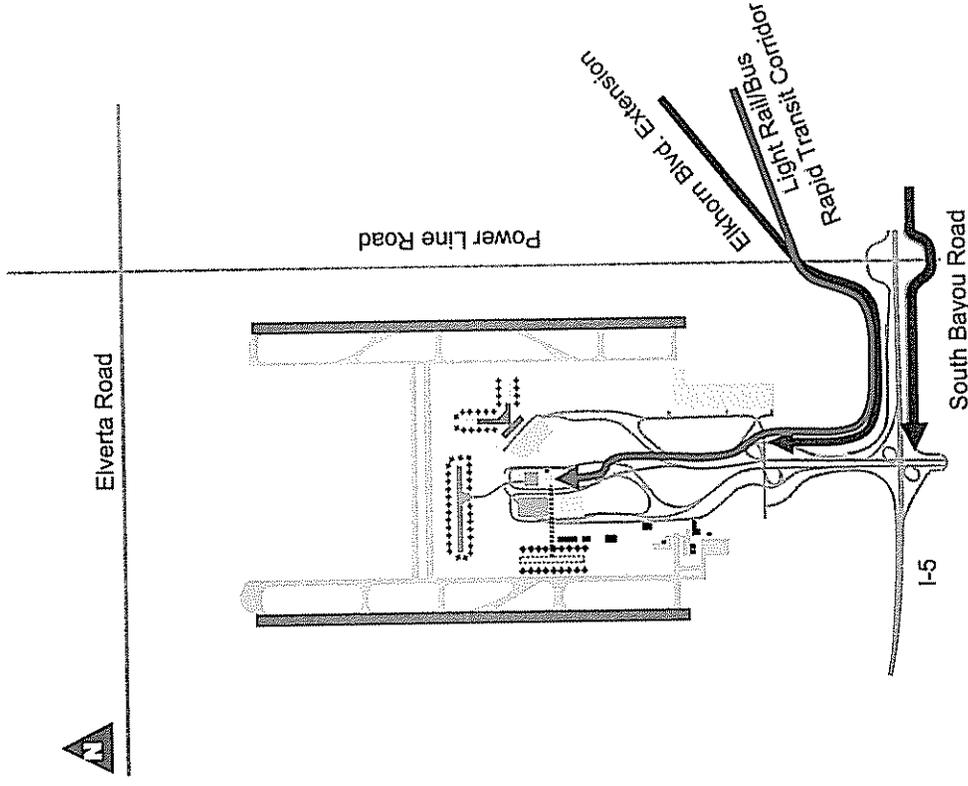
	B747	A380
Wingspan	213 ft.	262 ft.
Length	232 ft.	239 ft.
Number of passengers	416	555



Sources: Boeing, Airbus

Airport Access Recommendations

- Elkhorn Boulevard extension recommended from Metro Air Park
- Improvements recommended for South Bayou Road including and pavement widening and signage
- Light Rail/Bus Rapid Transit corridor to tie in with new passenger terminal

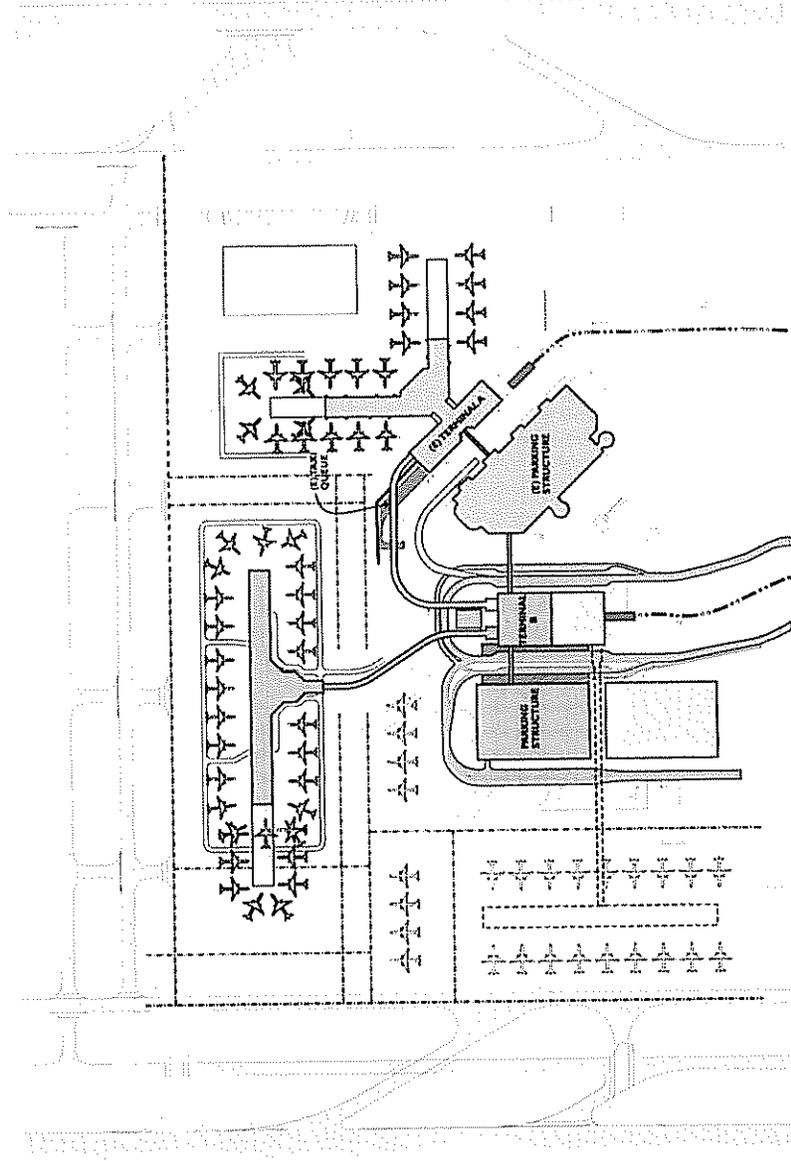


Preferred Terminal Alternative E-2

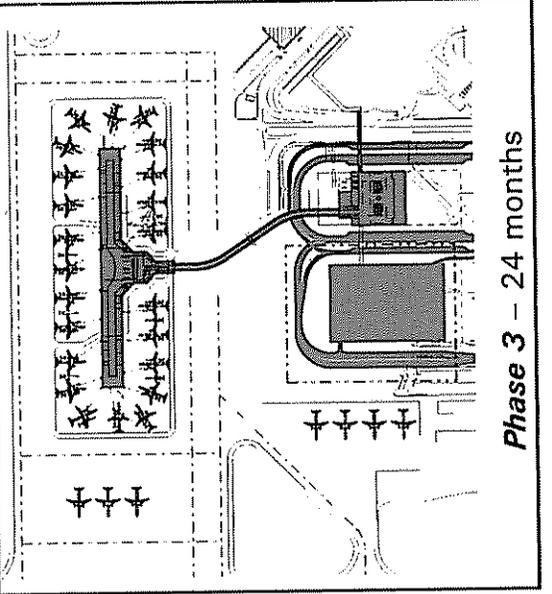
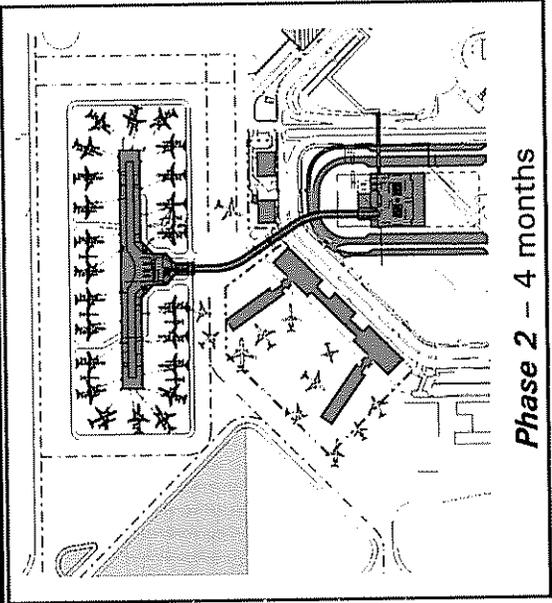
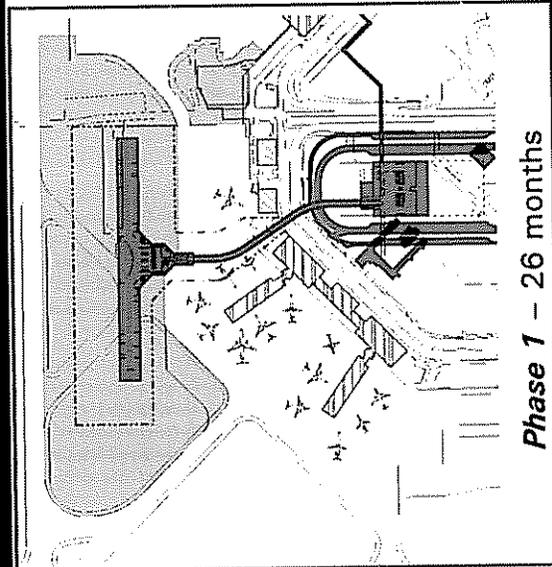
Centralized Terminal Facility

Evaluation Highlights

- Excellent long-term strategic capability
- Excellent passenger level-of-service
- Excellent operational and financial factors
- Minimal environmental impacts
- Cost effective
- Excellent constructability



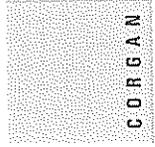
Preferred Terminal Alternative E-2



Schematic Construction Schedule

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Phase 1 - 26mos	█	█	█				
Phase 2 - 04mos		█	█				
Phase 3 - 24mos				█	█	█	█

Existing	Gates Operational
Demo	Gates Out of Service
Under Construction	Construction Area
Construction Complete	Passenger Access Route
New Apron Pavement	



Capital Improvement Plan

	Probable Development Costs (\$ Millions)
Near term (0-5 Years)	
Airfield	\$ 18.1
Terminal	0
Access and Support Facilities	79.8
Subtotal	\$ 97.8
Intermediate term (5-10 Years)	
Airfield	\$ 21.7
Terminal	683.0
Access and Support Facilities	218.9
Subtotal	\$ 923.6
Long term (10-20 Years)	
Airfield	\$ 70.8
Terminal	367.2
Access and Support Facilities	179.1
Subtotal	\$ 617.2

20-year Program Total \$ 1,638.6

Notes:

Development costs include projects to be funded by others
Subtotals may not add due to rounding



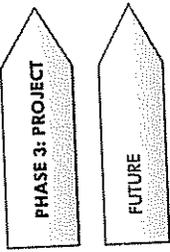
Master Plan Implementation

Current Status

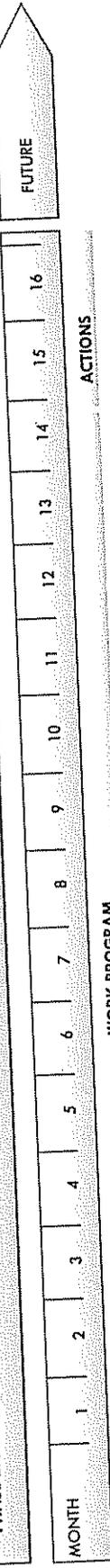
- Environmental Impact Report (EIR)/ Environmental Impact Statement (EIS) for 5-year CIP projects is underway
- Board of Supervisors EIR Certification and Federal Record of Decision expected in August 2007
- TMP preliminary design and engineering is underway
- TMP ground breaking planned for Fall 2008, substantially completed in Winter 2010

Workshop Natomas Joint Vision MOU (M05-003)

ATOMAS JOINT VISION



PHASE 2: POLICY - PROGRAMMATIC



MONTH	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
OPEN SPACE PROGRAM	Initiation	Open Space Concept & Policies	Initiation	Public Workshops	Open Space Concept Refinement											
MSR PROGRAM	Initiation	Working Outline	Initiation	Working Outline												
CITY GPA PROGRAM	Initiation	Draft GPA Language	Initiation	Draft GPA Language												
COUNTY GPA PROGRAM	Initiation	Draft GPA Language	Initiation	City/County Joint Workshop												
SOI APPLICATION	City Resolution to Submit SOI Application															

PROJECT LEVEL PROCESSING:

- Implementation of MOU & General Plan Policies. May Include:
 - Non-Urban Components:
 - Impact Fee Program
 - TDR Program
 - Land Secured Debt Issuance
 - Urban Component:
 - Annexation of SOI
 - Specific Plan(s)
 - Zoning
 - Development Agreements
 - Infrastructure / Services Funding Mechanisms
 - HCP Revisions or Amendments
 - Resource Agency Approvals
 - Subdivision & Other City Permit Approvals
 - Subsequent CEQA Documentation



ATTACHMENT F
WORK PROGRAM AND PROJECT SCOPE FOR THE
NATOMAS JOINT VISION OPEN SPACE PROGRAM

The Natomas Joint Vision Open Space Program will determine the specific strategies, policy and programmatic direction to implement the open space related goals and policies of the Memorandum of Understanding (MOU) adopted by the City of Sacramento (City) and Sacramento County (County) in December 2002. This scope of work describes the tasks that will be performed prior to the adoption of Amendments to the respective City and County General Plans for the Joint Vision.

The objective is to prepare an open space and agricultural preservation program that would establish a connected open space system which will enhance habitat values, and provide a permanent "community separator" green belt extending south from the Sutter County line. Important habitat includes the "Swainson's Hawk Zone" already established by the Natomas Basin Habitat Conservation Plan (NBHCP). This zone extends east from the Sacramento River for approximately one mile. Using financing mechanisms that allow owners of private land acquired for open space to share in the benefits associated with development, the program would maintain agricultural production and contribute to the protection of endangered species and other environmental resources. Existing public lands surrounding Sacramento International Airport and land acquisitions by the Natomas Basin Conservancy are viewed as complementary to the goal of preserving open space.

This planning effort will have a prominent economic feasibility analysis component, since the program alternatives will need to be thoroughly evaluated according to their economic viability. The ultimate purpose of the program is to provide a sound basis for a Joint Vision Open Space Plan that is consistent with the NBHCP and formulated around environmentally acceptable and economically feasible plan components. The scope of the program will consider not only environmental concerns related to the areas designated as County farmland or preserves, but also the habitat for Special Status Species (SSS) in the area to be designated as the "Urban Reserve", all within the context of the Natomas Basin.

The Open Space Program is intended to provide answers to many of the difficult questions that have challenged the Joint Vision process. By providing and analyzing information regarding environmental constraints and economic parameters, the plan will provide information from which to base a decision regarding the refinement of the existing boundary of the Urban Reserve (urban limit line). The plan will also define the various wildlife corridors and buffers requirements based on studies and criteria prepared by wildlife biologists and ecologists. The consultant team also includes an agricultural resource specialist that will provide criteria needed to define agricultural buffers and specific input pertaining to agricultural viability.

The preparation of implementation tools for the program will be prepared in **Phase III** (not a part of this work scope). This may include, but is not limited to the preparation of a

technical nexus report delineating a development impact fee program, the development of zoning ordinance/subdivision map mitigation requirements for Transfer Development Rights (TDRs), and economic/environmental support for structuring a land secured debt issuance.

This work plan describes the tasks by which SWCA Environmental Consultants, together with The Dangermond Group (TDG) and Economics Research Associates (ESA) (collectively, the "Consultant") will identify alternatives for the Open Space Program for the Joint Vision area. The work will be conducted within the context of multiple planning efforts already in existence or underway, such as the NBHCP, Sacramento International Airport Master Plan, Metro Air Park, and the City of Sacramento General Plan Update. In addition, certain parameters have already been established for the Joint Vision, including the City's general annexation policy and the related master property tax-sharing agreement between the City and the County.

The Natomas Basin Habitat Conservation Plan (NBHCP) is a particularly important planning effort already completed in the area, as that program sets forth habitat conservation measures for the protection of threatened and endangered wildlife in the Natomas Basin. The Open Space Program must demonstrate that it can be integrated within the context of the Natomas Basin HCP in order to be considered effective. It should also be noted that this Open Space Program would also be conducted with CEQA impact thresholds and procedures in mind, given that it must undergo environmental analysis before it can be given final approval by the City and County of Sacramento.

The overall work program will be led by the Consultant Team but is heavily reliant upon the close collaboration of City and County staff and officials.

The following sections describe the specific tasks to be completed by the Consultant in two phases of Open Space Program development. The first phase will focus on two general activities: (i) identification of two or more open space configurations that optimize opportunities for agricultural development and protection of natural resources within the context of the Natomas Basin HCP, and (ii) economic analysis of the configuration(s) to determine their feasibility. Targeted discussions with key agency staff, elected officials, and key stakeholders will also occur during **Phase I** to identify issues that should be addressed in this analysis.

Phase II will involve presentation and review of the draft Open Space Program and its review by the public, with subsequent further refinement and analysis to address concerns identified in this public dialogue. Upon further refinements, a final public review session will be conducted whereupon public comments will be recorded.

The final Open Space Program Report will be presented by planning staff to the City Council and Board of Supervisors with a recommended Open Space Program for the Joint Vision area. The report is intended to identify an Open Space Program that best serves the Joint Vision area objectives. This Open Space Program will be subjected to economic evaluations to assess feasibility in order to assure that the ideas brought forward are

economically viable. The ultimate outcome of this process will include recommended amendments to the General Plan to implement the Open Space Program.

PHASE I—PROGRAM DEVELOPMENT

Phase I of the Joint Vision Open Space Program will consist of the assimilation of existing data, formulation of new and supporting data, development of two or more alternative open space configurations that have the potential of accomplishing the City and County's goals, and evaluation of the economic feasibility and possible funding mechanisms for the configuration(s). **Phase I** tasks are described as follows:

Task 1.1 – Initial Data Collection and Review

This task will consist of information exchange. A series of technical planning sessions will be led by the Consultant team involving focused dialogue with City and County staff and select agency stakeholders to obtain and review existing information about the area. Anticipated information includes the existing Natomas Basin HCP, previous studies and analyses of Natomas open space issues, and published data available from the City or other public sources (See Appendices A & B for the list of information provided by the City). Initial economic evaluative data and parameters will also be a focus of these sessions and will include information such as land ownership in the area, current market values, and available funding mechanisms for land acquisition. An additional discussion point will be the anticipated range of special technical studies needed for this planning effort.¹ It is also anticipated that specific data gaps including Geographic Information Systems (GIS) coverages pertaining to land use, hydrology, economic, cultural, and environmental as well as other pertinent factors will be identified in these sessions.

The Consultant Team will use GIS to support several aspects of the project, including the "rapid assessments" of specific resource categories and open space configuration alternatives. GIS mapping and analysis will be used to identify relationships pertinent to the Open Space Program such as the characteristics of specific airport-related development constraints and their actual physical extent.

GIS map materials will supplement the Natomas Open Space Program Report and, as part of the various deliverables to the City, electronic versions of the GIS data will be provided.

As an initial step in this process, a summary of the City's available GIS coverages for the Natomas Basin area is provided in Appendix A.

Also in Task 1.1, a concept for the public outreach process will be outlined and then coordinated with City Staff. The goal of Task 1.1 is to rapidly gain an elevated level of understanding of the planning area and objectives of the City and County as supplemented by the best available information for undertaking the project.

Task 1.1 – Deliverables

See End Note #1

Summary of initial agency meetings identifying Key Constraints and Issues

Task 1.2 – Development of Conceptual Open Space Configurations

Task 1.2 will involve a series of Consultant-led sessions with the Natomas Joint Vision City/County team. Additionally, focused sessions with various City and County Departments new to the project (Parks, Utilities, Public Works), as well as meetings with appropriate local and state agency staff (e.g. California Department of Fish and Game, US Fish and Wildlife Service, Natomas Basin Conservancy, SAFCA) will also be conducted.

The purpose of these sessions is to enable the Consultant Team to listen to and gather the perspectives regarding the key issues and economic constraints affecting the Natomas Joint Vision area, as expressed by the key agency stakeholders. The Consultant will also conceptualize initial ideas for the approach to the open space program. A more delineated schedule of specific tasks and deliverables will be prepared and reviewed at this time.

The Sub-Task, 1.2a, recognized at the onset of this study is need to review and initiate dialogue with planning activities happening beyond the Sacramento City and County jurisdictions. There is a significant level of a planning activity occurring within this larger context – particularly in Sutter County where development proposals could have significant influence on the Natomas planning area. The consultant will engage appropriate Sutter County and other interests for focused sessions covering this adjacent area.

The Consultant will prepare a summary of these meetings in a memorandum to the City and County of Sacramento describing key issues and constraints identified and any refinements in the work activities that have been agreed upon as a result of these meetings.

Specific topic areas of focus for these sessions include appropriate criteria for habitat corridors and buffers and agricultural criteria for suitable buffers between agricultural land and urbanized areas. Draft parameters for the economic analysis and the draft standards for determining agricultural viability will be discussed in these sessions.

After the meetings with staff described above, a daylong Consultant Team project planning session will be conducted. This will be a synthesis session where information from the staff meetings along with data collected and assimilated as part of Task 1.1 data exchange, will be reviewed and used as a basis for preliminary plan program alternatives formulation. Various GIS analysis and other techniques will be employed to develop preliminary conceptual GIS open space configurations. As potential conflicts or other plan incompatibilities are identified, specific plan adjustments will be conjectured that avoid the potential constraints and, to the extent possible, mitigate for identified environmental impacts. It is envisioned that the specific configurations will be organized around key issue groups. For example, alternatives may include configurations based on agricultural constraints, habitat issues, and possibly drainage issues. Another Alternative may involve an integrated configuration that juxtaposes combinations of the identified issues groups. All of the configurations above will contain the 1-mile “Swainson’s hawk zone” as a given.

At least one of the configurations will reflect the configuration of the Urban Reserve and Community Separator/OS Connector from “Exhibit A”, and another, the configuration of the Urban Reserve and Community Separator/OS Connector from “Exhibit B” of the Request for Proposals.

The goal of Task 1.2 will be to develop working open space configurations for the Joint Vision area that will serve as a basis for economic feasibility analyses and a review of financing options as related to the specific characteristics of the open space configurations.

City staff is invited to participate to the extent possible with the development of these conceptual configurations in order to best incorporate City input and ensure that the concepts address key City and County concerns. These conceptual alternatives will be presented to City staff as a deliverable along with a summary of the key considerations used in the development of the formulated alternatives.

Task 1.2 – Deliverables

Draft Open Space Configurations (GIS project file in ArcMap 8.3 format, and GIS Shapefiles, on CD) and written Summary

Task 1.2a – Deliverables

Summary of Sutter County Planning Initiatives

Task 1.3 – Economic Analysis and Program Refinement

Task 1.3 involves the preliminary economic analysis and is supplemented by a series of data gathering and refinement steps as carried out by the Consultant Team. Special studies, such as agricultural viability analysis and local storm/surface water drainage evaluations, will be conducted here. A memorandum summarizing the results of each of the special studies, including agricultural viability criteria and conceptual drainage control options and costs, will be presented to the City when these studies are completed.

The economic analysis will consist of the following activities: (i) identification of the parcels or groups of parcels that will be affected by each open space configuration, (ii) determination of the zoning, market value, and other entitlements applicable to each parcel or groups of parcels, (iii) determination of what other factors will influence entitlements for such parcels, such as regional drainage control costs, agricultural viability, etc., (iv) identification of regulatory options to possibly acquire or control such entitlements, (v) determination of the cost to acquire such rights or entitlements, and (vi) determination of what funding mechanisms exist for funding such acquisitions. Initial analyses will focus on identification of parcels or groups of parcels that would be impacted by each configuration, the zoning, market value and entitlements associated with such parcels, and ancillary costs to such parcels or groups of parcels such as drainage control or agricultural viability. These issues will be evaluated for each configuration. Later analysis will include more detailed consideration of regulatory and financing options to acquire various entitlements associated with each parcel or groups of parcels. Targeted meetings will be held to supplement the information supporting these activities in order to obtain the best available information for making these economic determinations.

Other key issues and dependency-driven relationships that will be considered by the Consultant in the economic analysis will include:

- Land valuation differences across the Natomas area that are based on real estate comparables or similar analysis;
- Set-up and operation of a conservation land bank to stabilize land values;
- Careful attention to land supply-and-demand equilibrium and its effect on prices in relation to the land needs for development with mitigation and for targeted open space acquisition;
- Small area development projections for the Natomas area from Sacramento Area Council of Governments (SACOG), the development community, or other reliable sources;
- Realistic development assumptions based on recent development trends in North Natomas and market areas competitive with North Natomas, for projects to be approved in the Natomas area. The Natomas market must incorporate careful consideration of the impact of drainage cost burdens for future development as estimated by Mead and Hunt or other sources;
- Long-term opportunities for external funding of open space programs, given philanthropic and public funding trends in the region;
- Interaction with the Natomas Basin HCP – particularly consistency with HCP plans and policies;
- An estimate of the use value of agricultural land based upon its operational potential as a part of the open space system. The approach taken here will be to determine what, if any, agricultural production can continue in the open space area, given its configuration and infrastructure; potential “urban edge” conflicts; and soil/climate suitability and other factors. It is assumed that the City and/or County or their agents will purchase real property interest of open space lands, either fee title, easement, or other similar mechanism, at the appraised fair market value as funding becomes available, and that the agricultural value of the land will be captured through long term leases or deed restricted sales of the agricultural land included in the open space area.

Prior to initiating the economic evaluation, the Consultant will submit a preliminary economic analysis memo to the City identifying the various economic parameters that will be used for the analysis. A key focus for the economic analysis will be to determine the distribution of financial burden based on the different open space plan configurations – in essence, to assess how much financial burden and upon whom. This is an important foundation or “measuring stick” for determining the feasibility of the various open space

configurations. The intent of this memo is to suggest the appropriate levels of cost-burden threshold for consideration by the City.

Once the City has agreed to the preliminary market and financial analysis parameters, the Consultant will prepare a spreadsheet model of those key parameters. The economic analysis will then be conducted in an iterative fashion for each of the open space configurations and program alternatives. Feedback from these economic assessments will be translated into spatial data and then used to shape the physical characteristics of the open space plan configurations. To the extent that plan modifications can be made to reduce or modify financial burden, these plan adjustments will be carried out by the Consultant Team, with subsequent economic evaluation of the changes. Also, as information is obtained from key stakeholder sessions and special studies, additional modifications to the open space configurations will occur with an accompanying economic evaluation of the changes.

As preliminary economic costs and impacts are identified, targeted meetings with key stakeholders will be conducted by the Consultant including meetings with private landowners, local public and private groups or organizations, as well as the Mayor, City Manager, and possibly Council Members. In each session, generalized maps showing land use, habitat and open space constraints will be displayed with the purpose of identifying key concerns and issues through focused discussions. Concerns and comments pertaining to practical and/or policy considerations will be identified and recorded for inclusion into the process.

Throughout this data gathering and dialogue process, the Consultant Team will summarize information that is gathered, and modify and refine the conceptual open space configurations. Paramount to this analysis cycle will be economic feasibility evaluations of the various open space plan configurations for the North Natomas area.

The goal of Task 1.3 will be to define a range of possible open space configurations for the planning area and then to evaluate those configurations based on their economic and financing implications, especially their economic feasibility. This task will be conducted in anticipation of developing the technical memorandum to the City and County of Sacramento as described in Task 1.4.

Task 1.3 – Deliverables

Preliminary Economic Parameters Memorandum defining plan assessment criteria

Task 1.3a – Deliverables

Special Studies Technical Memorandum

Task 1.4 – Preparation of Open Space Technical Memorandum

Task 1.4 will consist of the preparation of the Open Space Technical Memorandum for submittal to the City and County of Sacramento. It is anticipated that the Open Space Technical Memorandum will include the following components:

- Summary of Background Data and information (*e.g. habitat studies, description of parcels, zoning status, entitlements*)
- Summary of Special Studies and Investigations (*e.g. conceptual drainage control feasibility and costs, agricultural viability analysis, special habitat criteria: i.e. Giant Garter Snake mitigation requirements*)
- Economic Analysis Parameters (*the evaluative criteria for conducting the economic assessments*)
- Draft Conceptual Open Space Configurations and their descriptions
- Preliminary analysis of conceptual open space configurations (*including comparison of Economic/Financing Impacts for each Configuration, and consideration of habitat and other constraints*)
- Preliminary CEQA considerations
- Special Considerations relative to NBHCP with emphasis on consistency to the NBHCP plan and plan policies
- Recommendations for further analysis and refinement

Task 1.4 – Deliverables

Open Space Technical Memorandum and refined configurations (GIS project file in ArcMap 8.3 format, and GIS Shapefiles, on CD)

Task 1.5 – Comment Review of Draft Open Space Plan Configurations and Technical Memorandum

Task 1.5 involves a technical meeting with City and County staff and key stakeholders such as DFG, NBC, and USFWS. The Consultant Team will provide a brief overview of the preliminary open space configurations in addition to the criteria, process, and logic used in their development. However, the purpose of the meeting will be to receive comment based on City-County staff review of the initial Open Space Technical Memorandum and the submitted plan configurations. The submitted Draft Technical Memo and large format versions of the draft open space plan configurations will serve as the focal point of the discussion.

The goal of this meeting is to receive input from the City and County staff regarding the preliminary project work products. It is anticipated that this will involve the exchange of ideas leading to further refinement of the conceptual open space plan configurations.

Task 1.6 – Continued Key Stakeholder Input Sessions and Refinement of Draft Open Space Configurations

In Task 1.6 the Consultant Team will continue the stakeholder dialogue initiated in Task 1.3. Task 1.6 will also involve further economic analysis supplemented by a series of data

gathering and refinement steps. Input and direction received from the City, County and other agency staff from Task 1.5 will be incorporated into this subsequent analysis. Further targeted stakeholder input sessions will be conducted as a means of gathering feedback on the initial open space plan configurations. The economic analysis will focus on financial impacts made as configurations are altered or modified after stakeholder input. In addition, consideration will begin of regulatory and financing mechanisms to fund the cost of acquiring control of the affected properties, or their development rights.

The objective of Task 1.6 will be to prepare for Phase II and the presentation of the draft open space plan configurations accompanied by economic feasibility evaluations for each.

PHASE II—PUBLIC PRESENTATION AND PROGRAM REFINEMENT

The primary objective of **Phase II** of this project will be to refine the Open Space Program and its economic and technical features based on input from the public. At the conclusion of this process, the Consultant will prepare a Public Workshop summary memorandum presenting key issues identified in the public input process. The memorandum will conclude with a listing of key considerations recommended for inclusion in the Open Space Program as a result of the public input.

Task 2.1 – Public Workshop

Task 2.1, will involve a Public Workshop conducted by the Consultant team intended to air preliminary plan concepts and their accompanying evaluations. Notices for the workshop will be sent out by the City to representatives from pre-selected group of stakeholders, land owners and special interests groups. The Consultant Team will present draft open space plan configurations to this targeted group as preliminary “ideas” open to input and subject to refinement and further study. Initial economic feasibility evaluations and parameters will also be presented and summarized in this group session. Additionally, important planning determinants including the Natomas Basin HCP will also be discussed in terms of specific conformance and compatibility requirements. The workshop format and organization have not been fully defined but it is anticipated to begin with a large group session with formal presentations regarding project purpose and background followed by breakout sessions organized by key topic areas, or possibly by the various open space configurations in order to facilitate detailed level discussions regarding potential issues. Each of the breakout groups will be facilitator led with an accompanying recorder to ensure that all pertinent input is gathered. Specific roles and responsibilities will be assigned for this session based upon coordination discussions with City Staff.

Task 2.2 – Open Space Concepts Refinement

Task 2.2 will involve the translation of input from the public input session augmented by City staff direction into refinement of the open space plan configurations. At this point in the process it is anticipated that a series of viable plan concepts with an indication of preference based on City/County staff, stakeholder and public input will have been

determined. Additional economic evaluation of the open space configurations are anticipated based on findings and input from the public and stakeholder process. Subsequent targeted dialogue with stakeholders may be conducted to confirm, clarify and/or resolve issues identified during the public input session.

Task 2.2 – Deliverables

Public Workshop Summary Memorandum

Task 2.3 – Draft Open Space Report Preparation

The Draft Open Space Report will be, in part, the Consultant Team refining the initial Technical Memorandum submitted in Task 1.4, but supplemented by input gained from City/County review, stakeholder input and feedback gathered from the public input process. A preliminary outline for this report is as follows:

- i. Executive Summary
 - a. Summary of Background Data and Information
 - b. Summary of Special Studies and Investigations
 - c. Economic Analysis Parameters and Financing Options
 - d. Description of Open Space Concepts
 - e. Comparison of Concepts, using economic, agriculture and habitat constraints
 - f. Identification of the Preferred Conceptual Approach
 - g. General Plan Amendment Language Recommendations
 - h. Special North Natomas HCP Considerations
 - i. Special CEQA Considerations
 - j. Conclusion

Task 2.3 – Deliverables

Draft Open Space Report and GIS project file in ArcMap 8.3 format, and GIS Shapefiles, on CD

Task 2.4 – City and County at Monthly Meeting Sessions

A Consultant Team representative will attend monthly City/County meetings and will receive comments regarding work progress for the North Natomas Open Space Plan.

Task 2.5 –Public Hearings

Task 2.5 will involve presentations at two public hearings, which will be conducted by the City with Consultant support. The purpose of these hearings is present the draft version of the Open Space Plan Concept at one City Council session followed by a hearing with the County Board of Supervisors. These hearings will involve formal presentations of plan configuration as concepts and will include a preferred Concept approach. Economic

evaluations will also be presented. Council, Board and public comments will be gathered and recorded from these hearings.

Task 2.5 – Deliverables

Summary of Council, Board and Public Input

Task 2.6 – Revise and Present Final Open Space Report

The Consultant Team will review comments and input from City staff, incorporate as directed and then prepare the Final Open Space Report. This will constitute the culmination of an iterative process between the Consultant Team and the City in developing the North Natomas Open Space Plan Report. At this point the determinations from the economic feasibility analysis will have been incorporated into the planning process and the recommended plan will be based its performance in carrying out the Joint Vision objectives and its probable economic viability. Consistency with the existing NBHCP and readiness for CEQA review will also be a part of the review and finalization process. The **Phase III** subsequent actions that will involve the plan implementation steps including the Fee Nexus Study and preparation of specific ordinance-related language to shore up the plan’s legal foundation are not a part of this scope.

Task 2.6 – Deliverables

Final Open Space Report and GIS project file in ArcMap 8.3 format, and GIS Shapefiles, on CD

Task 2.7 – Attendance at Public Hearings with City Council and County Board of Supervisors.

The Consultant role for **Phase II** of this Work Scope will conclude with the attendance at sessions with the City Council and the County Board of Supervisors. A draft version of the Open Space Program Report to will be submitted to the City and County of Sacramento staff for their consideration and final comment. After the Draft Open Space Report has been reviewed and comments from the City and County have been incorporated, a Final Open Space Program Report will be prepared and provided to City staff. This work plan assumes that the Final Report will be presented to the City Council and Board of Supervisors by City staff although a representative from the consultant team will be present for both the City and County sessions to respond to questions or comments.

SCHEDULE AND BUDGET

The proposed budget and schedule for the Natomas Joint Vision Scope of Work are as follows:

Natomas Joint Vision Open Space Program Budget

Activities	Time Allowance	Costs/Budget	Deliverables
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Activities	Time Allowance	Costs/Budget	Deliverables
PHASE I – PROGRAM DEVELOPMENT			
Task 1.1 Initial Data Collection and Assimilation	2 weeks		Initial Agency Meetings Summary w/ Identification of Key Constraints and Issues
Task 1.2 Development of Conceptual Open Space Configurations	2 weeks		Summary of Draft Open Space Configurations
Task 1.2a Special Meeting with Sutter County	1 day		Summary of Sutter County Planning initiatives
Task 1.3 Economic Analysis, Further Data Collection and Assimilation	1 month		Preliminary Economic Parameters Memorandum (assessment criteria)
Task 1.3(a) Special technical studies, including Agricultural consultant, hydrology, and possibly others depending upon discussions that occur in the 2 day Project Mobilization meeting (see footnote .1)			Special Studies Summary Memorandum
Task 1.3(b) Key stakeholder interviews			
Task 1.3(c) Refinement of Conceptual Open Space Configurations			
Task 1.4 Preparation of Open Space Technical Memorandum (T.M.)	1 month		Open Space Technical Memorandum
Task 1.5 Plan Configuration Review Session with City and County of Sacramento/Refinements	Meeting session After 2 week City Review period		
Task 1.6(a) Followup Key Stakeholder Sessions	1 month		
Task 1.6(b) Further Refinement of Conceptual Open Space Assemblages			
PHASE II – PUBLIC PRESENTATION AND PROGRAM REFINEMENT			

Activities	Time Allowance	Costs/Budget	Deliverables
Task 2.1 Public Workshop -	1 day		
Task 2.2 Incorporation of Pubic Input & Refinement of Open Space Program	2 weeks		Public Workshop Summary Memorandum
Task 2.3 Preparation of Draft Open Space Report	1 month Meeting after 2 week City Review of Draft Report		Draft Open Space Report
Task 2.4 City and Count at Monthly Meeting			
Task 2.5. Public hearings sessions Draft Plan Review with Council & Board (assume one hearing each)	1 month		Summary of Public Input and Plan Revisions
Task 2.6. Revise and Submit Final Open Space Report	1 month		Final Open Space Report
Task 2.7. Attendance at Meetings with City/County Boards	After 2 week City Review of Final Report		
OPTIONAL PHASE III TASK: TECHNICAL SUPPORT FOR THE PROGRAM IMPLEMENTATION	To be Determined		
	To be determined		
Total Cost/Budget			

¹ We plan to engage consultant specialists to address particular issues that we identify through the Project Mobilization meetings (agricultural, hydrology, wildlife biology, etc), and other discussions with the City. We have only a small amount of budget available for these efforts (\$7,500 or less) However our discussions with engineers about drainage issues, for example, suggest that much of the information we expect we will need may very well already exist somewhere. This will allow us to consult with hydrology engineers on issues of conceptual drainage control techniques in Natomas, feasibility, and cost without spending too much money. To the extent it is determined that a larger level of effort is required; we will present a suggested scope of work to the City, including a request for additional budget. Note, also, it is possible that we could coordinate such studies to occur in part at least, in the CEQA process. This might help with budget issues.

Consultant Team's cost estimate is based on the following assumptions:

1. Electronic files, existing technical studies, engineering design, City GIS data, and other information needed for the Open Space Program is available to Consultant Team promptly and

that the City and/or County will not change the project goals and proposed level of effort after commencement of the open space analysis described in the above scope of work.

2. Consultant Team will make up to 5 copies for the team when it submits the Open Space Technical Memorandum and the Open Space Draft and Final Reports for team review. An electronic version (on a CD) will also be provided if desired. If additional copies are needed, they will be sent to Kinko's (or a similar establishment) and invoiced separately to the City.
3. Costs associated with services provided by third parties such as surveyors, legal counsel, public relations etc. are not included in Consultant Team's cost estimate.
4. Costs in excess of \$7,500 collectively for special technical studies such as for Agricultural and Surface Hydrology are not included in Consultant Team cost estimate. Consultant Team will make every effort to plan the level of effort for either of these studies with the City of Sacramento in advance in an effort to allow the City to make a decision about whether a level of effort exceeding \$7,500 is warranted prior to actual commencement of the work by a sub-consultant.
5. Consultant Team budget does not include money for responding to new technical questions identified in the public outreach process where such questions require a significant amount of new or additional research or study, or if such questions require consultation with new technical experts not already retained by the team for this project. Consultant Team will work with the City and County to identify a plan for responding to any such questions and also to determine if and how such questions might influence the open space program.
6. Final Map deliverables to the City are assumed to be in digital format, including but not limited to GIS type images and data.

Appendix A
**Summary of City GIS Data-sets
Provided by City-County**

DATA LAYER	STATUS
Regional parcel base	Existing/complete
FEMA Floodplain	Existing/complete
Flood prove areas	Existing/complete
Existing utility/infrastructure	Existing/complete
Aerial Photos (2004, taken in March) (Other historical aerial photos may be available)	Existing/complete
City & County boundaries	Existing/complete
Urban Reserve boundaries (2 alternatives)	Existing
County AOC boundaries (2 alternatives)	Existing
Native Habitats (2001 from NBHCP)	Existing
Habitat Types (2001,1993 &1997 available from NBHCP)	Existing
Current Active Swainson's Hawk nests (obtain from NBC)	Existing, from NBHCP (NBC is requesting permission to release data from DFG/USFWS)
NBHCP Swainson's Hawk Zone	Existing/complete
Rice Cultivation – NBHCP 1997 (may not use)	Existing
Community Separator/OS Connector	Existing/complete
Lands owned by NBC	Existing, may require update (TDG will update if required)
Location of major development proposals	Existing
Airport Noise Contours /CLUP guidelines	Existing, City will obtain update from DERA ~ end of Sept.
Irrigation canals, source: NBHCP	Existing
Williamson Act Protected Lands	City or County <i>may</i> be able to provide.
Assessed Land Values, current and historical	City does not have access to assessed land values in unincorporated County. The City will request this information from the County.

Appendix B

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.

