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A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Golden Gate Bridge, set against a light blue background.

P21-017 Airport South Industrial Project

Discussion Item

Planning & Design Commission

- Introduction
- Description of Project Location
- LAFCo Process Overview – SOI & Annexation
- Project Description
- Natomas Basin Habitat Conservation Plan Overview
- California Environmental Quality Act – EIR Process
- Next Steps – Project Schedule

Sphere of Influence and Annexation



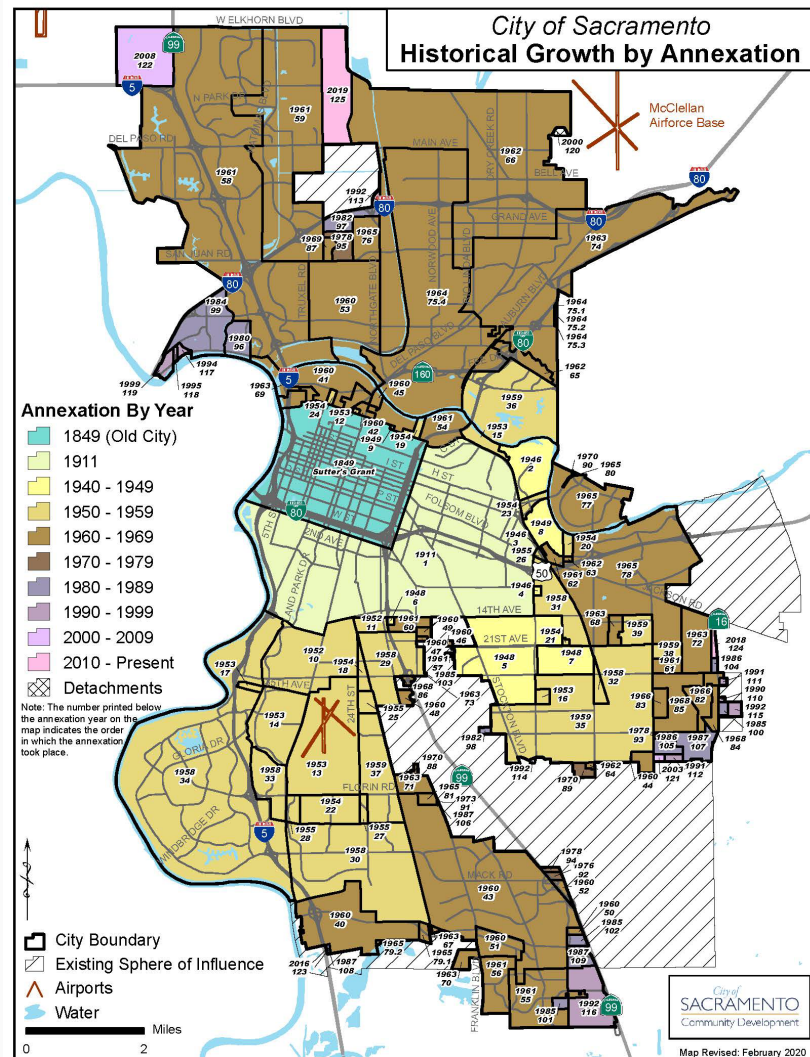
LAFCO – An Introduction

- LAFCOs are independent state regulatory bodies composed of locally elected officials; each county has an independent LAFCO.
- LAFCOs oversee changes to local government boundaries involving the formation and expansion of cities and special districts, with the exception of Counties, School Districts, and State or Federal agencies.
- LAFCOs have four overall missions:
 1. Promote orderly growth
 2. Discourage urban sprawl
 3. Preserve agriculture and open space
 4. Encourage efficient, sustainable public services



Sphere of Influence and Annexations

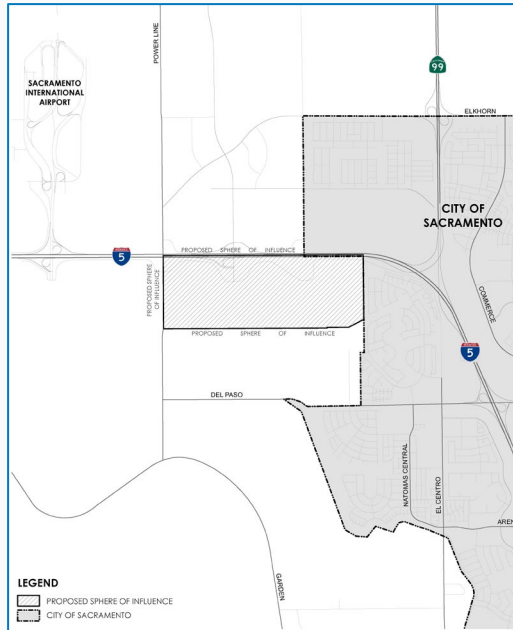
- These are two separate, but related LAFCo discretionary decisions
- A territory must be within a city or district's SOI to be considered for annexation.
- An area must be contiguous with the City's boundary to be annexed into the City.



Sphere of Influence

- “**Spheres of Influence**” (CA Government Code §56425) are intended to be used as policy and planning tools that help inform and assist local agencies with their long-range planning activities.
- Factors considered in a SOI review: current and future land use, need and capacity for public facilities and services, and social/economic communities of interest.
- SOIs help to:
 - Ensure efficient provision of services
 - Discourage urban sprawl
 - Avoid duplication of services

Annexation



- **Annexation** brings unincorporated areas into the city limits, allowing City standards for development and the provision of municipal services.
- **Prezoning** would be applied to the annexation area prior to LAFCo's consideration of the annexation.
- Property **tax-exchange agreements** between an annexing city and the county are a required as part of the annexation approval process.

Municipal Service Review & Plan For Services

- A **Municipal Service Review** (MSR) often accompanies a SOI amendment and analyzes a region's current service levels and the need for services in the future.
 - Available services within the City limits?
 - Can city services be extended without negatively impacting current levels of City services?
 - What are the level of service impacts due to loss of territory?
- A **Plan for Services** (PFS) is a requirement for a proposed annexation and is submitted to LAFCo. The PFS is a detailed plan that includes a description of the services to be provided; an indication of when those services will be provided; and information about how those services will be financed.
- **The MSR and PFS is reviewed and approved by LAFCo.**

Future Utility & Service Providers

- **Sanitary sewer:** Sacramento Area Sewer District (SASD).
- **Water:** City of Sacramento
- **Drainage:** City of Sacramento and Reclamation District (RD) 1000
- **Electrical:** Sacramento Municipal Utility District (SMUD)
- **Natural Gas:** Pacific Gas and Electric (PG&E)
- **Parks:** City of Sacramento
- **Fire Protection:** City of Sacramento
- **Animal Services:** City of Sacramento

Project Description



Requested Entitlements

LAFCo Approvals

- Sphere of Influence Amendment
 - Municipal Services Review
- Reorganization (Annexation and related Detachments)
 - Plan for Services

City of Sacramento Entitlements

- City/County Tax Exchange Agreement
- General Plan Amendment
- Prezone
- Tentative Master Parcel Map
- Planned Unit Development
- Development Agreement
- Finance Plan
- Water Supply Assessment
- Site Plan and Design Review
- Bikeway Master Plan Amendment

Project Description

Developer Owned Parcels (13 parcels)

- Development
 - **Light Industrial:** ±6.6 million sqft
 - **Highway Commercial:** ±98,200 sqft
- Infrastructure & Facilities
 - **Retention/Detention Basins:** ±86 acres
 - **Sewer & Drainage Pumps:** ± 0.9 acres
 - **Roadways:** ±15 acres
- Development phased over 7+ years.

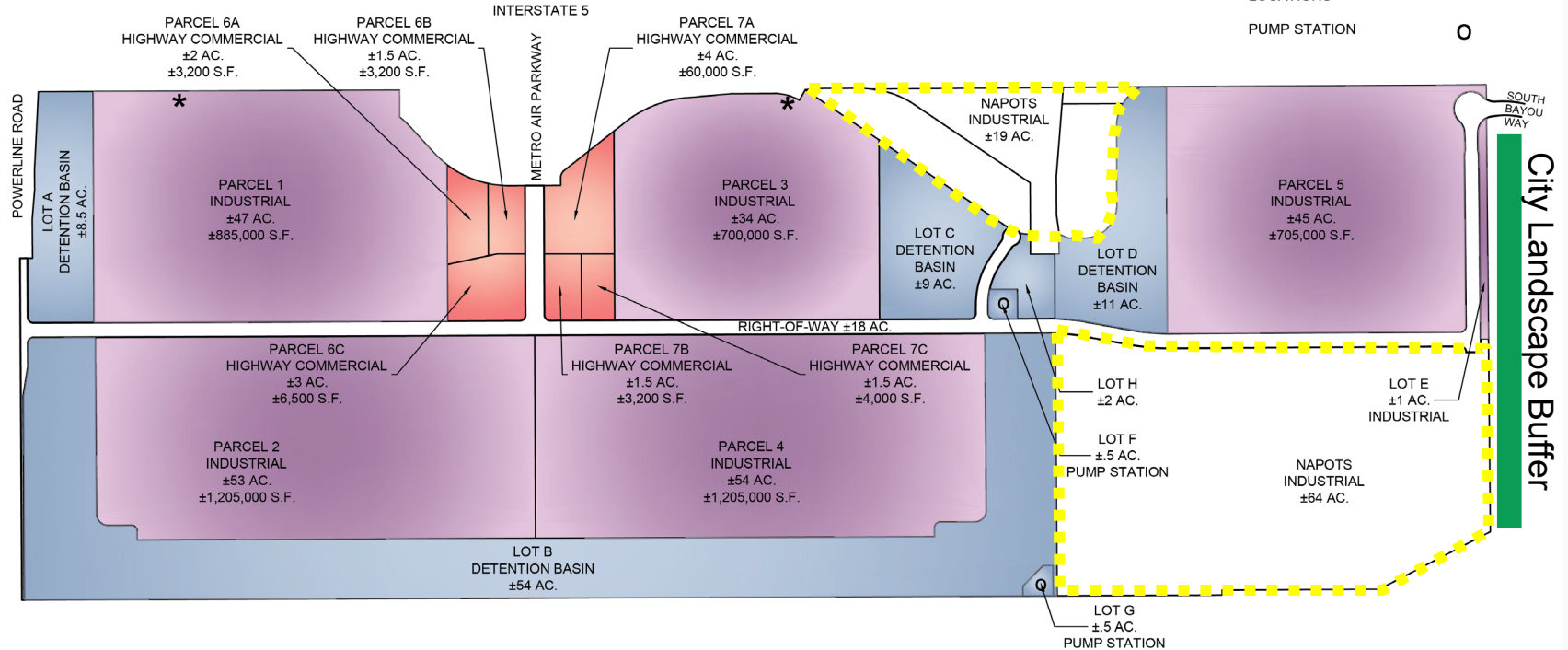
Remaining Parcels (5 parcels)

- ±83 total acres (6.9-acre parcel is a remnant Caltrans right-of-way)
- Will be rezoned and receive General Plan designation
- Projected ±1.5 million sqft industrial uses
- Additional entitlements will be required before development.
- Development timeline unknown.

SCHEMATIC PLAN

LEGEND:

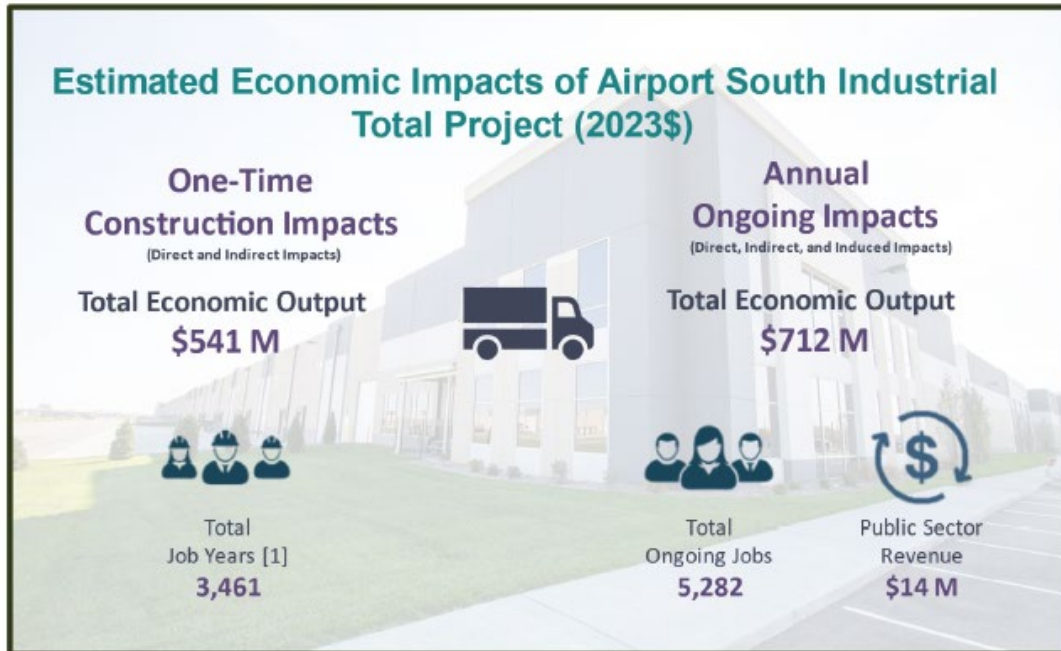
- HIGHWAY COMMERCIAL
- LIGHT INDUSTRIAL
- IDENTIFICATION SIGN LOCATIONS *
- PUMP STATION O



Economic Impacts



Economic Impacts



Annual Public Sector Tax Revenue Breakdown (\$14M)

- \$4 Million generated for the City
- \$8.5 Million to Sacramento County
- \$1.5 Million to the State

Natomas Basin Habitat Conservation Plan



NATOMAS BASIN HABITAT CONSERVATION PLAN (NBHCP)

- The NBHCP applies to the 53,341 acres of the Natomas Basin, located in the northern area of Sacramento County and the southern portion of Sutter County.
- The Basin contains areas within the jurisdictions of the City of Sacramento, Sacramento County, and Sutter County.
- NBHCP Signatory Parties include City of Sacramento, Sutter County, USFWS, CDFW & TNBC (Sac County chose not be part of the NBHCP).
- There are 12,193 acres of the 53,341-acre Basin that was determined existing urbanization and exempt per the 2003 NBHCP.

The purpose of the NBHCP is to promote biological conservation in conjunction with economic and urban development within the Natomas Basin.

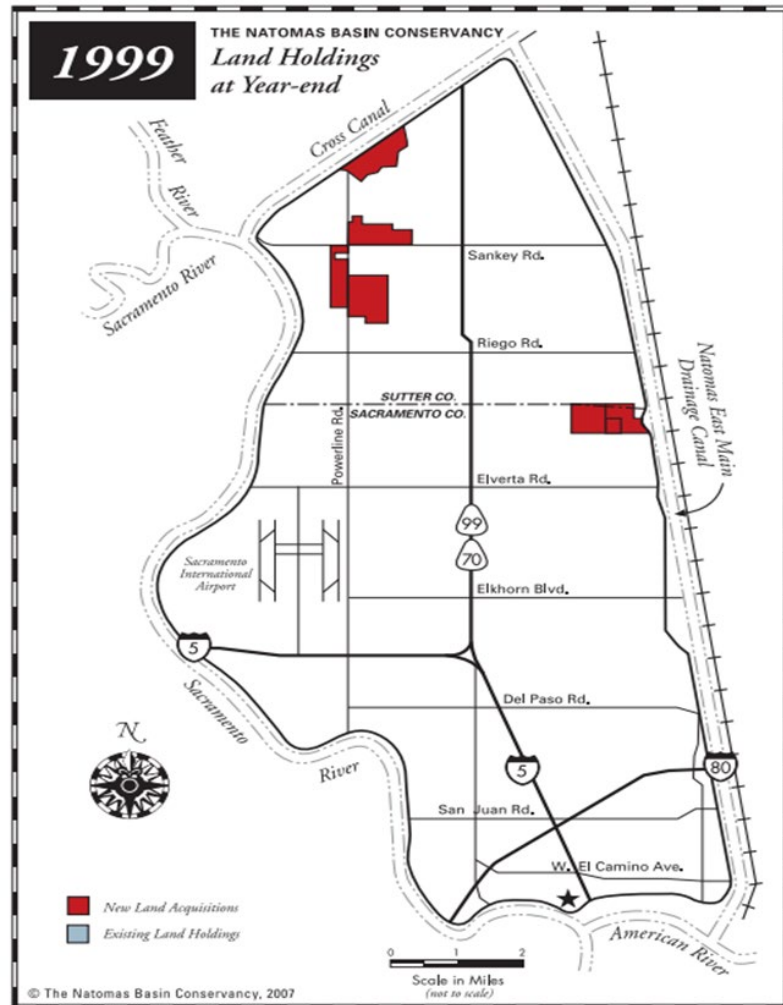
The NBHCP provides a multi-species conservation program for the avoidance, minimization and mitigation requirements to offset the effects on 22 covered species in the Natomas Basin.

22 Covered Species

- Aleutian Canada goose
- Bank swallow
- Burrowing owl
- Loggerhead shrike
- Swainson's hawk
- Tricolored blackbird
- White-faced ibis
- Giant garter snake
- Northwestern pond turtle
- California tiger salamander
- Western spadefoot toad
- Valley elderberry longhorn beetle
- Midvalley fairy shrimp
- Vernal pool fairy shrimp
- Vernal pool tadpole shrimp
- Boggs Lake hedge-hyssop
- Colusa Grass
- Delta tule pea
- Legenere
- Sacramento Orcutt grass
- Sanford's arrowhead
- Slender Orcutt grass

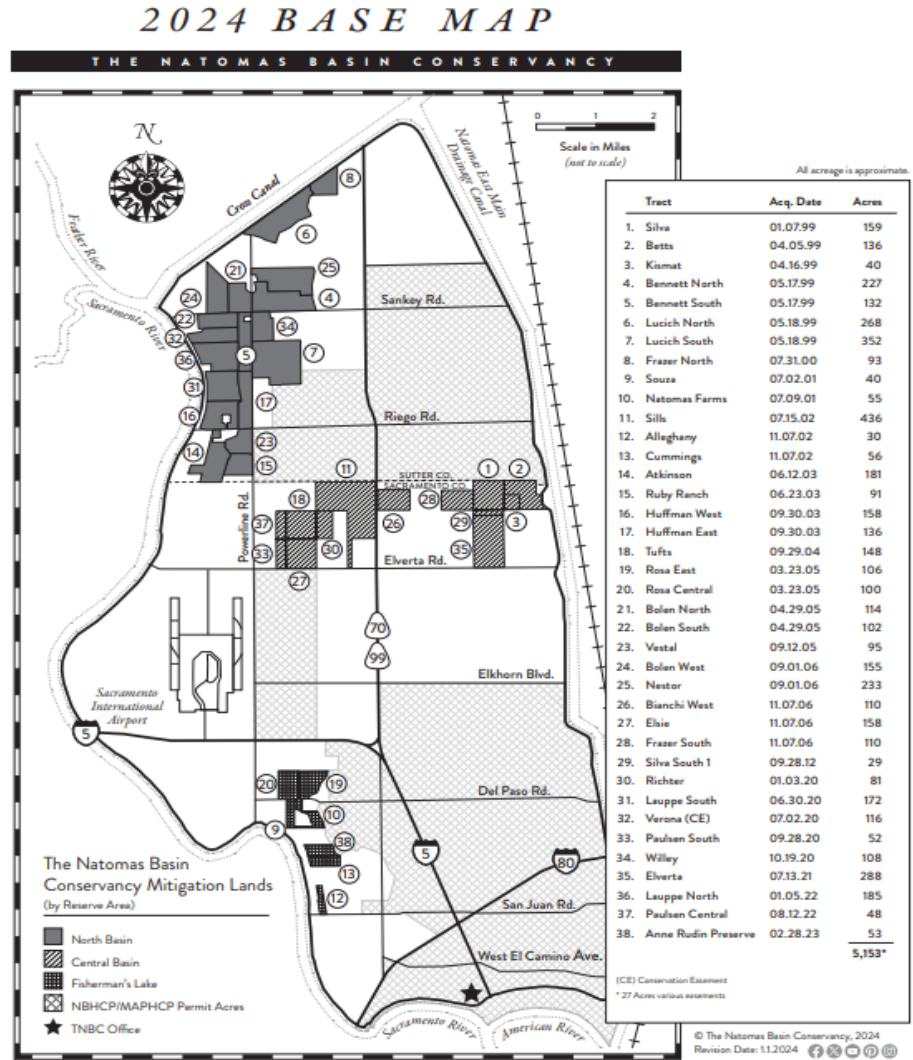
TNBC 1999 Land Holdings

1,317 acres



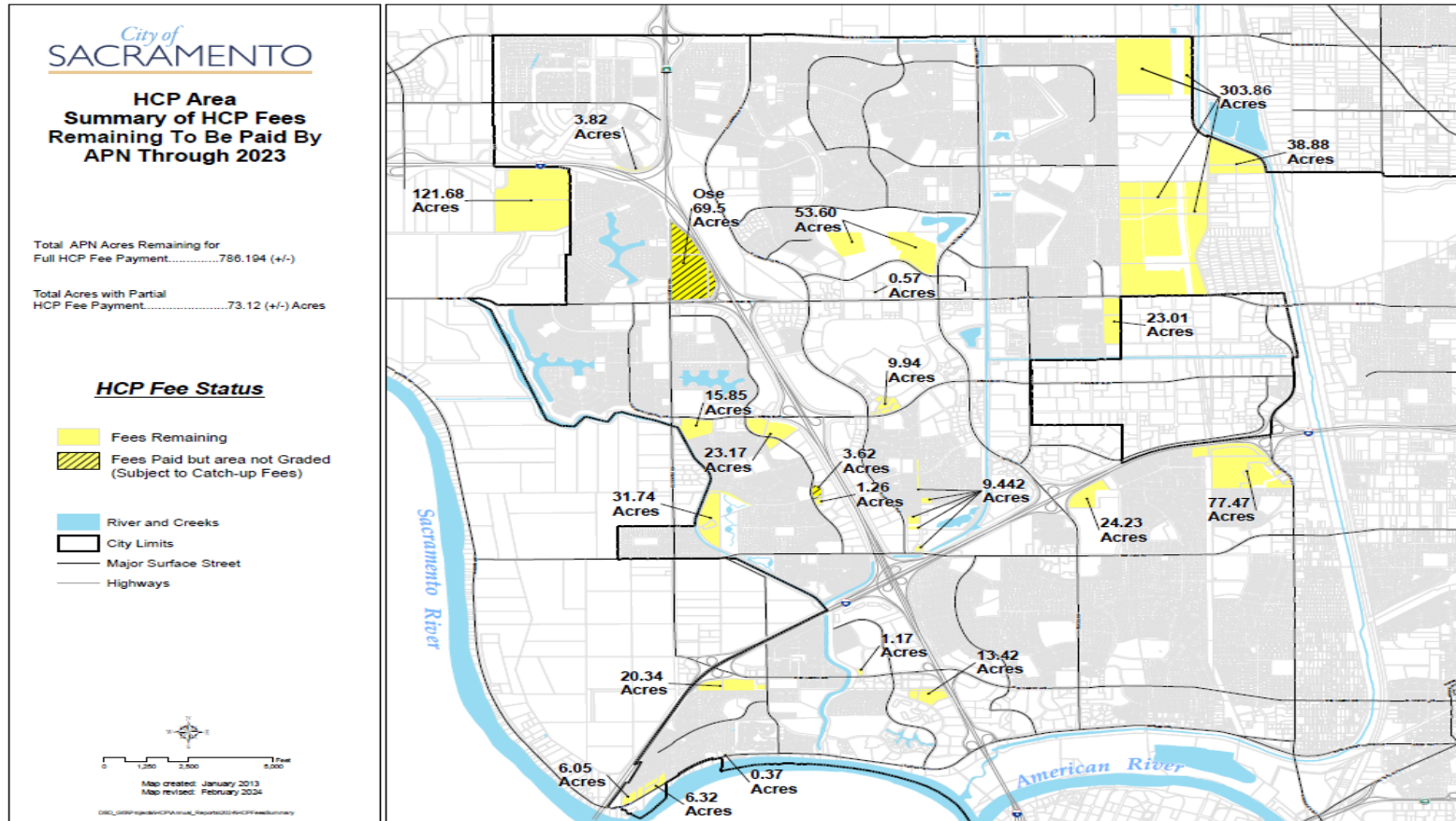
TNBC
2024 Land Holdings
5,153 acres

Total Mitigation
Requirement
8,750 acres



HCP Fees Remaining

2024 HCP Fee \$46,009 per acre or \$32,259 per acre w/land dedication



NBHCP Highlights

- City fully participates & supports the HCP and TNBC
- \$52+ million collected in HCP impact fees
- 5,153 acres of protected HCP habitat lands in Natomas Basin
- For over 25 years, the City implements HCP requirements including annual reports, pre-construction biological surveys, collecting HCP fees & annually adjusts HCP fee, and conduct field visits.
- City closely coordinates w/HCP partners (TNBC, Sutter County, USFWS, CDFW)
- TNBC has achieved acquiring the 2,500-acre reserve block which the HCP stipulates be completed by year 2052.

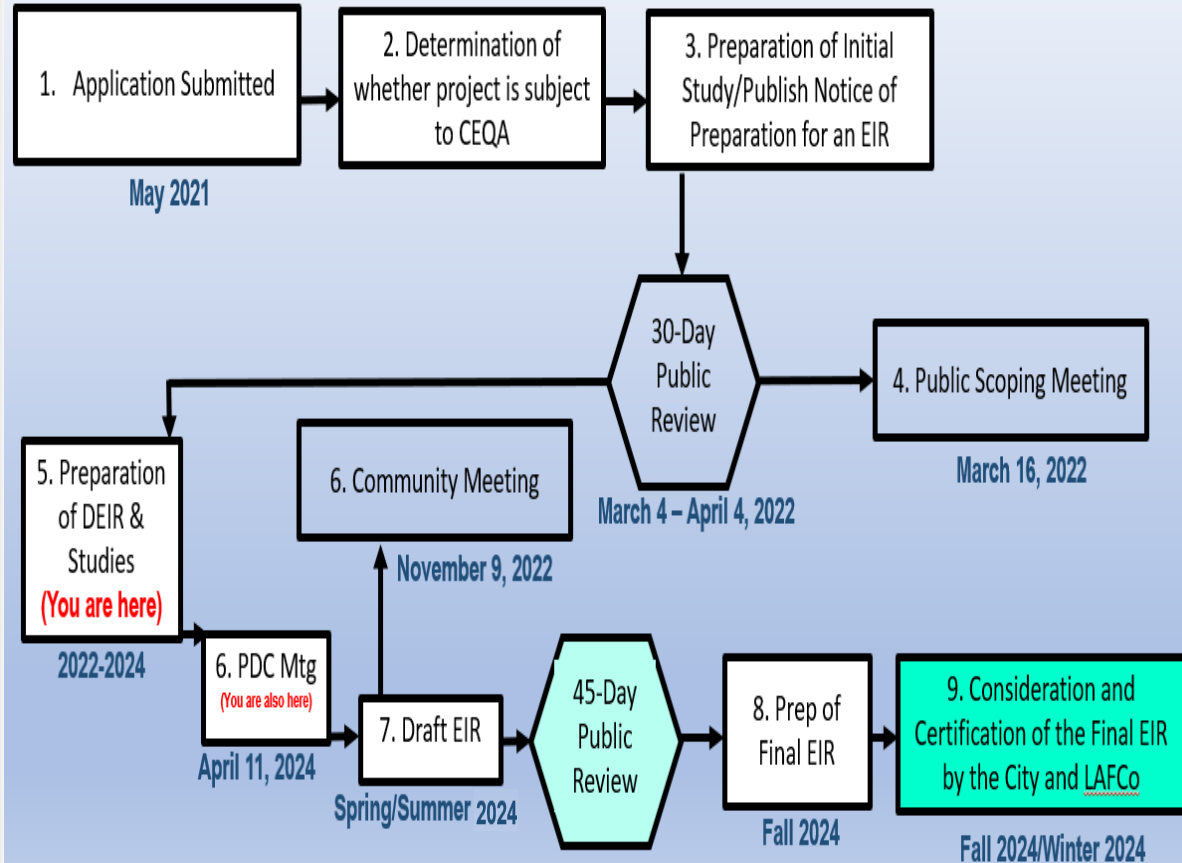
CEQA Environmental Impact Report (EIR)



The following technical areas will be addressed in the EIR:

- Aesthetics;
- Agricultural Resources;
- Air Quality and Greenhouse Gas Emissions (Including Energy);
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use, Open Space, and Planning & Population and Housing;
- Noise;
- Public Services & Utilities and Service Systems;
- Transportation; and
- Tribal Cultural Resources.

CEQA EIR Process Overview



Schedule and Next Steps

- **May 2021** – Application submitted to the City
- **March - April 2022** – NOP Public Review
- **March 16, 2022** – Public Scoping Meeting
- **November 9, 2022** – Project Applicant-hosted community open house

- **Spring 2024**- Draft EIR Released - 45-day Public Review
- **Summer 2024** – Preparation of Final EIR
- **Fall 2024** – Consideration of Final EIR by LAFCo for proposed SOI Amendment
- **Fall 2024** – City Planning & Design Commission Consideration of Final EIR, Project Entitlements and Annexation
- **Late 2024** - City Council Consideration of Final EIR for proposed Annexation and project entitlements
- **Late 2024** – Sacramento County Board of Supervisors - Consideration & Decision on the County/City Property Tax Exchange Agreement
- **Late 2024** – LAFCo Consideration/Decision for proposed Annexation

Thanks!

Contact us:

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City of
SACRAMENTO

