

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
700 H Street #7650
Sacramento, California 95814
(916) 874-6458

March 3, 2010

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **SELECTION OF CEQA CONSULTANT TO PREPARE EIR FOR
THE ELK GROVE SPHERE OF INFLUENCE AMENDMENT
SOUTH OF KAMMERER ROAD**

RECOMMENDATION:

Authorize the Executive Officer to enter into a contract with Michael Brandman Associates to prepare the Draft and Final Environmental Impact Report for the Elk Grove Sphere of Influence Amendment south of Kammerer Road. The contract will be reviewed and approved by Commission Counsel.

DISCUSSION:

On December 8, 2009 a Request for Proposals (RFP) to conduct the CEQA environmental review for the proposed City of Elk Grove Sphere of Influence Amendment was distributed to interested parties and posted on Sac LAFCo and CALAFCo web sites. Five proposals were submitted for consideration by the deadline date of January 8, 2010. LAFCo and City of Elk Grove staff reviewed and ranked these proposals based on the criteria set forth in the RFP. The evaluators conducted interviews with the top three candidates and developed a final ranking.

Based on unanimous consent of the review team Michael Brandman Associates was selected.

The City of Elk Grove will reimburse LAFCo for the all costs related to the preparation of the environmental document to be prepared for Commission consideration. The proposal cost is \$197,923.

Michael Brandman Associates has also been selected by the City of Elk Grove to provide on-call environmental consultant work along with several other environmental consulting firms. To date, Michael Brandman Associates has not been used by the city. In addition,

they have agreed that they will not do any work for the City of Elk Grove during the duration of the contract with LAFCo. The City of Elk Grove concurs with this arrangement.

The preparation of the environmental document is estimated to take approximately 8 to 12 months to complete. During this period the public and affected agencies will have ample time to comment on the Sphere of Influence Amendment proposal and the environmental review process.

LAFCo staff will prepare a tentative schedule and send notice to the public and affected agencies to solicit their input. Project information will also be posted on our website at www.saclafco.org. The public will have a number of opportunities prior to any public hearings to provide their comments on this project.

The consultant and LAFCo will issue a **Notice of Preparation** to solicit input from affected agencies and the public on issues they believe should be addressed in the environmental analysis. In addition, the Draft EIR will be circulated for a **45-day public review**. During this time the public and affected agencies will have another opportunity to comment on the environmental analysis. The Final EIR will address comments received on the Draft EIR and finally, oral and written comments may be made during the public hearings scheduled for this project.

The City of Elk Grove and the County of Sacramento are still negotiating a Memorandum of Understanding. The City of Elk Grove and the County of Sacramento will be conducting additional public outreach consisting of four workshops during March to obtain input on the MOU. If an MOU between the City and County is reached, this agreement will be considered by the EIR consultant in preparation of the environmental document and by the Commission during the public hearings.

The public outreach meeting schedule and Draft MOU are attached for your information.

Respectfully Submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION



Peter Brundage
Executive Officer

PB:
(Elk Grove EIR Consultant Selection March 3, 2010)
Attachments

RECEIVED

FEB 02 2010

SACRAMENTO LOCAL GOVERNMENT
FORMATION COMMISSION

**CITY OF ELK GROVE & COUNTY OF SACRAMENTO
NOTICE OF PUBLIC OUTREACH MEETING
MEMORANDUM OF UNDERSTANDING AND JOINT VISION
RELATED TO THE
PROPOSED ELK GROVE SPHERE OF INFLUENCE AMENDMENT**

Dated: January 29, 2010

NOTICE IS HEREBY GIVEN that the City of Elk Grove and County of Sacramento will jointly hold four Public Outreach Meetings regarding the draft Memorandum of Understanding (MOU) and associated "Joint Vision" between the City and County that will serve as a guide for future planning and preservation activities within the City's proposed Sphere of Influence (SOI) Amendment area. Information in regards to the proposed SOI Amendment, draft MOU, and draft Joint Vision principles and policies can be viewed at the Elk Grove Planning Department, 8401 Laguna Palms Way, Elk Grove or at the Planning Department's website: www.egplanning.org. Additional information can be obtained by contacting Taro Echiburu at 916-478-3619 or Gerald Park at 916-478-3671.

The schedule for the four public outreach meetings is provided below and all meetings will be held at 6:30 p.m. in the Elk Grove City Council Chambers located at 8400 Laguna Palms Way, Elk Grove. All meetings are open to the general public. The meetings scheduled for March 11th and March 16th will be generally focused for *Floodplain and Transition Zone Property Owners* and *Environmental Interest Groups*, respectively.

<p>March 2, 2010</p> <p>Discussion focus for: General Public</p> <p>Elk Grove City Council Chambers 6:30 p.m.</p>	<p>March 11, 2010</p> <p>Discussion focus for: Floodplain and Transition Zone Property Owners</p> <p>Elk Grove City Council Chambers 6:30 p.m.</p>
<p>March 16, 2010</p> <p>Discussion focus for: Environmental Interest Groups</p> <p>Elk Grove City Council Chambers 6:30 p.m.</p>	<p>March 31, 2010</p> <p>Discussion focus for: General Public</p> <p>Elk Grove City Council Chambers 6:30 p.m.</p>



Draft Memorandum of Understand & Joint Vision

BACKGROUND INFORMATION:

The draft Memorandum of Understanding (MOU) and attached Joint Vision include numerous discussions regarding land planning, habitat, open space, and agricultural land protection, and coordination between the City of Elk Grove and County of Sacramento. The MOU functions as the legal tool for adoption of the Joint Vision. Specifically, the MOU identifies the following:

- As part of future land planning, the City would establish land uses that are conceptually compatible with the principles in the Joint Vision (see discussion below), including variable density and transitional land uses and clustering along a portion of the SOI boundary (Figure 1 in attached MOU);
- The City and County would identify areas of development that incorporate transitional land uses, clustering, variable density, and other land use planning tools to provide guidance in the formation of future land uses in the SOI area. This does not bind the City to a specific land plan;
- The County will refer all future land use applications in the SOI area to the City for review and comment and will agree to implement any City pre-zoning standards that may be adopted in the future; and
- The City and County will cooperatively approach the various issues addressed in the Joint Vision and, as such, the City and County agree to support any action by LAFCo to condition the approval of the SOI amendment on the adoption of the MOU.

The Joint Vision is an attachment to the MOU and contains the policies and principles for the SOI area. It is based upon the previous discussions between the City and County and the extensive public comment during the SOI process. It establishes a common vision between the City and County for the SOI area. The principles in the Joint Vision are not meant to inhibit good planning, but rather serve as a guide for the process and ensure that the common vision is achieved. Specifically, the draft Joint Vision identifies the following:

- The City and County will engage in a cooperative land use planning process that involves land owners, residents in and around the Cosumnes River Basin, and other stakeholders;

- In the area west of State Route 99, the proposed SOI boundary represents a joint City/County urban limit line beyond which no urban development will occur;
- Urbanized land uses will only occur within the Urbanization Area, defined as north of Eschinger Road and between Grant Line Road and the 100-year floodplain;
- Farmland and open space within the floodplain will be permanently protected through buffers and conservation easements;
- An “Area of Transitional Land Uses” (Figure 1 in attached MOU) is established, which would create a viable interface between urban and rural land uses by using transitional density, density clustering, and open space easement dedications. The options are not mutually exclusive;
- Land use changes within the “Area of Transitional Land Uses” by either the City or County may be approved with the written concurrence from the other;
- Neither jurisdiction will pursue urban land uses outside of the Urbanization Area without agreement from the other;
- Preservation of open space and habitat lands will be consistent with the South Sacramento Habitat Conservation Plan (SSHCP). Urban development within the area may not begin until the SSHCP has been adopted and includes provisions for addressing urban growth within the area;
- Passive recreation opportunities (e.g., trails, nature study areas, use of non-motor watercraft) would be provided, but selected sites will be an acceptable distance from sensitive habitat areas;
- The County seeks to create a regional trail system, and as such, the City and County agree to coordinate public access within the area;
- In protecting farmland, the following actions will be used:
 - Transitional densities that provide for compatible densities and intensities of land uses proximate to agricultural activities as described above;
 - Recordation of a statement identifying the proximity of agricultural operations and the County’s right-to-farm policy on property deeds;
 - Mitigation for the loss of farmland within the Urbanization Area by permanent preservation (e.g., conservation easements) of existing farmland outside the Urbanization Area required for all development projects; and
- Prohibiting development within the 100-year floodplain and requiring land within the 100-year floodplain to be placed within a floodplain conservation easement in perpetuity as a condition of project approval. Alteration of the floodplain to facilitate urban development will be prohibited.

MEMORANDUM OF
UNDERSTANDING COUNTY OF
SACRAMENTO AND THE CITY OF
ELK GROVE REGARDING ELK
GROVE'S PROPOSED EXPANSION
OF ITS SPHERE OF INFLUENCE

THIS Memorandum of Understanding ("MOU") is entered into this _____ day of 2009, (the "Effective Date"), between THE COUNTY OF SACRAMENTO, a political subdivision of the State of California ("County") and the CITY OF ELK GROVE, a municipal corporation organized and existing under the laws of the State of California ("City").

RECITALS

This MOU is predicated upon the *following* findings:

- A. City incorporated in 2000 with a sphere of influence coterminous with its city limits;
- B. Since that time, the County and the City, have had discussions regarding a shared vision to preserve open space surrounding the City Elk Grove within the unincorporated lands of the County;
- C. The land covered by this MOU focuses on land located along and extending out from the Cosumnes River/Deer Creek Corridor ("Corridor");
- D. The Corridor is an important resource for the Sacramento region as a whole, representing some of the last remaining free-flow rivers on the western slope of the Sierra Nevada mountain range and providing habitat of various kinds supporting multiple species;
- E. In 2008, City made application to the Local Agency Formation Commission (LAFCO) for the purpose of expanding its sphere of influence into areas adjoining the Corridor that are currently within the County's General Plan planning areas. A map showing the proposed sphere of influence area is attached hereto as Exhibit "A" and is incorporated herein by this reference.;
- F. City's proposed sphere amendment currently pending with LAFCO seeks to extend potential urbanization of the City into areas covered by the County's General Plan;
- G. City may, at some point in the future, also seek annexation of the sphere of influence area, which will require pre-zoning and other land use entitlements by City;
- H. The County, through its General Plan, is committed to maintain agricultural and open space uses in the area surrounding the City and discouraging urban uses, particularly in and near the Corridor area;

- I. The parties enter into this MOU to define the shared vision of the City and the County as the City moves forward with its sphere amendment application with LAFCO.
- J. The shared vision of the City and the County is contained in the document entitled *City of Elk Grove-County of Sacramento Joint Policy Vision for the Cosumnes River Basin*, which is attached hereto as Exhibit "B" and is incorporated herein by this reference

NOW THEREFORE, the parties to this MOU agree as follows:

1. Definitions. Unless otherwise defined in this MOU, all capitalized terms will have the definitions ascribed to as follows:
 - a. "Corridor" shall mean the Cosumnes River/Deer Creek Corridor, as shown in Figure 1 of the attached Exhibit "B"
 - b. "County General Plan" shall mean that document as it existed as of the Effective Date of this Agreement.
 - c. "City General Plan" shall mean the City of Elk Grove General Plan, adopted November 2003.
 - d. "Joint Policy Vision" shall mean the document entitled *City of Elk Grove-County of Sacramento Joint Policy Vision for the Cosumnes River Basin*, which is attached hereto as Exhibit "B".
 - e. "Urban Services Boundary" or "USB" shall mean that boundary as defined in the Sacramento County General Plan adopted December 15, 1993 and reflecting any amendments thereto as of the Effective Date of this Agreement
 - f. "SOI Application" shall mean that certain application filed by the City of Elk Grove with the Sacramento LAFCO on May 21, 2008.
 - g. "SOI Application Area" shall mean the areas of land covered by the SOI Application.
 - h. "Urbanization Area" shall mean the areas identified for urban development within the SOI Application Area as shown in Exhibit "A".
 - i. "Area of Transitional Land Uses" shall mean the strip of land ½ mile north and ½ mile south of Eschinger Road, as depicted in Figure 1 of the Joint Policy Vision.
2. In its future land plan for the area covered by the sphere of influence amendment application, City will establish land uses that are conceptually compatible with the principles contained in the Joint Policy Vision. Such conceptual compatibility may be achieved through variable density within potential pockets of higher density land development; transitional land uses

and clustering in an attempt to avoid impacts to surrounding agricultural land uses. The area for compatibility and such transitional land uses shall be limited to the Area of Transitional Land Uses as defined in this MOU. The City's General Plan is committed to the above goals within its own boundaries as well, stating the following:

- a. The City encourages the creation of a regional trail/open space system which links the Cosumnes River with the Sacramento River and provides for trail connections between Elk Grove and these open space areas. (Parks, Trails and Open Space Element).
 - b. Preserve and enhance the areas within the floodplain of the Cosumnes River. (Parks, Trails and Open Space Element)
 - c. Uses in stream corridors shall be limited to recreation and agricultural uses compatible with resource protection and flood control measures. Roads, parking and associated fill slopes shall be located outside of the stream corridor. (Conservation and Air Quality Element)
 - d. Protect open space lands in proximity to Elk Grove which provide for agricultural use and habitat. (Parks, Trails and Open Space Element)
 - e. Anticipate the retention of significant areas of agricultural production outside the current city limits. (Conservation and Air Quality Element)
 - f. Recreational trails should not be placed adjacent to or on farmland if feasible alternative routes exist elsewhere in the vicinity. Trails facilities should be designed in cooperation with adjacent property owners to minimize adverse impacts on farming practices. (Parks, Trails and Open Space Element)
 - g. Encourage development clustering where clustering would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other...open space, provided that: urban infrastructure capacity is available for urban use...development rights for the open space area are permanently dedicated and appropriate long-range management is provided for....Clustering of development is not permitted east of State Route 99. (Conservation and Open Space Element)
3. County acknowledges the goals set forth in the City General Plan as set forth above, and has similar provisions in its General Plan which encourage agricultural uses, compact land use and development, and discourage "leap frog development" and "urban sprawl." Toward these ends, the County General Plan provides:
- a. The County seeks to minimize agricultural/trail-user conflicts by recommending and seeking buffer zones between trails and nearby agricultural land and by locating trails way from the Cosumnes and Deer Creek Riparian areas. (Agricultural

Element).

- b. Retain agricultural land holdings in units large enough to guarantee future and continued agricultural use... [and] protect prime, statewide important, unique, and local importance farmlands and lands with intensive agricultural investments from urban encroachment. (Agricultural Element)
 - c. New projects shall ensure sufficient water supply is maintained for existing farming practices that may compete for the same source of water, whether surface or groundwater... Maintain agricultural zoning, and existing agricultural or open space in primary aquifer recharge areas identified as having a moderate to very high recharge capability. (Conservation Element)
4. Working cooperatively, County staff and City staff shall develop proposed areas of development that incorporate transitional land uses, clustering, variable density and other land use planning tools to provide guidance in the formulation of future land uses in the sphere of influence application areas. Nothing herein shall bind City to approval of any specific land use plan until such time as all requisite laws, including, but not limited, to the California Environmental Quality Act ("CEQA"), *California Public Resources Code section 21000 et seq.*, have been met. Until such time as LAFCO acts on City's application, the County shall refer all future land use applications in the SOI Application Area to the City for review and comment, and agree to implement any City pre-zoning standards that may be adopted by the City at any point in the future prior to actual annexation of any land in the SOI Application Area.
5. This Memorandum of Understanding (MOU) expresses the intent of the County and the City to cooperatively approach open space and habitat preservation, agricultural viability and farmland preservation, and recreation within the area outside of the City's limits and proposed SOI of our regional community. Therefore, the County and City support as an action of LAFCO, the adoption of this MOU as a condition of approval to the City's SOI application.
6. Relationship of Parties.
 - a. It is understood that the relationship between the parties is an MOU relationship between public agencies and not an agency; and nothing herein shall be construed to the contrary.
 - b. The Parties agree that nothing contained herein, or in any document executed in connection herewith, shall be construed as making the parties joint venturers or partners.
 - c. This MOU is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person, including but not limited to the residents (past, current, anticipated or future) of the proposed sphere of influence application area, or developers or owners proposing projects within or outside the boundaries of the area, have any right of action based upon any provision in this MOU.

7. Notices. All notices required or provided for under this MOU shall be in writing and delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the receiving party indicated below:

To the City:

City Manager
City of Elk Grove
8401 Laguna Palms Way
Elk Grove CA, 95758

To the County:

County Executive
County of Sacramento
700 H Street, Room 7650
Sacramento, CA 95814

8. Amendments. Any amendments to this MOU shall require a supermajority vote by each party.
9. Environmental Documentation. City shall, at its sole cost and expense, perform all environmental review required by the California Environmental Quality Act or other applicable environmental law or regulation.
10. Binding Effect of Agreement. The parties acknowledge that this MOU may be subject to environmental review.

CITY OF ELK GROVE
A Municipal Corporation

COUNTY OF SACRAMENTO

By _____
Laura Gill, City Manager

By _____
Terry Schutten, County Executive

APPROVED AS TO FORM:

APPROVED AS TO FORM:

City Attorney

County Counsel

ATTEST:

ATTEST:

City Clerk

Clerk of the Board

EXHIBIT "B"
**City of Elk Grove-County of Sacramento Joint Policy Vision for the
Cosumnes River Basin**

DRAFT – October 2009

I. Statement of Intent

The Cosumnes River is an important resource to the Sacramento region. It is a small river, a mere 80 miles long; but it is the last remaining free-flowing (non-dammed) river on the western slope of the Sierra Nevada. The river tumbles from its headwaters in the red firs of the El Dorado National Forest. As it descends the western slope of the Sierra Nevada, it nourishes and breeds not only riparian forests but wetlands, vernal pool-dotted grasslands, and blue oak woodlands, spilling at last into the Sacramento-San Joaquin Delta. The broad floodplain of the lower river houses rare valley oak riparian forest and freshwater wetlands used by thousands of resident and migratory birds. The land surrounding the river offers farmers fertile soils that have been cultivated throughout California history. The agricultural and natural open space lands provide unique views from the river, as well as practicality for floodplain protection.

Therefore, in an effort to promote open space, habitat, public access, and development within the areas included within and south of the proposed sphere of influence (SOI) area identified in figure 1, Sacramento County and the City of Elk Grove wish to examine the opportunity to develop a common vision for the surrounding area. This vision will be built on a foundation of mutual interests and established principles.

The Sacramento County General Plan is the guiding land use document for the County, and land uses within the unincorporated County. Given that lands suitable for open space occur primarily in unincorporated areas, any vision must be consistent with the County's General Plan. The City of Elk Grove recently submitted an application to the Sacramento Local Agency Formation Commission (LAFCo) to amend and expand its sphere of influence. The application shows a proposed sphere of influence boundary within the Cosumnes river corridor and thus, discussions between the City and County should address their joint interest in the Cosumnes River Corridor in terms of common goals in its protection and preservation. If future portions of the City are to be within this area, these discussions are paramount to ensure consistency with both County and City General Plans

Cooperation between the County and the City provides an opportunity to develop a vision that reflects the shared core values of protecting and maximizing existing and future agricultural operations, open space preservation, habitat protection, and provision of public recreation areas. These jurisdictions each have a stake in proactively influencing the emerging urban form, by guiding growth to provide for residential and employment opportunities close to the urban core. The proposed policies listed below were built upon a set of principles developed in previous City-County discussions and through the City of Elk Grove's numerous public outreach sessions as part of its Sphere of Influence amendment process, and are intended to reflect a common ground between both jurisdictions.

II. The Cosumnes River Basin

The Cosumnes River Basin, for purposes of this Joint Vision, is an area of land between the existing City of Elk Grove on the north and extending south to the Cosumnes River. The Basin area, as well as the sub-areas referenced in this Joint Vision, is illustrated in Figure 1.

III. Commitment to Cooperative Land Use Planning

The City and County agree to engage in a cooperative land use planning process that involves both land owners and residents in and around the Cosumnes River Basin, as well as other interested stakeholders. The best way to ensure an integrated planning process that provides for both, future growth and open space/habitat and agricultural preservation and protection, as well as appropriate floodplain management, is to involve all parties equally in the process.

IV. Planning Principles

The following planning principles will be used by all parties in developing a future land plan, circulation plan, and other appropriate and necessary plans for the Cosumnes River Basin. These principles are not meant to inhibit good planning – rather they serve to guide the process and ensure that the commonly-held vision is achieved. References to City and County General Plan policies are included to highlight consistency of the principles with these documents.

1. Boundary

It is agreed that west of State Highway 99, the southern boundary of the Elk Grove Sphere of Influence as shown in Figure 1, represents also a joint City/County urban limit line, beyond which no urban development will occur.

2. Land Use

It is agreed that urbanized land uses (employment centers, residential uses denser than one unit per two acres) will only occur within the Urbanization Area, generally defined as that area north of Eschinger Road and between Grant Line Road and the 100-year floodplain.

Farmland and open space lands within the 100-year flood plan shall be permanently protected. This protection shall be accomplished through buffers and conservation easements. This policy is not intended as a plan for public acquisition of private lands. However, preservation may be viewed as being accomplished by project proponents through the requirement of mitigation land. Preservation of these lands will increase the quality of life for locals and increase relative land values by providing diverse landscapes, habitats, clean water, and recreational areas.

It is also the policy of the City and the County to create a viable interface between urban and rural land uses in the Area of Transitional Land Uses, as shown in Figure 1. Options for this area include: transitional land uses of incrementally lower density as the Urbanization Area boundary is approached, and the opportunity for land owners to receive density bonuses contingent upon development clustering and open space easement dedications. These options are not mutually exclusive and are limited to development west of State Route 99, north and south of Eschinger Road.

Option 1: Transitional Land Uses

Zoning may gradually become less dense as it approaches the Urbanization Area boundary.

- Creates a rural aesthetic at the City's edge.
- Provides a compatible interface with surrounding agricultural-residential and agricultural land.

Option 2: Clustering

Property owners adjacent to, but outside, the Urbanization Area boundary may choose to develop a portion of their property with a density bonus in exchange for the permanent preservation of the remaining land on their property (and the property of any collaborating landowners operating in trust with them) provided that the overall density does not exceed 2 acres per residential unit.

- Allows property owners to gain monetary value from rural land, from a land use other than agriculture.
- Provides density bonuses in exchange for clustering and conservation.
- Requires a strategic location for participating property owners, so that development is located in a logical and sustainable manner.

"Encourage development clustering where clustering would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other... open space, provided that: urban infrastructure capacity is available for urban use... development rights for the open space area are permanently dedicated and appropriate long-term management is provided for... . Clustering of development is not permitted east of State Route 99." (Elk Grove General Plan, Conservation and Air Quality Element)

3. Jurisdictional Coordination

The City and the County agree that no land use changes in the Area of Transitional Land Uses shall be approved by one jurisdiction without the written concurrence from the other. For the County of Sacramento, written concurrence shall be in the form of a resolution by the Board of Supervisors. For the City of Elk Grove, written concurrence shall be in the form of a resolution by the City Council. Requests for concurrence with a proposed land use change shall be in writing. Each jurisdiction shall have 90 days to respond to a written request for concurrence with a proposed land use change. If no response is received within this time period, it will be assumed that the responding jurisdiction concurs with the proposed land use change.

4. Open Space and Habitat

The City and County agree that preservation and protection of open space and habitat lands within the Cosumnes River Basin is of the utmost importance. Therefore, neither jurisdiction will pursue urban land uses outside of the Urbanization Area without agreement of the other party. The intent of this policy is to serve as a check-and-balance between the competing land use interests of the two agencies.

Preservation of open space and habitat lands shall be consistent with the South Sacramento Habitat Conservation Plan. Urban development within the Cosumnes River Basin shall not begin until the Habitat Conservation Plan has been adopted and includes provisions for addressing urban growth south of the existing (2008) Elk Grove City limits.

"Uses in the stream corridors shall be limited to recreation and agricultural uses compatible with resource protection and flood control measures. Roads, parking, and associated fill slopes shall be located outside of the stream corridor." (Elk Grove General Plan, Conservation and Air Quality Element)

The City and the County agree to provide public access to select sites so that community members and visitors can appreciate the natural beauty of the Cosumnes River Corridor. Sites should allow for passive recreation that allows visitors to enjoy, but not threaten, the surrounding habitat. Passive recreation includes, but is not limited to, trail use, nature study, and non-motor watercraft use. There are areas within the Corridor that are not appropriate for trails and recreational uses, including critical habitat areas and agricultural lands. Care should be taken to select sites for public access that are distanced from these sensitive areas.

"The County seeks to minimize agricultural/trail-user conflicts by recommending and seeking buffer zones between trails and nearby agricultural land and by locating trails away from the Cosumnes and Deer Creek riparian areas." (Sacramento County Draft General Plan, Agricultural Element)

A County objective is to incorporate the Cosumnes River Corridor Initiative into its larger goal of creating a regional trail system. The City and the County agree to coordinate any public access proposal with this regional trail vision, as well as with existing open space programs and the City of Elk Grove's Trails Master Plan. In addition, the City and the County agree that all public access proposals will be coordinated with property owners in areas identified as suitable for public access.

"The City encourages the creation of a regional trail/open space system which links the Cosumnes River with the Sacramento River and provides for trail connections between Elk Grove and these open space areas." (Elk Grove General Plan, Parks, Trails, and Open Space Element)

5. Farmland

Agriculture has been a significant land use along the Cosumnes River since the 1800s, when settlers leveled the river's bottom land for farming and cattle grazing. Today, agriculture remains the primary land use within and around the Cosumnes River Corridor, and should be honored as part the area's local history. Farmland is also an important component of open space preservation, as it provides an economic mechanism for land management.

In an effort to protect farms located outside of the Urbanization Area, the density of land uses shall be transitioned as described in section 2 above, such that only compatible densities and intensities of uses are within proximity to agricultural activities. Further, as a condition of approval on future development projects, the City agrees to record on deeds of property a statement identifying the proximity of agricultural activities and the County's policy for right-to-farm.

Mitigation for the loss of farmland within the Urbanization Area by permanent preservation (through conservation easements) of existing farmland outside the Urbanization area shall be required for all projects.

The City and the County agree that farmland preservation is only possible where agricultural operations continue to be viable. Farmland selected for preservation must not be isolated or constrained by nearby development, as this would decrease agricultural productivity. Farmland should also be protected from groundwater depletion and trespassing, by locating new growth and recreational areas as far from productive farmland as possible.

"Protect open space lands in proximity to Elk Grove which provide for agricultural use and habitat." (Elk Grove General Plan, Parks, Trails, and Open Space Element)

"Anticipate the retention of significant areas of agricultural production outside the current city limits." (Elk Grove General Plan, Conservation and Air Quality Element)

"Retain agricultural land holdings in units large enough to guarantee future and continued agricultural use... [and] protect prime, statewide importance, unique and local importance farmlands and lands with intensive agricultural investments from urban encroachment." (Sacramento County Draft General Plan, Agricultural Element)

"Recreational trails should not be placed adjacent to or on farmland if feasible alternative routes exist elsewhere in the vicinity. Trails facilities should be designed in cooperation with adjacent property owners to minimize adverse impacts on farming practices." (Elk Grove General Plan, Parks, Trails, and Open Space Element)
The City shall specifically encourage the Sacramento County Water Agency to design well facilities and operation to minimize surface flow effects to the Cosumnes River. (Elk Grove General Plan, Conservation and Air Quality Element)

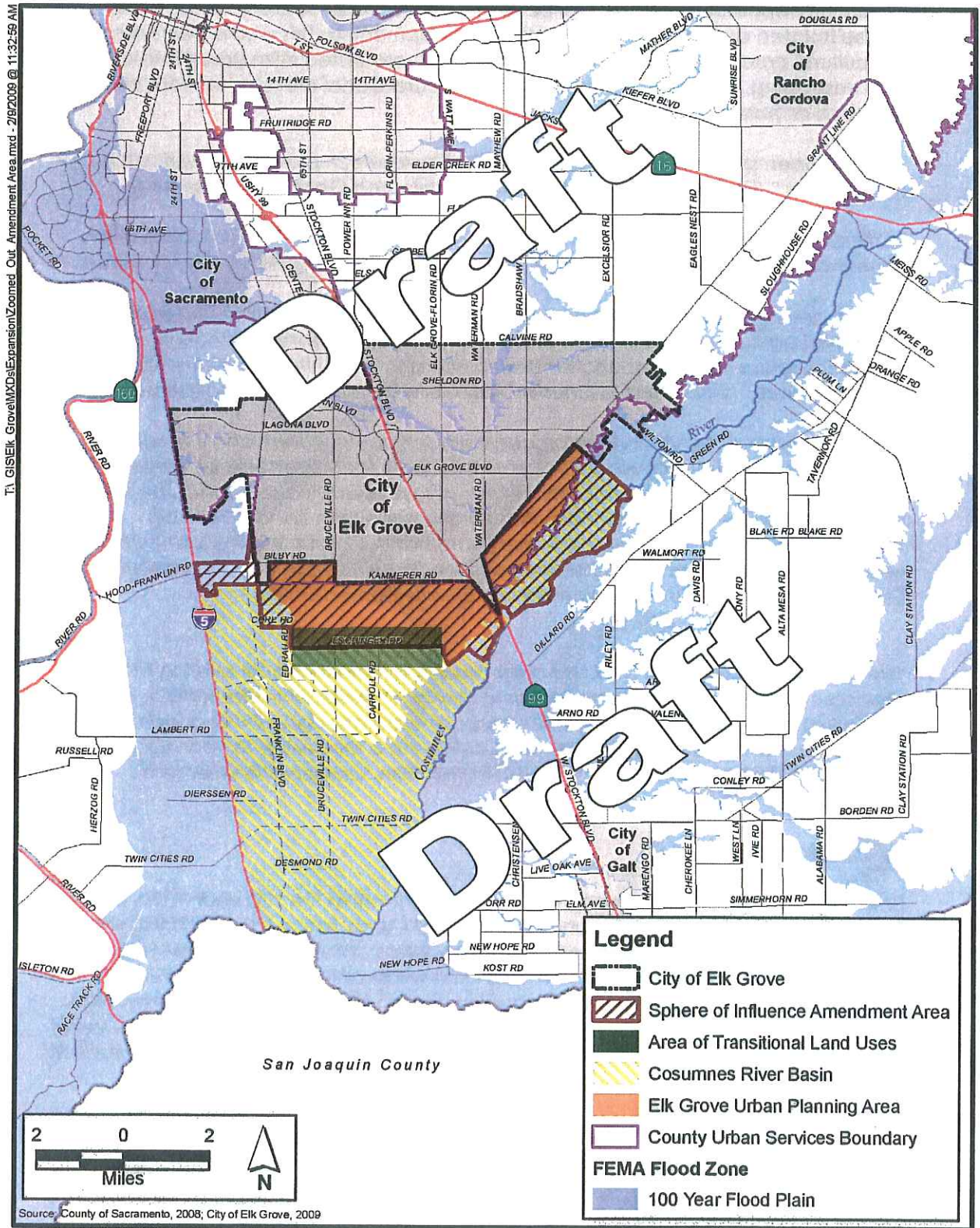
"New projects shall ensure sufficient water supply is maintained for existing farming practices that may compete for the same source of water, whether surface or groundwater.... Maintain agricultural zoning, and existing agricultural or open space in primary aquifer recharge areas identified as having a moderate to very high recharge capability." (Sacramento County Draft General Plan, Conservation Element)

6. Floodplain Protection

Both the City and County agree that development within the 100-year FEMA defined floodplain is inappropriate and unacceptable. As such, future land planning will preclude placing development within the floodplain. Whenever development is proposed on properties that contain land both within and outside the floodplain, those portions of land within the floodplain shall be placed into a floodplain conservation easement in perpetuity as a condition of project approval. The City and the County agree that alteration of the floodplain to facilitate urban development shall be strictly prohibited.

"Preserve and enhance the areas within the floodplain of the Cosumnes River." (Elk Grove General Plan, Parks, Trails, and Open Space Element)

Figure 1



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