

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
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February 7, 2007

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: Authorize Executive Officer to Execute a Contract with Jones & Stokes to prepare an Environmental Impact Report (EIR) for the Camino Norte Sphere of Influence Amendment to the City of Sacramento (LAFC 17-06)

CONTACT: Donald J. Lockhart, AICP, Assistant Executive Officer (916) 874-2937

RECOMMENDATION

I recommend that your Commission authorize your Executive Officer to execute a contract with Jones & Stokes to prepare an Environmental Impact Report (EIR) for the Camino Norte Sphere of Influence Amendment for the City of Sacramento.

BACKGROUND

On August 3, 2005, your Commission authorized your Executive Officer to sign a Memorandum of Understanding with the City of Sacramento regarding a Sphere of Influence Amendment for the Natomas Joint Vision (NJV) Study Area. The MOU was subject to Commission Counsel's review and subject to the principles outlined in the August 3, 2005 LAFCo report.

On November 21, 2006, the City Council adopted a resolution to initiate Camino Norte / Leona Circle as "Phase 1" of the NJV Sphere of Influence Amendment. The proposal consists of approximately 400 acres, located north of I-80, East of El Centro Road, South of Arena Boulevard, and west of the West Drainage Canal

DISCUSSION

At the direction of your Commission, staff has been working with the County of Sacramento and the City of Sacramento to advance the NJV process. The City and LAFCo will be co-lead agencies, (with the County of Sacramento a responsible agency,) for the overall NJV CEQA process, and will jointly process the various requests for the consideration of your Commission, the City of Sacramento and the County of Sacramento.

In August, 2006, a Request for Proposals was issued for the overall NJV planning process. The consultant's responses were required to cover the preparation of a Municipal Services Review (MSR,) and the CEQA document for the respective City and County General Plan Amendments and related Sphere of Influence Amendment. Your staff participated in all aspects of the consultant selection process.

A total of five responses were received. The two most qualified were deemed to be RBF Consulting, and Jones & Stokes. The City has executed a contract with RBF Consulting for the overall NJV effort.

Jones & Stokes is recognized as being a fully capable environmental consulting firm. They have exhibited a clear understanding of Sacramento LAFCo policies and procedures for the review and processing of this proposal. Staff would continue to utilize the services of Planning Partners to oversee the EIR process. However, the City of Sacramento Development Services Department would manage and review the work of DKS Traffic Engineering for the traffic analysis section of the EIR.

The Camino Norte property owners group will be responsible for the preparation of the Municipal Services Review.

EXECUTIVE OFFICER COMMENTS:

The Camino Norte / Leona Circle project area – generally located east of El Centro Road south of Arena Blvd. – is proposed as Phase 1 of the more extensive SOI amendment for the Natomas Joint Vision area. The City has initiated this proposal in light of the lesser complexity of issues relative to the balance of the Natomas Joint Vision. This Phase 1 would create a rational boundary, following El Centro Road.

All financial costs for preparing the EIR, MSR, and application fees for the Phase 1 SOI will be the sole responsibility of the Camino Norte property owners group.

I recommend that your Commission authorize your Executive Officer to execute a contract with Jones & Stokes to prepare an Environmental Impact Report (EIR) for the Camino Norte Sphere of Influence Amendment for the City of Sacramento.

Respectfully Submitted

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

Attachments: City Resolution of Initiation
Jones & Stokes Draft Scope of Work