

Summary of Comments and Concerns During the General Plan Update Focus Group Session #10 Blueprint Growth Allocation & Commercial Corridor Strategy

On Thursday, November 17, 2005 the General Plan Update Team held the tenth Focus Group Session to receive public input and participation in the Update process. This session was convened to focus on SACOG's Blueprint growth allocation for Sacramento County and the Mixed Use Corridor growth strategy.

Staff began the workshop with a brief summary of the past 9 workshops and focus groups, followed by a recap of the 10th Board workshop and associated discussion. Once staff's review was complete, focus group participants raised a series of questions relating to the Blueprint growth allocation, the Commercial Corridor Strategy and the UPA Expansion. The following summarizes these questions and captures general group discussion.

BLUEPRINT GROWTH ALLOCATION

1. *ECOS accepts the SACOG growth allocation number, but would like to see growth and densification linked to increased transit service.*
2. *The County needs to give SACOG a draft land use plan soon to avoid "business as usual."*
3. *If the Blueprint growth allocation number is accepted, communities such as Arden Arcade and Carmichael should be able to determine how they will accommodate their portion of the growth, rather than having to adhere to growth strategies that County staff determines.*
4. *Sacramento County should analyze the "buildability" of identified vacant and underutilized parcels. Not all of the identified vacant and underutilized parcels may be "buildable."*

Response: County planning staff works closely with the Sacramento County Department of Transportation, SACOG and Regional Transit to connect transportation and land use planning efforts. Linking transportation and land uses will be a key aspect of each corridor planning effort. SACOG has indicated that they need a conceptual land use plan from the County by the end of 2005 for the MTP, or the "Base Case" scenario may be used in lieu of having an alternative. The Board has the option of endorsing a conceptual land use plan on December 6th, or continuing the discussion to a later date.

County staff will be proposing an expanded public outreach program to the Board on December 6th. All proposed outreach program options are focused on involving community members and organizations in the General Plan Update, as well as to solicit feedback regarding the proposed growth management strategies and the Blueprint growth allocation. Staff's outreach program would increase the opportunities for community

members to help shape growth in their neighborhoods, as well as in the region as a whole.

GENERAL PLAN UPDATE COMMUNITY OUTREACH

1. *Community outreach for the General Plan Update needs to be expanded.*
2. *Sacramento County should conduct community outreach before it conducts other studies for the mixed use corridor strategy, so that resources are not entirely spent on other studies.*
3. *County staff should present growth strategies to communities for conceptual approval before presenting them to the County Board of Supervisors.*
4. *How long would the General Plan Update outreach process take?*
5. *Mixed use corridor planning should be separate from the rest of General Plan Update planning.*
6. *The General Plan Update process should include an on-going feedback loop between the communities and Sacramento County.*
7. *County staff should provide communities with visual education on what dense development required by the Blueprint growth allocation and smart growth look like.*
8. *County staff should work with communities in identifying options for growth strategies, rather than presenting them with growth strategies that have already been developed.*
9. *County staff should be transparent about all steps in research and analysis of land use conditions.*

Response: Originally, the General Plan Update was intended to be a “mini update”, rather than a more comprehensive update. However, SACOG’s adopted Blueprint Vision (and associated growth allocation for unincorporated Sacramento County) has increased the scope of the General Plan Update. As a result, more community outreach may now be necessary than was the case for the original limited scope. County staff is in the process of developing a draft community outreach program for the Board to consider. All of the outreach options being proposed to the Board will include expanded and/or enhanced public meetings to discuss the General Plan Update, as well as the proposed growth management strategies. The scope of the ultimate outreach effort will be based on the Board’s input and the level of funding approved. All input received through this effort will be brought back to the Board for their review. It is anticipated that this outreach program would begin sometime in early 2006. A draft timeline for the General Plan Update process will be proposed to the Board during the December 6th workshop.

MIXED USE CORRIDOR STRATEGY

1. *When will infrastructure impact analysis be conducted for the corridors?*
2. *CPACs should define corridors for study and determine growth allocation numbers*
3. *The mixed use corridor revitalization process will take years to complete. Meanwhile, County infill policies may encourage rampant development on corridors not yet undergoing revitalization. To prevent this, Sacramento County should create County-wide infill criteria and design guidelines and prioritize areas of development.*
4. *Have accessory dwelling units been included in growth allocation number?*
5. *Form-based zoning effectively addresses underutilized parcels.*
6. *Community resistance to infill development has been primarily focused on design issues. Creating form-based codes or Special Planning Areas for mixed use corridors could address this.*
7. *Cluster development can allow compact development in Arden Arcade without exacerbating drainage problems.*
8. *The County should advocate for quality development County-wide, not only within mixed use corridors.*
9. *CPACs/Councils need planning tools for areas not included in mixed use corridors.*
10. *CPACs/Councils need better tools to plan for mixed use corridor strategy, including growth allocation numbers broken down by community, and tools to implement the strategy on a project-by-project basis.*
11. *CPACs/Councils should approve projects because they support community objectives, not because they do not conflict with community plans.*
12. *Mixed use corridor planning should emphasize affordable housing in proximity to jobs, to avoid generating automobile commutes.*
13. *PBIDS can be established within mixed use corridors with owners input.*
14. *County staff should make mixed use corridor maps available to the communities, that feature constraints layers, and better visual depictions of existing development*

Response: Staff will address corridor planning efforts and infill development during the next phase of community outreach. Ultimately, each corridor will be planned for individually. These planning efforts will require heavy public participation to address a multitude of issues, including design, buildability of parcels, intensity of development, number of dwelling units, cluster development, affordable housing, PBIDs, etc. Staff is also currently exploring options to address corridors that may not be comprehensively planned in the near future.

During the outreach process, County staff can provide maps and corridor-specific growth allocation numbers to community members as requested. Much of this material is already posted on the General Plan Update web site. Once growth strategies have been fully developed through the

community outreach process, staff can begin more thorough and comprehensive studies of corridor redevelopment infrastructure impacts. Staff will be asking for direction from the Board to conduct a traffic and/or infrastructure analysis during the December 6th workshop. Such detailed analysis can take up to six months to complete. The Board will choose the first corridor to be holistically planned during an upcoming workshop, at which point the first corridor planning effort can begin.