Growth Management
Sacramento County
2030 General Plan

Housekeeping

1. Sorry sports fans!

2. **Meeting objectives:**
   - Provide input and feedback to Planning staff regarding growth management that will be summarized and presented to the County Planning Commission
   - Help inform Planning staff’s effort to provide the County Planning Commission with information and proposals regarding growth management

3. Speak up! (both literally and figuratively)

4. Keep comments succinct and specific

5. Be considerate, courteous, etc.
What is Growth Management?

**Definition:**
*Implementation of government regulations that control the type, location, quality, scale, rate, sequence or timing of development.*

**Essentially an attempt to proactively guide growth rather than react to its effects.**

When/How Growth Management is Being Addressed

- 10+ Workshops with Board of Supervisors
- 9 Hearings at Planning Commission (June-November)
- Topic on hold while we conduct public outreach and identify/refine range of options
- Return to PC in February to resume review and comment on growth management before Board begins General Plan adoption hearings
Why Growth Management?

Public has a legitimate interest (economically, socially, etc.) in guiding how, when and where growth occurs.

- Growth will impact (positively and/or negatively) existing residents, communities, local governments and infrastructure/service providers
- Direct growth where infrastructure/services exist, ensure efficient and orderly extension of infrastructure/services where & when necessary, etc.

Why Growth Management?

Draft General Plan contains large oversupply of land available for urban development

- Potential supply is nearly double what is necessary to achieve SACOG Blueprint demand assumptions
- Identifies 20,000+ acres for new growth on top of infill, corridors and previously planned growth areas
- Current market exacerbating this oversupply problem (excess supply, lack of demand, falling prices, financing difficulties, foreclosures, unemployment, etc.)
Why Growth Management?

DEIR identifies this oversupply as a “Significant and Unavoidable Impact” (SU)

- Impact independent of current market conditions; would exist even if market was “normal”
- DEIR includes mitigation measures that would require geographic-based “phasing” of development within new growth areas
Why Growth Management?

DEIR Mitigation Measure LU-1:

A phasing plan shall be included in any Specific Plan or other type of master planning proposal for the Jackson Highway Corridor and Grant Line East New Growth Areas. The phases shall be defined by a specific geographic area, with the earliest phases closest in to the existing urban areas, and the later phases farthest outward. Each phase shall represent a geographic area that will accommodate no more than 10 years of growth, based on the latest SACOG projections. Development within the phases shall occur sequentially, and residential or commercial development in each subsequent phase shall be prohibited until the prior phase is developed to at least 50% of holding capacity.

Question #1

Four options for EIR mitigation measure:

1. implement geographic-based phasing per MM
2. implement a growth management strategy that is equal or better than geographic-based phasing to satisfy MM
3. override the MM but still implement an alternative growth management strategy
4. override the MM and do not implement an additional growth management strategy
### Question #2

**Achieve**
- Adequate/competitive land supply to accommodate future development
- Economic development - jobs, commercial opportunities, revenue, etc.
- Efficient and orderly extension of infrastructure and services
- Efficient expenditure of taxpayer and ratepayer funds
- High quality, complete communities
- Facilitation of infill and buildout of previously planned communities
- Adoption and implementation of the South Sac Habitat Conservation Plan
- Preservation of open space, farmlands and rangelands
- Consistency with regional planning efforts - SACOG’s Blueprint and MTP, Regional Transit’s Master Plan, AQMD’s plans, etc.
- Consistency with new State laws regarding climate change - AB 32, SB 375

**Avoid**
- Overly restricted supply of land
- Overbuilding (e.g. building significantly more/faster than market can absorb and/or infrastructure and services can be provided)
- Leapfrog development
- Inefficient extension of infrastructure and public services
- New fees and costs related to development unless necessary and justifiable
- Imbalance between revitalizing existing communities & creating /serving new ones
- Pressure to approve uses that provide near term economic benefits to the developer over a long-term economically sustainable mix of land uses
- Impacts to the South Sacramento Habitat Conservation Plan
- Difficulty meeting new State mandates related to climate change initiatives
How Can County Manage Growth?

Numerous methods, ranging from:

- **proactive/restrictive**: e.g. strictly containing the supply of land available for urban development
- **reactive/laissez faire**: e.g. allowing the market to decide when and where to grow

Four approaches considered:

- Constrained land supply
- **Phasing**
- Criteria-based
- Market-based

Staff Recommended Phasing Strategy

1. Expand UPA as scoped to include entire Jackson Highway and Grant Line East Areas
2. Identify near term opportunities
   - Designate as Urban Development Area (UDA); Available for immediate growth
3. Identify longer term opportunities
   - Designate as Urban Reserve; Available for development *after* partial buildout of UDA area
How Can County Manage Growth?

**Recommendation:**
Areas to designate
*Urban Development Area & Urban Reserve Areas*

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How Can County Manage Growth?

**Criteria-Based Alternative Approach**

1. **Petition process**
   - Proponents within new growth areas would submit petition to County demonstrating how their proposed project would be consistent with given criteria
   - Staff would analyze proposal, make recommendation, and schedule hearing with Board of Supervisors
   - Board would determine whether to initiate master planning process or not

2. **Draft project evaluation**
   - Determine appropriate time or means to evaluate progress on draft project and consistency with given criteria, goals, performance standards, etc.
**How Can County Manage Growth?**

### Criteria-Based Approach Decision Matrix

**Options for Petition Process and Draft Master Plan Evaluation**

<table>
<thead>
<tr>
<th>Decision Point</th>
<th>Option #1: Original Criteria-Based Approach Alternative*</th>
<th>Option #2: Geographic &amp; Criteria Based (Hybrid 'A')</th>
<th>Option #3: Geographic &amp; Criteria Based (Hybrid 'B')</th>
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<td><strong>1. Petition Process</strong></td>
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<td><strong>2. Draft Master Plan Evaluation</strong></td>
<td>Process and Criteria to Initiate Environmental Review</td>
<td>Performance Standards for Master Plans</td>
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<td></td>
<td>Evaluate draft Master Plan’s consistency with criteria before initiating environmental review</td>
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Criteria for Evaluating Petitions to Initiate Master Planning

Project proponents must demonstrate in their petition how their proposal is consistent with and/or will achieve the following:

1. Adjacent to approved or built urban development within the Urban Policy Area.
2. The proposed plan area comprises a logical, comprehensive and cohesive planning boundary.
3. Demonstrate that development of the plan area is required to meet the County’s growth needs, based on the Sacramento Area Council of Governments (SACOG) latest projections for unincorporated Sacramento County, for the planning period of the adopted General Plan.
4. The area plan can be timed and phased in a manner that would not adversely affect implementation of the County’s other growth management strategies, including infill development, commercial corridor revitalization and buildout of previously planned communities.
5. The area can be provided with infrastructure and services in a financially and environmentally sustainable manner.
6. The area plan can provide for the logical and financially efficient delivery of infrastructure and urban services to the affected population without impacting the cost or quality of infrastructure and services provided to other residents of Sacramento County.
7. Transit service (either public or privately financed) will be available to the area and can be phased in concurrently with development.
8. Demonstrate consistency with Sacramento County’s General Plan; SACOG’s adopted Blueprint Vision and Metropolitan Transportation Plan (MTP); the South Sacramento Habitat Conservation Plan (SSHCP) once adopted; Regional Transit’s Master Plan; and other pertinent local, regional and statewide policies and plans.
9. Demonstrate that the Plan has unique and extraordinary net benefit to the unincorporated County. Examples of extraordinary net benefits may include: transit oriented development next to existing or planned light rail, BRT or Hi-Bus stations; preservation of significant open space (in addition to SSHCP), and/or; exceptional economic, employment and sales tax benefits.
Criteria to Initiate Environmental Review
To initiate environmental review for a proposed project, the following two sets of criteria must be met:

Metric-Based/Quantitative Criteria
1. Consistency with Sacramento County’s General Plan; SACOG’s adopted Blueprint Vision and MTP; the SSHCP (once adopted); Regional Transit’s Master Plan; and other pertinent local, regional and statewide policies and plans.

2. Consistency/Compliance with (and achieve state-mandated and/or targets per) AB 32, SB 375 and the County’s Climate Action Plan (once adopted).

3. Achieve a minimum density target of at least 5.25 units/gross acre but preferably at least 6.8 units/gross acre to achieve consistency with SACOG’s adopted Blueprint Vision and MTP.

4. Accommodate at least 37% of residential units in a multi-family configuration as required by state law per the Regional Housing Needs Allocation (generally on land zoned RD-20 and higher). This requirement will be implemented and adjusted as needed to comply with current and future allocations and/or changes to state law.

5. Achieve (or commit to achieve) a vehicle miles traveled (VMT) rate that results in emissions not to exceed 4.56 metric tons per capita of CO2 (unless a new target is adopted by SACOG per SB375).

6. Achieve (or commit to achieve) a residential energy CO2 emission rate of 1.30 tons per capita (unless a new target is adopted by SACOG per SB375).

7. Provide transit service (either public or privately financed) to the area.

8. Employ green building standards and resources conservation measures.

Qualitative Criteria
1. Be a complete, sustainable community.

2. Ensure residential and employment density that will support provision of high quality transit services (Light Rail, BRT, streetcar, etc.) and appropriate concentrations of densities along major roads and activity centers that are supportive of such service.

3. Improve the jobs-housing balance and the ratio between residential and commercial uses in the area (generally defined by a one-mile radius of the Master Plan application).

4. The Plan has unique and extraordinary net benefit to the unincorporated County. Examples of extraordinary net benefits may include: transit oriented development next to existing or planned light rail, BRT or Hi-Bus stations; preservation of significant open space (in addition to SSHCP), and/or; exceptional economic, employment and sales tax benefits.

5. Be timed and phased in a manner that would lead to the efficient and orderly buildout of the project itself.

6. The project can be provided with infrastructure and services in a financially and environmentally sustainable manner.

7. The project provides for financially efficient delivery of infrastructure and urban services to the affected population without impacting the cost or quality of infrastructure and services provided to other residents of Sacramento County.
Notes:

- Master Plans will not be initiated within the Jackson Highway Area east of Excelsior Road or the Grant Line East area until the SSHCP is adopted. However, pre-application coordination between the County, landowners in these areas, and other stakeholders is highly encouraged. If the SSHCP is not adopted by 2012, Master Planning processes may be initiated within these areas.

- All applicable county policies and regulations will be used to evaluate the project for final approval.

Conclusion

1. **Meeting objectives:**
   - Provide input and feedback to Planning staff regarding growth management that will be summarized and presented to the County Planning Commission
   - Help inform Planning staff’s effort to provide the County Planning Commission with information and proposals regarding growth management

2. Schedule additional meeting if necessary

3. Resume growth management discussion with Planning Commission in February

4. If not already on email list, contact me: defiantid@saccounty.net or 874-6155
We’re Done!
Sacramento County
2030 General Plan