

## **City of Sacramento 2030 General Plan Public Review Draft (CD)**

Under the Land Use and Urban Design on Part 2 of the 2030 General Plan, there is the Special Study Areas designation which is applied to five potential annexation areas that may become part of the City. The suggested language: *Sacramento LAFCo local policies discourage concurrent Sphere of Amendment/ Annexation proposals. The city will work with LAFCo to amend the SOI prior to proposing annexation.* Additional studies will be conducted to identify the fiscal and service delivery implications on City functions. These include Arden Arcade Study Area, East Study Area, Fruitridge Florin Study Area, Natomas Joint Vision Study Area, and Town of Freeport Study Area. The future land use and urban form for these areas will include a combination of several land use and urban form designations applied in conjunction with a General Plan amendment (Page 124).

The Planned Development designation is applied to five areas with pending projects that are in the development review process as of November 2007. These include McKinley Village, Panhandle, Camino Norte, Railyards, and Delta Shores. Specific land use and urban form designations (i.e., designations outlined in this plan) will be applied to these areas once planning is complete and the City has approved the development. (Same reference as above)

Under the GOAL LU10.1 - suggested language: Growth and Change beyond the Policy Area - Plan comprehensively for growth and change in Planned Development areas consistent with the *SACOG* Regional Blueprint principles and the City's Vision and Guiding Principles, and ensure that annexation and development provide regional and community benefits.

### **Policies**

**LU 10.1.1 Special Study Areas and Interagency Coordination.** The City shall engage in cooperative planning with Sacramento County, school districts, *Sacramento* Local Agency Formation Commission (LAFCo), and other public agencies to ensure that mutual benefits can be derived from future development of Special Study Areas adjacent to the city's boundaries. *(IGC)*

**LU 10.1.2 Comprehensive Planning for Special Study Areas.** The City shall require that Special Study Areas be planned comprehensively prior to annexation and development, and subject to the following processes:

#### LU 10

- Amendment of the General Plan, including completion of a new Community Plan chapter where applicable

***Suggested language:*** - Approval of a Sphere of Influence Amendment by LAFCo *prior to annexation request where applicable. (Sacramento LAFCo local policies discourage concurrent Sphere of Influence Amendment and Annexation. The city should work with LAFCo to amend the*

*SOI prior to making application for annexation. LAFCo is the CEQA Lead Agency for a SOIA.)*

- Completion and adoption of Master Plans, Specific Plans and Development Agreements, Property Tax Sharing Agreement, as appropriate, in order to establish the timing, phasing, costs, and responsible parties associated with development in the area to be annexed (*MPSP/RDR*)

**LU 10.1.3 Regional and Community Benefits.** The City shall require that regional and community benefits are achieved as the result of annexations and development approvals in any Special Study Area or Planned Development Area, consistent with the goals and policies outlined in this Plan. Examples include, but are not limited to, the following:

- A mix of land uses that result in a full range of jobs, housing, amenities, services, and open space, resulting in complete neighborhoods and dynamic centers that have strong linkages with the city and region
- Transportation systems, including transit and roadways that are substantially improved and expanded, in a manner that provides enhanced mobility for all sectors of the community and benefits regional air quality
- Sustainable infrastructure and community facilities, where adequate land is provided for such facilities, and construction and ongoing maintenance are funded by proposed development
- Conservation of open space, including important agricultural lands, sensitive habitat areas and wildlife corridors, and other ~~undeveloped~~ *non-urbanized* areas that serve as buffers or “greenbelts” for public use
- Net fiscal benefits are achieved by both the City and County, with minimal impacts to *affected* special districts (*MPSP/RDR*) (page 125).

**LU 1.1.8 Annexation Prior to City Services.** Prior to the provision of City services to new unincorporated areas, the City shall require those unincorporated properties be annexed into the city, ~~or that a conditional service agreement be executed agreeing to annex when deemed appropriate by the City. (RDR)~~ (See Land Use and Urban Design (Page 7) under Part 2 of the 2030 General Plan for a discussion of these areas)

Under the Utilities section on Part 2 of the 2030 General Plan – suggested language:

**U 1.1.4 Service Districts.** The City shall review existing adjacent and overlapping *special* districts and consider whether annexation, *detachment*, consolidation, and/or retention of existing service districts for drainage, wastewater, and solid waste is needed to increase the efficiency and quality of service and delivery. (MPSP/PS)

**U 1.1.5 Timing of Urban Expansion.** The City shall ensure that new public facilities and services are phased in conjunction with the approved urban development it is intended to serve. (MPSP/SO)

***Suggested language: U 1.1.6 Growth and Level of Service*** The City shall require new development to provide adequate facilities or pay its fair share of the cost for facilities needed to provide services to accommodate growth *without adversely impacting current service levels.* (JP)

**U 1.1.7 Infrastructure Finance.** The City shall develop and implement a financing strategy and assess fees to construct needed water, wastewater, storm water drainage, and solid waste facilities to maintain established service levels and to mitigate development impacts to these systems (e.g., pay capital costs associated with existing infrastructure that has inadequate capacity to serve new development). The City shall also assist developers in identifying funding mechanisms to cover the cost of providing utility services in infill areas. (MPSP/FB)

Under the inter-governmental coordination, Part 4 of the 2030 General Plan, it is written that the City must coordinate with numerous local, regional, state, and federal agencies to implement the General Plan. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the General Plan. The following is a partial list of public agencies that may play a role in implementing the General Plan:

- Regional agencies such as *Sacramento* Local Agency Formation Commission (LAFCo); *Sacramento* Metropolitan Air Quality Management District; *Sacramento* Area Council of Governments (SACOG); *Regional* Transit; and *Sacramento* Area Flood Control Agency. (Pg. 8).

Table 4-1 Administration Implementation Programs

**3.** The City shall work with *Sacramento* Local Agency Formation Commission (LAFCo) to update and adopt a Sphere of Influence consistent with the growth planned for in the General Plan. (IGC) (Pg. 10)

<b>Implements Which Policy(ies)</b>	Administrative
<b>Responsible Department</b>	Planning
<b>Supporting Department(s)</b>	N/A

**Suggested language 4.** The City shall work with Sacramento Local Agency Formation Commission (LAFCo) to prepare and adopt a Municipal Service Review (MSR) to identify the existing capacity and means of financing that of the probable demand for services based on the build out of the General Plan. *(IGC) (Pg. 10)*

<b>Implements Which Policy(ies)</b>	Administrative
<b>Responsible Department</b>	Planning
<b>Supporting Department(s)</b>	Utilities, Police, Fire, Parks & Rec.

Table 4-2 Land Use and Urban Design Implementation Programs

**6.** The City shall work with Sacramento County to develop a Master Property Tax sharing agreement for annexation areas. *(IGC/FB) (Pg. 15)*

Table 4-7 Utilities Implementation Programs

**3.** In conjunction with the LAFCo Municipal Service Review, the City shall conduct a study of wastewater, storm drainage, solid waste, and dry utility service to determine where districts might be annexed or consolidated to increase efficiency and the quality of service and delivery. *(PSR)*

<b>Implements Which Policy(ies)</b>	U 1.1.4
<b>Responsible Department</b>	Utilities
<b>Supporting Department(s)</b>	Planning

**UTILITIES**

**Wastewater Systems (Page 2-217)**

Policies in this section provide for adequate and reliable sewer service by requiring master planned infrastructure for new developments to meet ultimate capacity needs and avoid future replacement. Plans will be developed and financing programs proposed for areas where services are or will soon be deficient. Wastewater outflows will be minimized and capacity will be developed and maintained to handle additional sewer flows from new development.

**Goal U 3.1**

**Adequate and Reliable Sewer and Wastewater Facilities.** Provide adequate and reliable sewer and wastewater facilities that collect, treat, and safely dispose of wastewater.

**Policies**

**U 3.1.1 Sufficient Service.** The City shall provide sufficient wastewater conveyance, storage, and pumping capacity for peak sanitary sewer flows and infiltration. (MPSP)

**U 3.1.2 New Developing Areas.** The City shall ensure that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs to avoid the

need for future upsizing. For facilities subject to incremental upsizing, initial design shall include adequate land area and any other elements not easily expanded in the future. *Infrastructure and facility planning should discourage over-sizing of infrastructure which may contribute to growth inducement. (MPSP)*

**U 3.1.3 Storm water Infiltration Reduction.** The City shall develop design standards that reduce infiltration into new City-maintained sewer pipes. *(RDR/MPSP)*

**U 3.1.4 Combined Sewer System Rehabilitation.** The City shall continue to rehabilitate the Combined Sewer System (CSS) to provide adequate wastewater collection, treatment, and disposal in areas served by this system. *(SO)*

### **Part Three: COMMUNITY PLAN AREAS AND SPECIAL STUDY AREAS**

#### **Community Plans Overview - Opportunity Area**

Part 3 of the 2030 General Plan looks at the

New Growth Areas. Identified Greenfield areas adjacent to the city where new growth will occur based on the availability of adequate water supplies, market forces, infrastructure financing and capacity, and timing. (Page 6)

### **Part Two: LAND USE AND URBAN DESIGN**

#### **Growth and Change**

Policies in this section provide for strategic growth and change that preserves existing viable neighborhoods and targets new development to infill areas that are vacant or underutilized, as well as to “greenfield” areas. Greenfield Development should complement, not compete with Infill growth. Changes proposed to established areas focus on enhancing the quality of life through improved connectivity with other parts of the city, greater access to amenities, enhanced safety, and greater housing and employment choices. (See Land Use and Urban Design (Page 7) under Part 2 of the 2030 General Plan for a discussion of these areas)

#### **Goal LU 2.5**

*Suggested Language: **City Connected and Accessible** - Promote the development of an urban pattern of well-connected, integrated, and accessible neighborhoods corridors, and centers which balance multiple modes of transportation, in consideration of AQ implications.*

#### **Policies**

**LU 2.5.1 Connected Neighborhoods, Corridors, and Centers.** The City shall require that new development, both infill and greenfield, maximizes connections and minimizes barriers between neighborhoods corridors, and centers within the city. *(RDR) (Pg. 18)*  
(See page 18 under Part 2)

The 2030 General Plan favors developing inward over expanding outward into “greenfields” on the edge of the city. The city’s growth pattern will be more compact, include the “infill” and reuse of underutilized properties, intensify development near transit and mixed-use activity centers, and locate jobs closer to housing, which will lead

to increased walking and reduced automobile use. Gasoline consumption, air pollution, greenhouse gas emissions, and personal commute times will be reduced, which will facilitate and increase the time working parents have to spend with their children and families. Strategic improvements to infrastructure will facilitate infill and support new mixed-use and residential neighborhoods. When additional studies are complete and issues resolved, “study areas” on the edges outside of the city will be considered for development. A cooperative agreement between the City and the County will determine how these areas are developed, how flood and habitat protection is provided, how the need for a permanent one-mile open space buffer is achieved, and what other benefits will be realized to justify expansion of the urban area.

*Suggested Language: LAFCo should be included in Greenfield planning efforts...*

(See Part 1, Page 4 of the 2030 General Plan for a discussion of these areas)