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## SECTION 2: PROJECT DESCRIPTION

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### 2.1 - Project Location

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The proposed incorporation of the Arden Arcade Community (project or proposed incorporation) would result in the establishment of a new city. LAFCo may also adopt a sphere of influence (SOI) as part of the incorporation approval or the Commission is required to determine the SOI for any newly incorporated city within one year of the effective date of incorporation. The SOI may be larger than the project boundary. The SOI means a plan for the probably physical boundaries and service area of a local agency as determined by the Commission. The proposed Arden Arcade incorporation area would consist of the new city limits and SOI and would be approximately 9,000 acres or about 14 square miles of land located in the northern-central portion of Sacramento County (Exhibit 2-1). The project area is generally surrounded by urban development on all sides and is bounded by Auburn Boulevard to the north, Mission Avenue on the east, Fair Oaks Boulevard on the south, and Ethan Avenue and the American River Parkway on the west. The project's proposed boundary is provided in Exhibit 2-2.

The northern and western boundary of the project is contiguous with the City of Sacramento's city limits. The project area's eastern boundary is contiguous with the community plan boundary of the unincorporated community of Carmichael. The project is located within the unsectioned (S) portion of the Del Paso Land Grant, Townships 5 East and 6 East, Ranges 8 North and 9 North of the Mount Diablo Baseline. Portions of the project area can be seen in the following 7.5-minute USGS Quadrangles: Rio Linda Quadrangle, Citrus Heights Quadrangle, Sacramento East Quadrangle, and the Carmichael Quadrangle.

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### 2.2 - Local Setting

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The project includes the majority of Sacramento County's Arden Arcade Community Plan area. The proposed incorporation area is currently designated for a variety of urban and natural preserve land uses by the Sacramento County General Plan. The proposed incorporation area generally is highly urbanized and densely developed (Exhibit 2-1). Major land uses include a mixture of residential and commercial-retail uses along major thoroughfares. In addition, a portion of the American River Parkway is located within the proposed incorporation area. The proposed incorporation area also contains scattered, undeveloped, and vacant parcels. Within the proposed incorporation area, less than 2 percent of lands remain vacant. Table 2-1 provides the land use designations of parcels within the project boundary and includes acreage of vacant lands.

**Table 2-1: Land Use Designations and Vacant Lands**

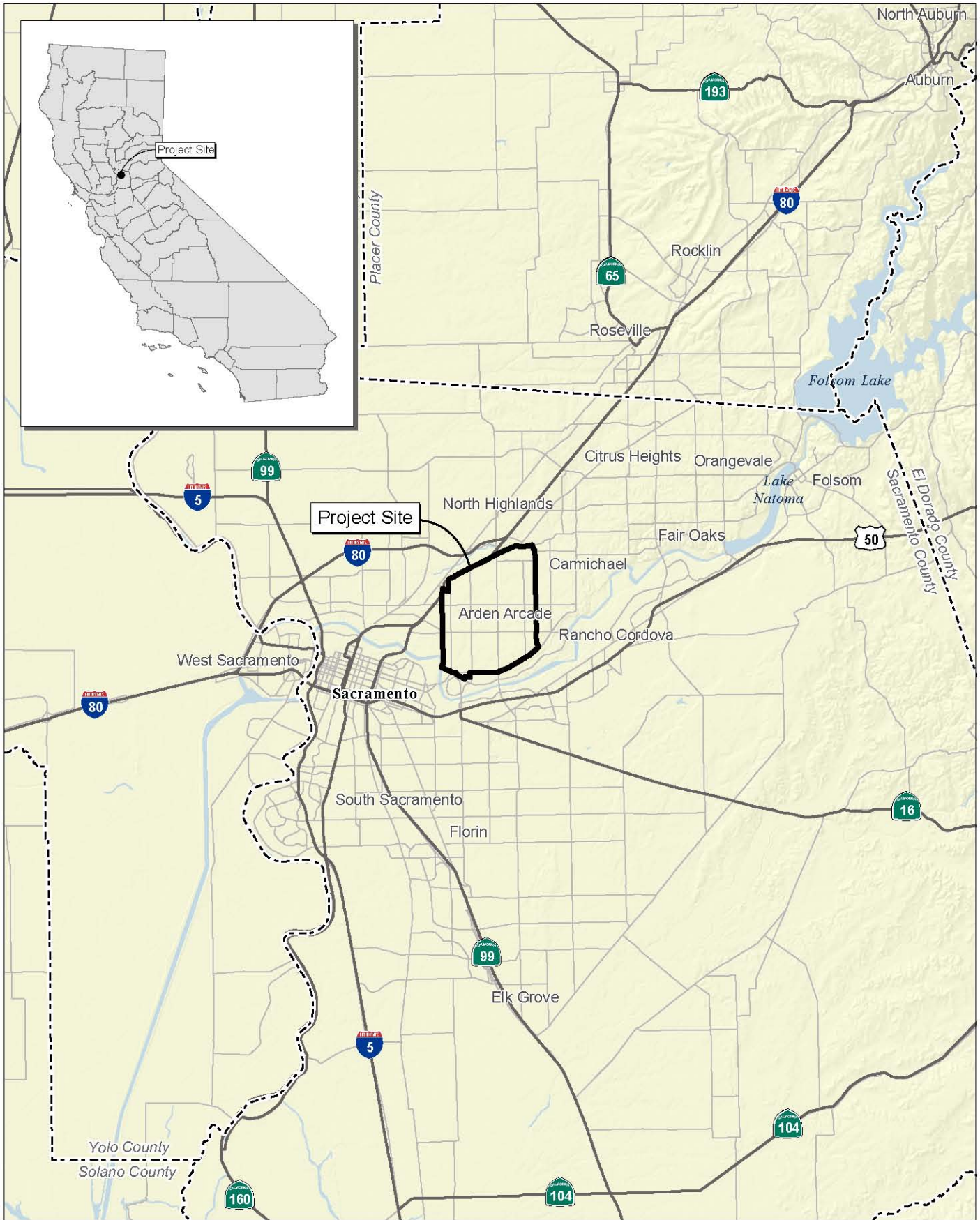
Land Use Designation	Acres within Propose Incorporation Area	
	Total Acres Designated*	Acres Vacant
Low Density Residential	1,946.62	50.75
Medium Density Residential	5,395.92	26.50
Commercial and Office	1,531.32	35.99
Industrial Intensive	0.99	0.00
Public/Quasi-Public	26.42	0.00
Nature Preserve	34.89	0.00
Total	8,989.00	113.24
Notes: * Includes Vacant Lands Source: Sacramento County GIS, (2005, 2006).		

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## 2.3 - Project Background

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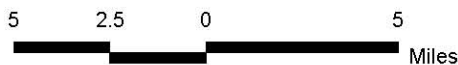
In February of 2007, the Arden Arcade Incorporation Committee (Incorporation Committee) submitted a voter-signed petition and an incorporation application for incorporation of the Arden Arcade community to the Sacramento Local Agency Formation Commission (LAFCo). On April 7, 2007, the Registrar of Voters informed the Sacramento LAFCo that the petition contained a sufficient number of signatures. A preliminary fiscal analysis prepared for the Incorporation Committee indicates that the new city, as proposed by the Incorporation Committee, would be economically viable. Sacramento LAFCo is conducting a Comprehensive Fiscal Analysis (CFA) to determine if the proposed city will be financially viable, using current financial information. The CFA will evaluate the financial terms of the proposed city and will impose appropriate financial mitigation measures to determine the required revenue neutrality payment of the County of Sacramento and determine appropriate services levels based on the Cortese-Knox-Hertzberg Act if the Commission determines that the proposed city is financially viable.



Source: Census 2000 Data, The CaSIL, MBA GIS 2009.

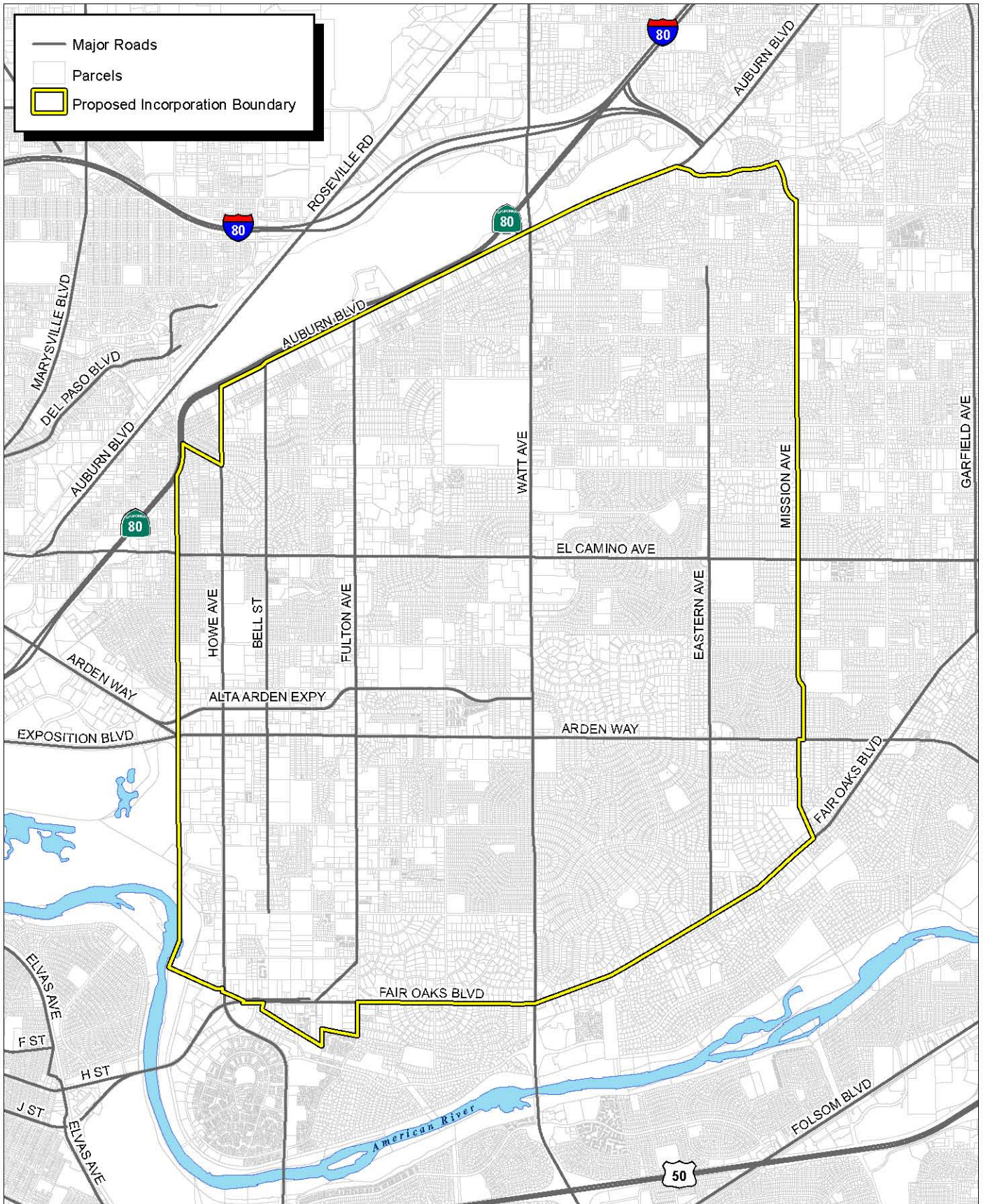


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## Exhibit 2-1 Regional Location Map





Source: Sacramento County GIS (2009), SACOG (2009), MBA (2009).



## Exhibit 2-2 Proposed Project Boundary

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## 2.4 - Project Objectives

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The incorporation petition sets forth the following reasons for the proposed project:

- To enhance the character and identity of Arden Arcade by establishing the community as a municipality;
- To increase local control over, and accountability for, decisions affecting Arden Arcade by having an elected City Council and mayor made of Arden Arcade residents who serve as the community's primary local governmental representatives;
- To ensure that the planning, zoning, and other regulatory land use decisions affecting Arden Arcade are made in Arden Arcade;
- To increase the accessibility of local government officials and staff members to the residents of Arden Arcade;
- To improve and enhance the level of local police protection by capturing revenues generated in Arden Arcade;
- To increase the allocation and acquisition of Federal and State revenues to Arden Arcade to support local services and programs;
- To increase local responsibility for determining services, service levels, and capital improvements in Arden Arcade;
- To promote more citizen participation and involvement in the local civic affairs of Arden Arcade; and
- To stimulate economic growth that will support the well-being of the city and its citizenry.

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## 2.5 - Description of the Proposed Project

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The new City of Arden Arcade would be a General Law City with a city manager form of government. General government reflects management, administration, and support operations that would be provided by the new City of Arden Arcade. A six-member City Council elected by district according to boundaries drawn from an approximately equal division of the population of the community and elected by the registered voters of each district, and a mayor, elected at large from throughout the incorporated area, would govern the new city. The mayor and council members would have equal votes on the City Council. The city manager, city clerk, city treasurer, city attorney, and all other officers of the city would be appointed and removed by the City Council.

Section 57376 of the Cortese-Knox-Hertzberg Act requires that the new city council shall, immediately following its organization and prior to performing any other official act, adopt an ordinance providing that all Sacramento County ordinances previously applicable shall remain in full

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force and effect as city ordinances for a period of 120 days after incorporation. The Sacramento County General Plan would also be adopted by the city until the city prepares and adopts its own General Plan and Zoning Ordinance. In accordance with California Government Code Section 65360, the new city would have up to 30 months following incorporation to adopt a General Plan. At such time, the new city would also be required to conduct additional environmental review under CEQA to assess potential impacts of future land uses as proposed under the new General Plan.

**2.5.1 - Proposed Boundary**

The proposed boundary of the City of Arden Arcade is shown on Exhibit 2-2. The intent of the incorporation committee in establishing the proposed boundary was to avoid overlap with the City of Sacramento SOI and reflect the boundaries of the Arden Arcade Community Plan Area. The proposed city limit would be contiguous with the city's sphere of influence (SOI), which is defined as a plan for the probable physical boundaries and service area of a local agency, as determined by LAFCo (Government Code Section 56076).

The Arden Arcade Incorporation Committee proponents submitted a petition that excluded a portion of the Arden Arcade Community Plan Area. The excluded area lies between Fair Oaks Boulevard and the American River. The proponents have the right to submit a proposed boundary it deems appropriate. However, LAFCo may evaluate other boundary alternatives that are based on service delivery issues, community identity issues, and any other relevant factors related to the proposed incorporation and surrounding areas. LAFCo may amend the proposed boundary to either include or exclude areas on the basis of economic, environmental, service delivery issues, and any other relevant factors. LAFCo may also include areas of boundary alternatives within the new city's sphere of influence. This would allow the city or residents within the sphere to submit an annexation request after the new city is incorporated.

**2.5.2 - Provision of Public Services**

Should the project be approved by voters, the new City of Arden Arcade would be responsible for providing public services and facilities for city residents. These services would include but are not limited to planning and land use regulation, engineering, law enforcement, animal control, parks and recreation, building inspections, and utility services (such as water, sewer, and solid waste).

Currently, the County of Sacramento and other special districts (e.g., American River Flood Control District) provide many of these services in the proposed incorporation area. The provision of services, following incorporation, by the new city or through contract is outlined below.

The Incorporation Committee is requesting that in the short term, Sacramento County continue to furnish, without additional charge to the incorporated area, all services currently furnished to the area. This request is based on Section 56815 of the Cortese-Knox-Hertzberg Act, which states, "any proposal that includes an incorporation should result in a similar exchange of both revenue and responsibility for service delivery among the county, the proposed city, and other subject agencies. Services to the newly incorporated city would remain for not less than the remainder of the fiscal year

in which the incorporation becomes effective, or until the City Council requests discontinuance of a service or services, in accordance with Government Code Section 57384. The city will be required to repay all transition costs over a 5-year period.

The proposed city is anticipated to continue to contract out refuse collection through Sacramento County and participate in the Sacramento Public Library Authority. However, the new city would be responsible for providing (or contracting out) the following services:

- Administrative Services
- Animal Control
- Building Inspection
- Land Use, Planning, and Environmental Services
- Local Law Enforcement
- Public Works, Road Maintenance, Engineering, Drainage

Special districts and JPAs are expected to continue to provide fire protection, water service, regional transit, park and recreation services, and other special services to the proposed incorporation area. The following public services are expected to remain unchanged (service provider in parentheses):

- Fire Protection and Paramedics (Sacramento Metropolitan Fire Protection District)
- Flood Control Service (American River Flood Control District)
- Library (Sacramento Public Library Authority)
- Mosquito and Vector Control (Sacramento-Yolo Mosquito and Vector Control)
- Natural Gas, Electric, and Cable TV Services
- Parks and Recreation (Mission Oaks, Arcade Creek, Arden Manor, Arden Park, and Fulton-El Camino Recreation and Parks Districts)
- Schools (San Juan Unified School District)
- Sanitary Sewer Service (Sacramento Area Sewer District and Sacramento Regional County Sanitation District)
- Solid Waste Trash Collection and Disposal (Sacramento County Waste Management and Recycling Division)
- Transit (Sacramento Regional Transit)
- Water Service (Cal American Water Company, Del Paso Manor Water District, Sacramento County Water Agency, Sacramento Suburban Water District, and Southern California Water Company)
- Sacramento Metropolitan Cable Television Commission



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- Sacramento Transportation Authority
- Sacramento Metropolitan Air Quality Management District
- Sacramento Area Council of Governments
- Sacramento Housing and Redevelopment Agency
- Sacramento Area Flood Control District

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**2.6 - Applicable LAFCo Policies and Regulations**

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The existence of a broad based community organization is a practical requirement for developing and pursuing incorporation efforts. The incorporation committee should represent the community at large, collect signatures, raise funds, assemble the required information, and provide the necessary leadership required for a grass roots incorporation effort.

The law requires that there are three chief petitioners designated in the petition for the purpose of any notice authorized or required to be given by the incorporation effort. In addition, there are very specific legal requirements for the petition and other legal processes required for an incorporation.

The LAFCo Commission must make the following findings relative to incorporations:

- a) The proposed incorporation is consistent with Government Code Sections 56001, 56300, 56301, 56377, and 56668.
- b) The Spheres of Influence of affected local agencies is consistent with the proposed incorporation.
- c) The Commission must review a Comprehensive Fiscal Analysis.
- d) The Commission must review the Executive Officers report prepared pursuant to Government Code Section 56665.
- e) The proposed city is expected to receive revenues sufficient to provide public services and facilities and a reasonable reserve during the first three years following incorporation (after making a revenue neutrality payment as required).
- f) The proposed incorporation will result in a similar exchange of revenue and responsibility for service delivery and shall otherwise meet the requirements set forth in Government Code 56815.



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## **2.7 - Summary of Required Agency Approvals**

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The project will require the following discretionary approvals by LAFCo regarding changes to the organization of local governmental agencies and service providers:

- The incorporation of the proposed City of Arden Arcade, California
- The establishment of a general governmental entity responsible for providing a range of municipal services
- The establishment of an SOI

There is no dissolution or reorganization of any other local governmental entity or service provider that will be required by the proposed incorporation.

### **2.7.1 - Responsible Agencies**

Section 21069 of CEQA defines a “responsible agency” as being a public agency, other than the Lead Agency, which has responsibility for carrying out or approving a project. While LAFCo has been given sole jurisdiction over the reorganization of local governmental entities within California, the Municipal Services Plan portion of the project proposes that the new city contract with various existing public agencies provide municipal services. While not responsible for the approval of the proposed incorporation, these agencies would be involved in carrying out or implementing the provision of municipal services for the new city.

