

**COUNTY OF SACRAMENTO
CALIFORNIA**

Control No.: 20020105
Type: GPB

TO: COUNTY PLANNING COMMISSION

FROM: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: 2030 GENERAL PLAN UPDATE - ADOPTION HEARING #4

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PROJECT DESCRIPTION

Overview

At the Planning Commission hearing of July 13, 2009, the Commission asked staff to provide more information on a number of topics (summarized below). The Planning Commission then received approximately 2.5 hours of public testimony on the Draft 2030 General Plan and the Draft Environmental Impact Report (DEIR). Given the amount of testimony of the DEIR, the Planning Commission left the public comment period open to allow for additional public input. As such, staff anticipates that the fourth adoption hearing will also consist largely of public testimony. Planning staff will prepare a report in advance of the next adoption hearing, scheduled for August 10, to address comments expressed by the Commission on July 13.

Recommendations

1. Receive public testimony and make recommendations on the outstanding issues of the Draft Plan, discussed in prior staff reports.
2. Close the public comment period on the Draft Environmental Impact Report.
3. Determine that the environmental analysis is adequate and complete and that the Draft Environmental Impact Report is appropriate.
4. Direct staff to prepare the Final Environmental Impact Report.
5. Forward recommendations on the Draft 2030 General Plan to the Board of Supervisors.

Measures/Evaluation

The 2030 General Plan promotes the County's vision to be the most livable community with the highest-quality public service by guiding growth within the County through the year 2030.

Fiscal Impact

The 2030 General Plan sets policy for a wide variety of County activities and initiatives which collectively seek to improve the long-term fiscal sustainability of the County. In the near-term, adoption of the General Plan update will conclude a 7-year effort to meet State mandates and comply with requirements to maintain the General Plan.

Discussion

On July 13, 2009 the County Planning Commission held their third adoption hearing on the Draft 2030 General Plan (Draft Plan). The staff report prepared for this hearing provided additional information requested by the Planning Commission on a number of topics, including:

- Growth Management, including more details regarding the holding capacity of the UPA compared to anticipated housing demand
- Approaches to phasing development in new growth areas
- Draft policy AG-5 and the economic impacts of requiring in-County mitigation vs. allowing out-of-County mitigation
- Methodology to determine the Mather Airfield 60 CNEL noise contour
- Property owner requests to change General Plan Land Use Diagram designations and/or to be included within the proposed Urban Development Area designation
- Proposed Dry Creek Road downgrade and Street alternative

At the beginning of the hearing on July 13, the Planning Commission asked staff to provide more information on a number of additional topics, including:

- Possible fees assessed on properties with frontage on smart growth streets
- Summary of Natomas Joint Vision process, progress made to date, and relationship to the Draft Plan
- More information on park maintenance and operation fees as discussed in County Parks' alternative language
- Relationship of fees to the ability to construct affordable housing
- More information on what will be covered in the newly proposed Airports section of the Land Use Element and how airport master planning relates to the General Plan
- Discussion of the full list of roadway downgrade alternatives
- Likelihood of potential lawsuits if no phasing plan is adopted for new growth areas
- Consideration of individual landowner requests for site-specific changes to General Plan
- Costs and benefits associated with extending the DEIR public comment period beyond July

After providing the comments and requests above, the Planning Commission received approximately 2.5 hours of public testimony on the Draft Plan and the Draft Environmental Impact Report (DEIR). Given the amount of testimony of the DEIR, the Planning Commission left the public comment period open to allow for additional public testimony on the adequacy of the DEIR. As such, staff anticipates that the fourth adoption hearing, scheduled for July , will also consist largely of public testimony, as well as a discussion regarding the schedule and topics of upcoming hearings. Planning staff will prepare a report in advance of the next adoption hearing, scheduled for August 10, 2009, to address the Planning Commissions' questions and requests as summarized above.