

Listening Session Meeting #3
Franklin Elementary School
May 19, 2009
Key Notes

Floodplain Protection

- Staff maintains no development in floodplain, but City Council has ultimate decision and policies for floodplain can change over time
- General Plan allows development in floodplain
- SOI development would impact existing floodplain and create new flood areas
- FEMA map may change due to new development

Urban/Rural Interface

- Urban Services Boundary should be within SOI area

Farmland & Agriculture

- Collaborate with agencies to protect farming operations (no over-regulation)
- If farmlands are preserved, ensure farmers can stay in business
- City needs to look after agricultural interests similar as provided for development
- Need to stabilize agricultural base (i.e. ground water recharge area, open space district)
- Consider effects of lost agriculture

Habitat & Open Space

- Habitat and open space depreciates land value
- Existing myth of SOI won't have impact on South Sacramento HCP
- SOI would eliminate large number of Swainson's hawk population in SOI area
- Need to consult with CA Dept. of Fish & Game regarding Swainson's hawk impacts
- Staff has perception that SOI impacts can be mitigated
- SOI impacts will have substantial "take" and contradicts South Sacramento HCP
- Cost of environmental protection should be shared by the community and not just landowner

Other

- City needs to provide clear provisions in writing regarding SOI intent
- Complete unfinished projects within City prior to SOI pursuance
- City needs to be transparent in regards to landowners interested in annexing into City
- Clarify SACOG growth projections in relation to SOI expansion
- Complete market study prior to moving forward on SOI application
- Rights of landowners should be weighted equally to interest groups
- Population growth projections should utilize the CA Dept. of Finance projections
- Increase structure height rather than expanding City boundaries
- Homeowner depreciation due to oversupply of vacant homes
- SOI expansion would decrease land demand and result in volatile tax revenue
- SOI would affect all residents for the benefit of those landowners wanting annexation
- Need clear discussion to address each concern rather than facilitation meetings since issues vary
- Diminish of quality of life (air quality, open space, neighbors)
- SOI application process started during the height of development and now a misinterpretation
- Withdraw the SOI application