

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
December 16, 2015
Timed: 2:30 p.m.

To: Board of Supervisors

From: Department Of Community Development

Subject: 20030171 And PLNP2014-00172. Natomas North Precinct Plan. Workshop
Prior To Initiation Of Environmental Review Process

Supervisory
District(s): Serna

Contact: Sheryl Lenzie, Associate Planner, 874-7722

Overview

The purpose of this workshop is for the Board of Supervisors (Board) to review the final Draft Master Plan for the Natomas North Precinct Plan (Plan) and determine if the project is adequate to begin the California Environmental Quality Act (CEQA) Environmental Review process. As such, neither this workshop nor any sequential or subsequent Board consideration or action relating to the commencement of CEQA review constitute an “entitlement” or any other commitment by the County of Sacramento to permit urban development in the Plan area. Furthermore, all parties involved with the Plan fully understand that because there exists no early guarantee that the County of Sacramento shall ultimately entitle for urban development properties within the plan area, those funding and pursuing CEQA review proceed at their own risk.

This report focuses on new information since the Planning Commission workshop held on September 28, 2015. Staff has worked with a property owners group for several years on preparation of a Draft Master Plan. The North Precinct is large and the issues in the basin are particularly complex.

The project submittal includes the “North Precinct Placemaking Story” that focuses on the key placemaking and planning strategies developed from the series of public workshops held in 2009 that resulted in sketches presented to the Sacramento City Council, County Planning Commission and County Board of Supervisors. The Placemaking document describes major features such as the central open space parkway and cultural amenity, a community with functional edges, a community as a multi-modal and connected community, a community with an urban compact core, and a robust paseo and trail system connecting districts, neighborhoods, parks, and schools.

The Applicant group owns land in the area known as the North Precinct, within the Plan area. The Applicant revised the project application after the September 28, 2015 Planning Commission workshop to address urbanization only for the North Precinct. One reason for the revision was due to the controversy over prior versions of the Funding Agreement and associated reimbursement provisions. The Board approved the Funding Agreement that

recognizes work on the North Precinct Plan on November 17, 2015. The revised application no longer includes the areas west of Highway 99, south of Interstate 5, or the area known as the Boot as areas for urbanization. These three precincts do not have any paying representation at this time, although some owners had previously participated in the original property owners group as funding partners for the Natomas Vision Plan. The removal of properties from the proposed Urban Services Boundary (USB) does not preclude those landowners from initiating a separate application process or processes with the County for a master plan(s) and Board action to move the USB. Staff will, however, require master plan areas to include logical geographic boundaries that potentially encompass a larger geographic area than land that may be in their control.

On September 28, 2015, the Planning Commission (Commission) held a workshop to consider the adequacy of the Plan and voted unanimously 5-0 to recommend that the Board find the project adequate to begin the environmental review process. The Commission and public had many questions and comments which are discussed in this report. Staff provided a report back to the Planning Commission on November 9, 2015 since the Plan presented was the version that included the three other geographic areas for urbanization (west of Highway 99, south of Interstate 5, and the Boot), in addition to the North Precinct. The Commissioners did not have any significant concerns regarding the revisions, and there was no public testimony.

The Planning Commission staff report (Attachment 1) contains the history and details of the Natomas Vision Plan effort. Additional history is provided in this Board report to address the transition from the City leading the urbanization effort to the County as the entity to consider urbanization.

Recommendation

Review and comment on the Natomas North Precinct Plan and direct staff to continue to the next step in the planning process, including issuance of the Notice of Preparation and initiate work on the Draft Environmental Impact Report.

Measures/Evaluation

Processing of this Natomas North Precinct Plan is pursuant to the General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment centers, and open space.

Fiscal Impact

Costs related to this application are paid for by the Applicant pursuant to the Funding Agreement executed September 24, 2008, as amended, and a new Funding Agreement adopted on November 17, 2015.

BACKGROUND

The planning effort has had a detailed and lengthy history that has been discussed in many past staff reports to the Board. The Planning Commission staff report contains an historical summary providing context of the planning effort that has been underway for many years (Attachment 1).

The Applicant group is comprised of three primary funding partners, all of whom own land located in the northeast portion of the Plan known as the North Precinct. The Applicant group consists of the following:

- Brookfield (represents 11 property owners)
- Ose Properties
- Demeter Development

The application was revised after the September 28, 2015 Planning Commission workshop to address urbanization only for the North Precinct (Attachment 2). The change was in part due to the controversy over prior versions of the Funding Agreement and associated reimbursement provisions. As a result, the revised application no longer includes the areas west of Highway 99, south of Interstate 5, or the Boot (Attachment 3). The application addresses the movement of the County's USB (the potential ultimate limit of urbanization), the Urban Policy Area (UPA), a detailed Master Plan for the North Precinct, and an associated subsequent Habitat Conservation Plan (which is not part of this project submittal). The attached Planning Commission staff report also evaluates the proposed project against the criteria of the General Plan, particularly Land Use Element Policies LU-119 and LU-120.

DISCUSSION

The revised application now includes the following entitlements:

1. General Plan Amendment to move the USB and UPA to include the North Precinct of the Natomas Vision Plan area (±5,699.3 acres).
2. Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations within the North Precinct from Agricultural Cropland (±5,699.3 acres) to Low Density Residential (±2,560.6 acres), Medium Density Residential (±265.7 acres), Commercial & Office (±703.3 acres), Public/Quasi-Public (±241.9 acres), and Recreation (±1,927.9 acres).
3. Amend the General Plan Transportation Plan to include the North Precinct.
4. Amend the General Plan Bicycle Master Plan Diagram to include the North Precinct.
5. Rezone to change the zoning in the North Precinct (±5,699.3 acres) to Special Planning Area (SPA) (±5,699.3 acres). (Note: The existing zoning of non-participating properties in the North Precinct, including any Flood Combining (F) designation, will remain the same as reflected in the underlying zoning in the SPA.)
6. Adopt the North Precinct Master Plan/SPA (±5,699.3 acres) including a land use plan, design guidelines, and development standards to establish land use designations within the North Precinct including Very Low Density Residential (±192.3 acres), Low Density Residential (±1,559.3 acres), Medium Density Residential (±808.9 acres), High Density Residential (±265.7 acres), Regional Commercial (±197.7 acres), Regional Mixed-Use/Entertainment (±108.3 acres), General Commercial (±108.0 acres), Commerce District (±156.5 acres), Commercial/Mixed-Use (±50.0 acres), Neighborhood Commercial (±82.9 acres), Public/Quasi-Public (±241.9 acres), Parks and Recreation (±203.9 acres), and Open Space/Drainage (±1,724.0 acres).

7. Adoption of a Water Supply Master Plan for the North Precinct. Requires Sacramento County Water Agency Board of Directors approval.
8. Approval of a Water Supply Assessment for the North Precinct. Requires Sacramento County Water Agency Board of Directors approval.
9. Adoption of a Public Facilities Financing Plan for the North Precinct Master Plan/SPA.
10. Adoption of a Development Agreement(s) for the North Precinct Master Plan/SPA.

In addition to the above entitlements, separate Service District Annexation requests for the North Precinct Master Plan/SPA are proposed to include:

1. Annexation to County Service Area (CSA) 10 and/or creation of a new CSA. Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone to implement funding and service provision.
2. Annexation to Sacramento Regional County Sanitation District (SRCSD).
3. Annexation to Sacramento Area Sewer District (SASD).

North Precinct Placemaking Story: The story document focuses on the key placemaking and planning strategies used to form the North Precinct land use plan (Attachment 4). Text, pictures, and diagrams describe the key planning strategies developed in context of the guiding vision and planning principles established in the public workshops conducted in 2009. Key planning strategies demonstrated in the North Precinct Plan include the following, with a brief description of each.

- Provides a central open space parkway and cultural amenity – The most significant public benefit is the open space parkway amenity created down the middle of the plan. This stormwater facility will be created with lakes, seasonal ponds, dry swales, trails, and central parks.
- Creates a community with functional edges – The frontages located along Highway 99, Elkhorn Boulevard, and both sides of Elverta Road create opportunities for small-scale farming, trails, and gardens.
- Ensures the community is a multi-modal, connected community – Walking and cycling will be encouraged through the many trails developed throughout the community. A shuttle system is expected to serve neighborhoods and connect to transit lines outside the community.
- Creates an urban core that is compact – The area along the East Commerce Way extension will include commercial uses and high density residential living.
- Provides a robust paseo and trail system connecting districts, neighborhoods, parks, and schools – Paseos will provide options for Safe Routes from homes, schools, and other services.

The team's Urban Design Specialist, AECOM, on contract with the County, and with significant input from the Applicant has prepared the accompanying document to the project application material that describes the story of the North Precinct Plan design.

North Precinct Infrastructure Assessment: The Applicant's engineering team prepared an Infrastructure Assessment Technical Memo for the North Precinct Plan (Attachment 5). The

purpose is to describe a “reconnaissance level engineering assessment” of the infrastructure that will be required. The Infrastructure Assessment focuses primarily on the on-site and off-site water, wastewater, and drainage infrastructure. Since an extensive traffic study will be required, the Infrastructure Assessment does not include traffic related infrastructure requirements. Additional technical studies supporting the infrastructure design will be included in the draft Environmental Impact Report (DEIR).

Planning Commission Report Back: Staff returned to the Planning Commission on November 9, 2015 to provide a report back on the revised application subsequent to the September 28, 2015 Planning Commission workshop (Attachment 6). One Commissioner commented that the change would allow the project to proceed separately from other precinct schedules. Another Commissioner asked if drainage and flooding issues could be effectively studied independent of the other areas. Staff assured the Commission that it is possible, although the Habitat Conservation Plan (HCP) is tracking separately, and may need to be studied in a larger geographic context to determine what lands may or may not be available for mitigation. There were no other Planning Commission comments or public testimony.

County As Entity To Urbanize: On November 26, 2007, the County Executive and City Manager jointly hosted a luncheon with key landowner representatives in the Natomas Vision area to discuss moving forward with a comprehensive and collaborative planning process. The meeting highlighted the County’s commitment to develop a plan for the Vision area that was inclusive of multiple interests. On January 30, 2008, the Board of Supervisors held a report back to consider a County led development process. The Board endorsed the effort that became known as the Broad Visioning process, with funding provided from the Owners group. After the County initiated a master plan process for Natomas in February 2012, the City of Sacramento continued to send a City representative to team meetings until the Fall of 2012. These team meetings consisted of County staff, City staff, and land owners. The project chronology attached to the Planning Commission report has been amended to include additional detail (Attachment 7).

Planning Commission Workshop: On September 28, 2015, the Commission held a workshop to consider the adequacy of the Plan and to forward a recommendation to the Board. The Plan presented was the version that included the three other geographic areas for urbanization (west of Highway 99, south of Interstate 5, and the Boot), in addition to the North Precinct. The Commission voted unanimously 5-0 to recommend that the Board find the project adequate to begin the environmental review process. The Commissioners also supported staff’s recommended future mid-point Commission and Board check-in once the technical studies are further along, and prior to the release of the Draft Environmental Document (DEIR). The Commissioners had several comments and questions highlighted in the following bullets. Staff has prepared responses below. These responses are written to incorporate the recent application revisions.

Commissioner Comments:

- The North Precinct detailed land plan appears to be well-designed and provides opportunities for high quality development
- Consider including urban forest elements along highways and open space areas

- There is merit to preserving agriculture in the Natomas Vision Plan area, and because of that, some areas should remain agricultural

Commissioner Questions/Staff Responses:

- How was the USB line established in the Boot Precinct, and why did it not encompass the entire Boot Precinct?

USB location in the Boot Precinct – As stated in the attached Planning Commission staff report (Page 10), the USB location depicted in the application, prior to its revision, was based on the version of Sketch No. 3 created in 2009 during a series of public workshops. The sketch showed more development along I-80 in the south area of the Boot than the other two sketches. The County then requested the Applicant show a slightly expanded line in the north area of the Boot. There were several reasons for holding the USB line where shown:

- ✓ The Natomas Basin Conservancy (TNBC) controls several parcels in the northern Boot Precinct area. Maintaining agriculture in this area reduces potential urban edge conflicts.
 - ✓ The area in the southern Boot consists of agricultural-residential properties along the Garden Highway. This existing land use arrangement creates an opportunity for an urban edge transition.
 - ✓ Keeping the USB line pulled farther away from the Sacramento River, minimizes the creation of a narrow agricultural strip along the Sacramento River.
 - ✓ It is difficult to know what might be required by the regulatory agencies in the context of negotiating an HCP. This is especially the case given the negotiated one-mile buffer along the Sacramento River for Swainson's hawk foraging habitat under the existing HCP. For this reason, staff suggested showing some viable agricultural-sized parcels in the Boot Precinct.
- How will the mitigation required under the future Habitat Conservation Plan (HCP) work within the framework of the existing HCP?

Future HCP in context of an existing HCP – It is expected that mitigation strategies under a future HCP will need to occur out-of-County, and presumably out of the Natomas basin. The Applicant and County are committed to ensuring the existing HCP is not jeopardized.

- Describe the Transfer of Development Rights (TDR) program and how it benefits agricultural properties.

Transfer of Development Rights program – It was recognized that landowners outside the four urban precincts included in the now superseded application would not be able to urbanize. To provide value to those landowners, the Applicant proposed a TDR program. Although the details were yet to be determined, presumably a land use value would be assigned to the agricultural areas. For example, a theoretical AR-5 value could be assigned (one unit for every five acres). If someone owns 100 acres, they would be entitled to 20 development rights that they can sell to a developer. The program would be voluntary for both the seller and buyer. The program, however, is no longer proposed. Staff believed a TDR-type program had merits. In moving forward with only the North

Precinct, however, developing this overall program would be challenging. The County could revisit such a program in the future if determined appropriate.

- What is the proposed water supply?

Water Supply – Although the technical studies have yet to be developed, the Applicant indicates they have several options they are exploring. These options are explained in the attached Infrastructure Assessment for the North Precinct the Applicant’s engineering team prepared subsequent to the Planning Commission workshop.

- What were some of the comments and criticisms of the Plan staff heard in the public outreach meetings?

Comments and criticisms heard in public outreach sessions – The attached Planning Commission staff report contains a section on public outreach (Section III-E, Page 13). The comments from various participants are listed in that report. In general, the majority of the reoccurring questions and comments in several of the public outreach sessions have focused on water supply and the USB location.

- Since this area was not included in the Metropolitan Transportation Plan (MTP), is the County approving master plans that create a housing oversupply?

Metropolitan Transportation Plan (MTP) – The Board of Supervisors discussed this topic at length during the General Plan update in 2011. The Board decision at the time was not to base development decisions on phasing, but rather to ensure high quality development in a market-driven environment. The outcome of their decision is reflected in General Plan Policies LU-119 and LU-120, both addressed in the attached Planning Commission staff report.

Public Testimony at the Planning Commission Workshop:

The Commission heard public testimony at the workshop. Testimony revolved around two issues. One issue was that of the timing of the project, while the other was that of the USB location.

Project timing – Regarding the project timing, an Environmental Council of Sacramento (ECOS) representative testified that the proposal should not go forward for the reasons outlined below:

- The expansion of the USB was premature and not needed given other approved and pending urban land use entitlements in the region
- The project needs to demonstrate consistency with General Plan Policy LU-127
- The project would receive land use entitlements before the HCP is adopted and associated management strategies are determined
- Alternative transit modes need to be in place to help offset expected traffic impacts
- Need to address how this project could impact the Water Forum
- There is not enough information to move forward
- Concern that once an EIR is prepared, it is typically a point in which the project is destined for approval

To help address some of the ECOS concerns, staff provides responses below:

General Plan Policy LU-127 – This policy requires the Board to make one of two sets of findings listed in General Plan Policy LU-127 (below) when expanding the USB. It is expected the Board will not be able to make the first set of findings; therefore, they will need to make the last finding to approve a USB expansion. That finding requires a 4/5's vote. The last finding will be evaluated in the staff report in context of the information contained in the EIR, and any other studies, at which time staff will make a recommendation to the hearing bodies.

LU-127. The County shall not expand the Urban Service Boundary unless:

- There is inadequate vacant land within the USB to accommodate the projected 25 year demand for urban uses; and
- The proposal calling for such expansion can satisfy the requirements of a master water plan as contained in the Conservation Element; and
- The proposal calling for such expansion can satisfy the requirements of the Sacramento County Air Quality Attainment Plan; and
- The area of expansion does not incorporate open space areas for which previously secured open space easements would need to be relinquished; and
- The area of expansion does not include the development of important natural resource areas, aquifer recharge lands or prime agricultural lands;
- The area of expansion does not preclude implementation of a Sacramento County-adopted Habitat Conservation Plan;

OR

- The Board approves such expansion by a 4/5ths vote based upon on finding that the expansion would provide extraordinary environmental, social or economic benefits and opportunities to the County.

Land use entitlements in advance of an adopted HCP – As stated in the attached Planning Commission staff report, it is possible the Board may adopt a USB location that may require mitigation inside the USB once an HCP is adopted. If that is the case, the landowners may find they will need to amend the Plan to reflect an adopted HCP.

Alternative transit modes – The traffic study is yet to be prepared. The scope of the traffic study will require an analysis of multiple transportation modes such as transit, bicycling, and pedestrians. Certainly a variety of transportation impacts will be identified. The Applicant will be providing connections to the planned light rail service, and the Plan contains approximately 50 miles of trails. Along with that analysis, mitigation and other short-term and long-term solutions will be formulated and analyzed in the DEIR.

Water Forum – Although this topic will be analyzed in the DEIR, the Applicant's engineering team included a brief discussion in the attached Infrastructure Assessment for the North Precinct. The DEIR will identify the project's water demand and availability of water supply to serve the project, and the potential impacts associated with provision of surface water and groundwater.

USB Location – Regarding the USB location, a landowner and a landowner representative in the Boot Precinct provided the following testimony.

- The Boot Precinct is proximate to the existing urban area and therefore should be allowed to develop
- The USB line should follow property lines
- The USB line in the Boot Precinct does not follow any logical ground features
- A larger area should be studied, then at an appropriate time, the USB location could be scaled back as necessary depending on study outcomes

After some thoughtful debate during the September 28, 2015 workshop, the Commission chose not to include additional lands in the USB as part of their recommendation to the Board, finding the project adequate to begin the environmental review process. The revised application subsequent to the Planning Commission workshop includes urbanization for the North Precinct only, and no longer includes the other three areas.

Holding Capacity Assumptions: Subsequent to the revised application submittal, staff received comments from representatives of the three areas excluded from the USB (West, South, and Boot). They argue that since there has been an assumption over the many years during the Natomas effort, an example of which are the 2009 Sketches, several representatives request establishing a certain level of holding capacity assumptions for these other areas to be incorporated in the infrastructure analysis for CEQA purposes. Based on the County's existing practice, and CEQA case law, only projects that have a formal application in place are typically considered reasonably foreseeable projects for the purposes of an EIR analysis. At this time, since there are no applications in process with the County for the West, South, and Boot areas of Natomas, the technical studies and other quantitative analyses for the North Precinct Plan EIR would not assume specific holding capacities for these three areas. It would be expected, however, that the Land Use discussion within the EIR would clearly identify that these areas are designated for potential future urban development in the County General Plan, as part of the Natomas Joint Vision Area.

MEASURES/EVALUATION

Processing of this Natomas North Precinct Plan is pursuant to the General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, and open space.

FINANCIAL ANALYSIS

Costs related to this application are paid for by the Applicant pursuant to the Funding Agreement executed September 24, 2008, as amended, and a new Funding Agreement adopted on November 17, 2015.

Respectfully submitted,

APPROVED:
BRADLEY J. HUDSON
County Executive

LORI A. MOSS, Director
Department of Community Development

BY: _____
ROBERT B. LEONARD
Chief Deputy County Executive

Attachment(s):

1. Planning Commission Staff Report and Attachments
2. Revised Applicant Narrative for the North Precinct
3. North Precinct Location and West, South, and Boot Areas
4. North Precinct Placemaking Story
5. Infrastructure Assessment for the North Precinct Plan Area
6. Planning Commission Report Back Memo dated October 30, 2015
7. Amended Project History

**COUNTY OF SACRAMENTO
CALIFORNIA**

PLANNING COMMISSION REPORT

Control Nos.: 20030171 and PLNP2014-00172
Hearing Date: September 28, 2015

TO: COUNTY PLANNING COMMISSION
(Final Approval by Board of Supervisors)

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

CONTACT: *Sheryl Lenzie, Associate Planner, 874-7722; lenzies@saccounty.net*

20030171 and PLNP2014-00172. Natomas Vision Plan. Workshop Prior To Initiation Of Environmental Review Process

Overview:

The purpose of this workshop is for the Planning Commission (Commission) to review the final Draft Master Plan for the Natomas Vision Plan area (Plan) and recommend to the Board of Supervisors that the project is adequate to begin the California Environmental Quality Act (CEQA) Environmental Review process. Staff has worked with a property owners group for several years on preparation of a Draft Master Plan. The project area is large and the issues in the Natomas basin are particularly complex.

The application is divided into two major components. The first is an overall project that addresses the movement of the County's Urban Services Boundary (USB) (the potential ultimate limit of urbanization) and an associated subsequent Habitat Conservation Plan (which is not part of this project submittal). The second major component consists of a more detailed Master Plan for one of the four Plan subareas, the North Precinct. The current applicant group is comprised of three primary funding partners, all of whom are located in the northeast portion of the Plan. The body of this report also evaluates the proposed project against the criteria of the General Plan, particularly Land Use Element Policies LU-119 and LU-120.

The land use planning effort has included the County's Urban Design Consultant (AECOM) who was contracted to help create, in collaboration with the Applicant and their engineering team, a high quality land use plan for the North Precinct. This land use plan encompasses nearly 5,700 acres and features a broad range of land uses from a variety of residential types to commercial and mixed use areas, many of which are designed along transit corridors and community nodes. Linear open space linkages are designed between land uses, with a major drainage system extending from north to south through the middle of the Plan area, providing additional recreation and open space opportunities. The Applicant is currently preparing a draft Special Planning Area (SPA) document which will contain detailed design guidelines and development standards to ensure high quality architecture, community design, and amenities.

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Staff recommends that the project move forward to begin the CEQA process; however, because of the complex issues and pending technical studies, including but not limited to a Habitat Conservation Plan (HCP), staff also recommends an additional check-in with the Planning Commission and Board of Supervisors upon completion of a substantial portion of the technical studies.

Recommendation:

Review and comment on the Natomas Vision Plan and forward a recommendation to the Board of Supervisors that the Natomas Vision Plan continue to the next step in the planning process including issuance of the Notice of Preparation and initiate work on the Draft Environmental Impact Report.

Measures/Evaluation:

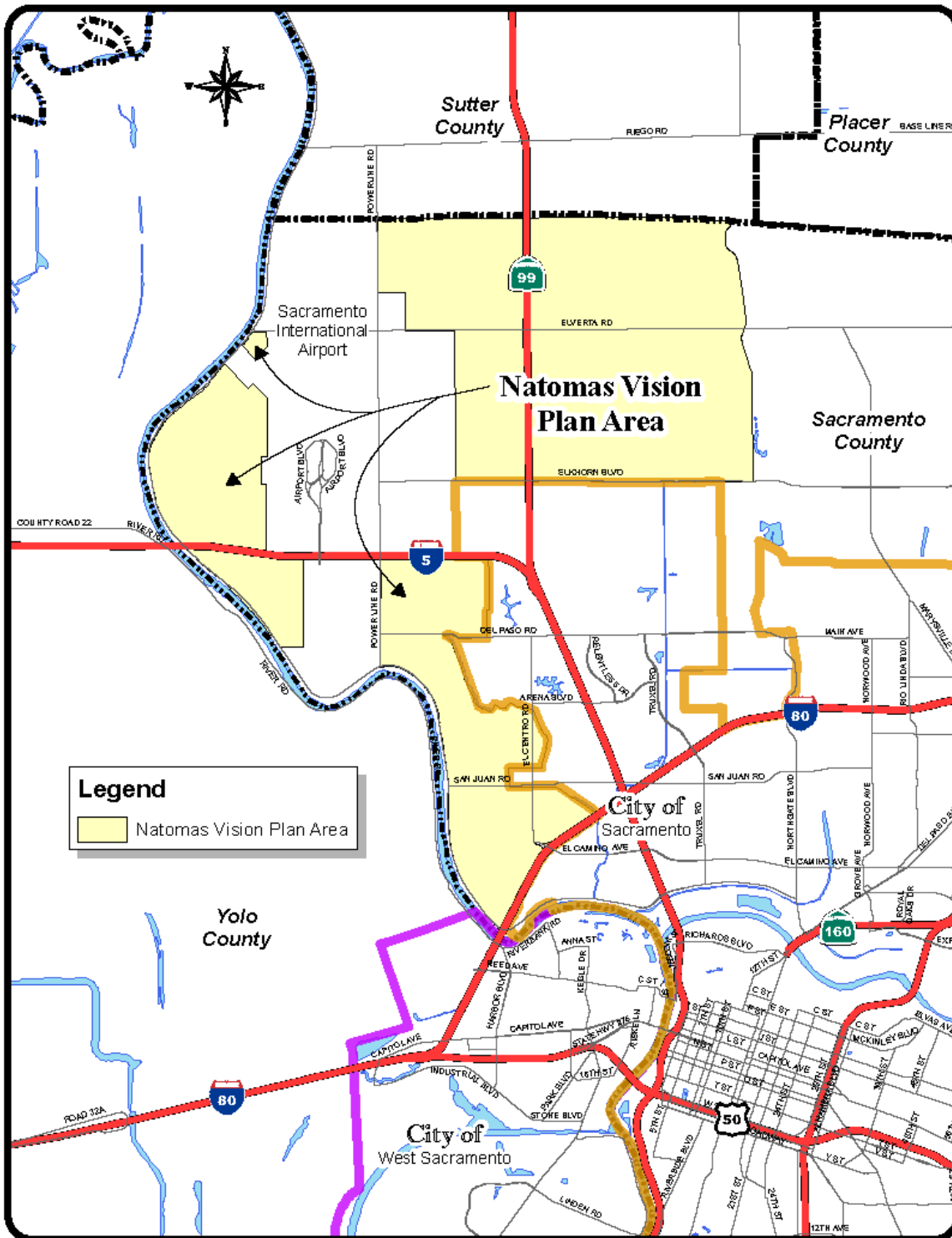
Processing of this Natomas Vision Plan is pursuant to the General Plan and Master Plan Guidelines. Project approval will ultimately allow for urban development with housing, commercial, employment, and open space.

Fiscal Impact:

Costs related to this application are paid for by the Applicant pursuant to the Funding Agreement executed September 24, 2008, as amended, and a new Funding Agreement scheduled for Board adoption on October 6, 2015.

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I. LOCATION MAP



20030171 and PLNP2014-00172. Natomas Vision Plan. Workshop Prior To Initiation Of Environmental Review Process

II. BACKGROUND

A. Project Initiation:

The planning effort has had a detailed and lengthy history that has been discussed in many past staff reports to the Board. Staff has attached a list of historical steps to provide context of the planning effort that has been underway for many years (Attachment A). In the early 1990's, the Board of Supervisors concurred with a letter the Sacramento City Council members signed stating in the event the Natomas Vision Plan (NVP) area were to urbanize, it should do so within the City of Sacramento. Based on that information, the Board chose not to extend the USB to include the NVP area, but recognized the potential urbanization of the NVP area. Efforts continued in the mid-1990s with an urban services boundary special study that ultimately resulted in the 2002 Memorandum of Understanding (MOU) between the City of Sacramento and the County. This resulted in work on an open space strategy, a Broad Visioning process, and technical studies to assist in preparing a conservation strategy. On January 13, 2010, the Board initiated proceedings for a Special Planning Area (SPA).

On November 9, 2011, the Board adopted the 2030 Sacramento County General Plan (General Plan). The General Plan includes a new policy framework for acceptance and approval of private applications to expand the Urban Policy Area (UPA) and create a master plan for the area.

On January 24, 2012, the Board adopted Guidelines to assist applicants and staff in processing these master plans. The Guidelines break the process into four (4) steps; at each step, there is a check-in with the appropriate CPAC, the Planning Commission, and the Board of Supervisors to ensure adequate outreach to the public and hearing bodies. The four steps (pre-application, master plan initiation, master plan preparation, and master plan hearing and adoption) are addressed later in this report.

On February 7, 2012 the Board initiated the Northwest Master Plan (currently known as the Natomas Vision Plan) and General Plan Amendments for the Natomas Vision Plan area including an expanded USB and UPA, with the boundary locations to be determined through the Master Plan process, in addition to associated rezones, and an SPA zone. The Natomas Vision Plan process to be discussed today continues the effort begun many years ago.

B. Project Context:

The project context for the Natomas Vision Plan area includes the following:

- within four to seven miles of downtown Sacramento,
- located at the intersection of two major north/south and east/west interstates,
- will be served by the future Downtown/Natomas/Airport Light Rail line,
- is near the Sacramento International Airport, and

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- is near the Metro Airpark business park that is available for future major employment and business activity.

In addition, major investments of local, state and federal funds are underway to complete massive levee improvements in order to protect existing homes, the airport, freeways, and other significant investments within the larger Natomas basin. Further, solutions to address the preservation of habitats and species, notably the Swainson's hawk and giant garter snake, are being studied and are an important component of the planning process.

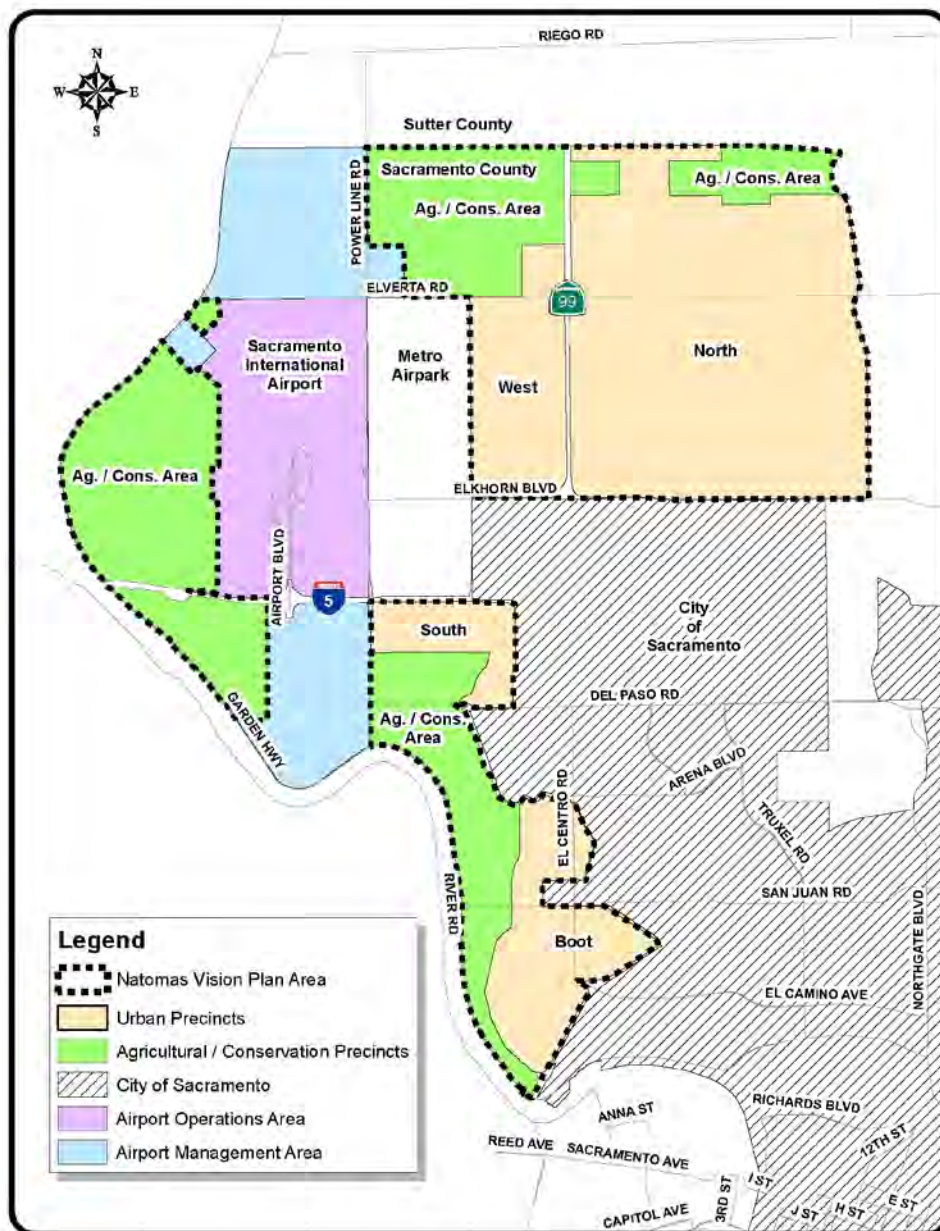
The project area includes the majority of the unincorporated land within Natomas, excluding, however, Sacramento International Airport, Metro Airpark, and properties on the water side of the levee in the Garden Highway SPA. The project area also excludes the Greenbriar project annexed relatively recently into the City of Sacramento. The Natomas Vision Plan will include both urban and non-urban land uses; therefore, the planning effort will study the entire area comprehensively.

Adjacent land uses include:

- West: Generally the Garden Highway, the Sacramento River, and agricultural lands in Yolo County.
- East: Generally urban development in the City of Sacramento and rural residential and industrial developments in Sacramento County.
- North: Generally agricultural lands in Sutter County. Sutter Pointe, an approved development located along a portion of the Sacramento County line, consists of employment, residential, and linear open space designations along and near the County's boundary.
- South: Generally urban development in the City of Sacramento.

A project description packet with more information and diagrams prepared by the property owners group (Applicant) is provided as Attachment B. The Natomas Vision Plan Precincts are shown in the map below. These future urban precincts include the North, West, South, and Boot precincts. The Agricultural-Conservation precinct is intended to remain agricultural.

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C. Requested Entitlements:

The requests include the following actions:

1. General Plan Amendment to move the USB to include areas in the North, West, South, and Boot Precincts of the Natomas Vision Plan area ($\pm 9,000.8$ acres).
2. Amend the General Plan Land Use Element to delete the “Natomas Joint Vision Area Overlay” designation (including amendments to the Land Use Element, Land Use Consistency Matrix, and Land Use Diagram) and replace it with the

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“Natomas Vision Plan Area Overlay” to reflect the Natomas Vision Plan Area vision for development (±15,421.6 acres).

3. Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations within the West, South, and Boot Precincts from Agricultural Cropland (±3,152.7 acres), Commercial-Office (±49.9 acres), Recreation (±47.1 acres) and undesignated major roads and highways (±51.8 acres), to Agricultural-Urban Reserve (±3,152.7 acres), Commercial-Office (±49.9 acres), Recreation (±47.1 acres) and undesignated major roads and highways (±51.8 acres). (Note: Properties that currently have “Resource Conservation Area-Protected Combining Designation” will retain that designation as well.)
4. Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations within the North Precinct from Agricultural Cropland (±5,699.3 acres) to Low Density Residential (±2,560.6 acres), Medium Density Residential (±265.7 acres), Commercial & Office (±703.3 acres), Public/Quasi-Public (±241.9 acres), and Recreation (±1,927.9 acres).
5. Amend the General Plan Agricultural-Urban Reserve definition contained in the Land Use Element to include reference to other agricultural lands besides mining areas.
6. Amend the Zoning Ordinance to establish the “Natomas Vision Plan Area Combining Zone” for the Natomas Vision Plan Area (±15,421.6 acres).

The proposed *UPA-related Land Use Entitlements* are summarized as follows:

1. Amend the UPA boundary to include the North Precinct (±5,699.3 acres).
2. Amend the General Plan Transportation Plan to include the North Precinct.
3. Amend the General Plan Bicycle Master Plan Diagram to include the North Precinct.
4. Rezone to change the zoning in the North Precinct (±5,699.3 acres) to SPA (±5,699.3 acres). (Note: The existing zoning of non-participating properties in the North Precinct, including any Flood Combining (F) designation, will remain the same as reflected in the underlying zoning in the SPA.)
5. Adopt the North Precinct Master Plan/SPA (±5,699.3 acres) including a land use plan, design guidelines and development standards to establish land use designations within the North Precinct including Very Low Density Residential (±192.3 acres), Low Density Residential (±1,559.3 acres), Medium Density Residential (±808.9 acres), High Density Residential (±265.7 acres), Regional Commercial (±197.7 acres), Regional Mixed-Use/Entertainment (±108.3 acres), General Commercial (±108.0 acres), Commerce District (±156.5 acres), Commercial/Mixed-Use (±50.0 acres), Neighborhood Commercial (±82.9

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acres), Public/Quasi-Public (± 241.9 acres), Parks and Recreation (± 203.9 acres), and Open Space/Drainage ($\pm 1,724.0$ acres).

6. Adoption of a Water Supply Master Plan for the North Precinct. Requires Sacramento County Water Agency Board of Directors approval.
7. Approval of a Water Supply Assessment for the North Precinct. Requires Sacramento County Water Agency Board of Directors approval.
8. Adoption of a Public Facilities Financing Plan for the North Precinct Master Plan/SPA.
9. Adoption of a Development Agreement(s) for the North Precinct Master Plan/SPA.

In addition to the above entitlements, separate Service District Annexation requests for the North Precinct Master Plan/SPA are proposed to include:

1. Annexation to County Service Area (CSA) 10 and/or creation of a new CSA. Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone to implement funding and service provision.
2. Annexation to Sacramento Regional County Sanitation District (SRCSD).
3. Annexation to Sacramento Area Sewer District (SASD).
4. Annexation to Sacramento County Water Agency (SCWA).

The Applicant controls the majority of the land in the North Precinct. At this time, there are no current funding participants in the other three precincts, although in the past there were participants funding the effort from these other areas. Therefore, entitlements sought for Applicant- and non-applicant owned properties differ in the following ways:

- The Applicant seeks to move the USB for all the four urban precincts (North, South, West, and Boot) regardless if they are Applicant- or non-applicant owned properties. The Applicant, however, is moving the UPA and submitting detailed land use plans only for the North Precinct.
- Land use plans have not been submitted on behalf of the other three precincts. Land use plans are required to meet General Plan Policy LU-120. After LU-120 was adopted, it became apparent that detailed land planning and studies were required to ensure compliance with LU-120. Since there are no current funding participants representing the other three areas to help guide the land planning process, it became difficult to move forward with land use plans in conjunction with this application.
- Although the proposal will rezone the North Precinct land to SPA, only the land owned by the paying participants in the Applicant group will receive underlying

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urban land use designations. The remaining property owners will need to amend the SPA at a later date to change their underlying land use designations to urban uses consistent with the Natomas Vision Plan.

- In order to amend into the UPA, property owners in each of the other three urban precincts will need to file a request to move the UPA along with their urban land use plans via a separate application. The County will require that property owners in the West, South, and Boot areas will submit land use plans for their precincts, rather than separate individual applications within each precinct.

D. Conservation Strategy:

The Applicant has contracted with a team of consultants to prepare scientific studies and a Conservation Strategy that is intended to lead to a new HCP. This HCP will be a key factor in determining whether and how much land can be urbanized.

The Natomas Vision Plan area is currently covered by the existing Natomas Basin HCP. Sacramento County is not a signatory to this agreement. Because of this, it is understood that either a new or amended HCP must be created and adopted. Furthermore, that new or amended HCP must take into account the existing Natomas HCP and cannot jeopardize the incidental take permits (ITPs) held by the City of Sacramento and Sutter County associated with the existing HCP or any other separate ITPs such as for Metro Airpark, Greenbriar, or Sacramento International Airport.

The consultants have performed a Swainson's hawk telemetry study and a detailed analysis of the giant garter snake species, and, from that work, they are formulating the conservation strategy. This strategy would be in essence a blueprint on how best to pursue solutions to habitat challenges in the Plan area. Although the biology effort is tracking separately from the land use entitlement process, the effort is expected to inform land use decisions during the land use process. Furthermore, conservation is presumed to be required outside of Sacramento County and outside of the Natomas Basin.

III. DISCUSSION

A. Master Plan Process

Per the County's Master Plan Guidelines, the preparation of a master plan is divided into four phases. The following is a summary of the Natomas Vision Plan's progression through these phases:

1. Pre-Application Phase

The pre-application phase has a long history that originally began in the 1990's with an urban services boundary special study. In 2002, under the MOU between the City of Sacramento and the County, work began on an open space strategy, a Broad Visioning process with public workshops that resulted in land use visioning diagrams (see Attachment C), and technical studies to assist in

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preparing a conservation strategy. On January 13, 2010, the Board initiated proceedings for an SPA.

2. Master Plan Initiation Phase

On February 7, 2012, the Board found the proposed application consistent with Land Use Element Policy LU-119 and formally initiated the master plan process.

3. Master Plan Preparation Phase

The Natomas Vision Plan is currently in the third phase of the master plan process. This phase includes community outreach, CPAC workshops, Technical Advisory Committee (TAC) meeting(s), preparation of the master plan application and technical studies, and environmental review. As a result of progress made through this phase, the application is now at a point that the environmental review process can begin. Public outreach, CPAC workshops, and meetings with the County and other infrastructure and service providers will continue throughout the environmental review process.

4. Master Plan Hearing and Adoption Phase

Once the environmental analysis is complete, additional workshops and hearings will be scheduled with the CPACs, the Commission, and the Board to consider the proposed project.

B. Proposed Project

The project consists of two major components. The first major component consists of the General Plan Amendment to move the USB. That component will establish the ultimate urban limit line beyond which urban services will not be provided. It is intended to be a permanent urban limit line. The three sketches that were prepared during a series of workshops held in 2009 during the Broad Visioning process were the starting point in establishing the proposed USB. The USB is proposed to encompass areas north of Elkhorn Boulevard, east and west of Highway 99, south of I-5, and west of the City of Sacramento's South Natomas area. Both Sacramento International Airport and Metro Airpark are already in the USB.

The USB location depicted in the application was based on the version of a 2009 sketch that had more development along I-80 in the south area of the Boot than the other two sketches. The County then requested the Applicant to show a slightly expanded line in the north area of the Boot. Related to the location of likely habitat mitigation, it is difficult to know at this time what might be required by the regulatory agencies in the context of negotiating an HCP. It is possible the Board may adopt a USB line and mitigation could be required inside a Board-adopted USB line. Furthermore, staff will most likely advocate that some amount of land should be considered for retention as habitat and increase the extent of the preserved land already under control of The Natomas Basin Conservancy (TNBC) (see Attachment

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D). In addition, under the existing HCP, a one-mile buffer along the Sacramento River was negotiated as foraging habitat for the Swainson's hawk. The extensive biology efforts underway by the Applicant's biology team are expected to result in an alternative conservation strategy. While the County and Applicant put aside that buffer restriction when determining the proposed USB, future technical and policy discussions will evaluate such buffers.

To ensure the agricultural areas in the Natomas Vision Plan benefit from the approval of the urbanizing areas, the Applicant proposes a Transfer of Development Rights (TDR) program. This program will allow agricultural property owners to sell development rights to urbanizing areas. The proposed combining zone will set the mechanism for the TDR process. The details of this process will be developed as the project continues forward.

The second major component is to move the UPA to include the North Precinct, and secure approval of the land use entitlements for the North Precinct land use plan. The North Precinct area is quite large and encompasses nearly 5,700 acres. As a comparison, the four pending master plans along Jackson Highway encompass approximately 9,400 combined acres. The North Precinct features a broad range of land uses. Residential densities vary from very low, low, medium, to high densities. The medium and high density areas are organized around transit corridors and community nodes. Several commercial/residential mixed use areas are located in key areas throughout the Plan. Parks, recreation and open space uses are distributed throughout the Plan area, including linear open space linkages between land uses, and the major drainage system extending from north to south through the middle of the Plan area, providing additional recreation and open space opportunities. The various commercial and mixed-use areas are located next to Highway 99, major thoroughfares, and key intersections. These commercial areas include regional commercial, entertainment, mixed use, commerce, and neighborhood commercial sites. Public/quasi-public uses such as schools and civic uses are provided to serve the needs of the residents. The Applicant is currently preparing a draft SPA document which will contain detailed design guidelines and development standards to ensure high quality architecture, community design, and amenities.

C. Preliminary Review of Project Consistency with General Plan Policies LU-119 and LU-120

As mentioned, on February 7, 2012, the Board found the project consistent with Land Use Element Policy LU-119 and formally initiated the master plan process. At that time, the Applicant had begun land planning all the Precincts with the intent to bring the four precincts into the UPA. As described earlier regarding LU-120, it became apparent that the Applicant could not land plan the West, South, and Boot precincts without representation from paying participants in those three areas. As a result of this change, staff suggests briefly reviewing the project in context of LU-119 to ensure continued consistency with this policy.

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According to LU-119, the County shall only accept applications to expand the UPA or initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA if the Board finds that the proposal meets four criteria. These criteria include a parallel process to expand the UPA and prepare Master Plans, a project justification statement and outreach plan, proximity to existing urbanized areas, and logical, comprehensive, and cohesive planning boundaries. Staff finds that these four criteria are still met. See the summary below:

- The Applicant is proposing several land use entitlements including a Special Planning Area for the North Precinct and finance plans, supported by infrastructure studies.
- The Natomas Vision Plan effort has had a long standing commitment to comprehensive urban planning, and the effort has included engaging with many landowners and service providers during the effort, and this outreach will continue.
- The North Precinct borders areas that are within existing UPAs and city that adjoin the Precinct including the City of Sacramento and a portion of the unincorporated area of Rio Linda/Elverta.
- The North Precinct area delineates a comprehensive and cohesive boundary for the urban areas adjacent to existing urban areas to the south and east.

The materials the Applicant submitted include a draft land use plan and an analysis of the project's compliance with the requirements of General Plan Policy LU-120. The Applicant is preparing the text for the Master Plan that will contain the policies and performance criteria for ultimate development of the area. The project contemplated by the Applicant contains a broad spectrum of uses including commercial and mixed uses, recreation uses, schools, parks, wetland preserve, and a diverse range of housing types from suburban type residential neighborhoods to higher density, multiple family developments.

Planning and Environmental Review staff has reviewed the application package and believes the proposed project has the ability to comply with the criteria of LU-120. Therefore, staff is recommending that the project continue to the next step in the project review process: issue the Notice of Preparation (NOP) and begin the environmental review process. Staff will conduct a full analysis of the project's conformance with the LU-120 criteria and other relevant land use policies, plans and codes once the Draft Environmental Impact Report (EIR) is complete.

D. Environmental Review Process

Staff has determined that the submitted application materials are sufficient to issue an NOP and begin preparation of the EIR. However, a number of documents and studies will either need to be prepared by the Applicant or by the County, with information provided by the Applicant, before the EIR can be completed. This is not unlike the

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application materials the Jackson Highway applicants submitted when the County released the NOP's for those master plans. A table outlining the anticipated EIR data needs is included as Attachment E. Once the Applicant has submitted the technical studies, and the County has accepted them as adequate and complete, the environmental review process for the land use entitlements is expected to take approximately 12 to 18 months. The environmental review process will include additional public review and comment as required by CEQA. This timeframe does not take into account the separate HCP process.

E. Public Outreach

Public outreach (with county staff participation in many cases) has been conducted at several points in the last few years. These include:

- Numerous scheduled status reports to the Board since at least 2008
- Outreach meetings to neighbors and stakeholders, several of which resulted in a set of sketches in 2009
- The Applicant hosted several meetings with Natomas Vision Plan area property owners summer and fall of 2011
- Master Plan initiation at the Board on February 7, 2012
- On-going technical outreach to County and non-County service providers
- Outreach meetings with landowners of potential urban designated lands on May 22, 2013, October 20, 2014, and August 26, 2015
- Two workshops at the Natomas CPAC on October 21, 2014 and September 10, 2015
- Outreach meeting with landowners of agricultural areas on September 1, 2015
- Today's Planning Commission workshop
- Board workshop planned for November 2015

During these meetings, participants asked a number of questions and provided comments including the following:

- How this will affect current non-participating property owners in the Natomas Vision Plan area
- How this will impact adjacent communities
- How the USB location was determined
- How the conservation strategy and resulting HCP will be incorporated into the land use decisions

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- How the potential Transfer of Development Rights program would benefit non-urban lands
- Is there assurance that the project will include safe routes to schools and complete street designs
- What is the role of the City of Sacramento
- Is agriculture still a priority
- Will extensive traffic studies and financing plans be prepared
- What is the water supply

Two funding agreements between the Applicant and County are scheduled at the Board on October 6, 2015. Staff has received several comments about the agreements. Staff has prepared a separate Board report that addresses those comments. Interested parties have commented that they want the Applicant to continue to fund master planning for the entire area or at least not to require non-participating owners to join the Natomas Vision Plan group and reimburse the group's paying participants prior to filing an urban land use application. The agreement requires reimbursement when an application is filed, even if that is before the Board has set a reimbursement fee. The original funding agreement adopted in 2008 had the same requirement for new Natomas Vision Plan members to reimburse their pro rata share of all the expenditures to date as well as future expenditures when they joined as a member. Additionally, staff has heard concerns that if new owners are expected to pay, they should be entitled to the data collected for the HCP before they make the decision to join as a member. Interested parties believe access to the data will help them determine if it is in their interest to join as a member. The County does not have possession of the HCP data, as the Applicant still retains the proprietary data. Staff is recommending the Board adopt the agreements.

Once the Draft EIR is released, the County will hold hearings with the Natomas CPAC, Commission, and Board to consider adoption of the application. Finally, outreach to public and quasi-public agencies and organizations, non-profit organizations, community groups, individual landowners, and others will continue throughout this process.

IV. CONCLUSION

Planning and Environmental Review staff has reviewed the Applicant's analysis and has determined the project meets LU-119 and has made a preliminary determination that the project has the ability to comply with the criteria of LU-120. Additionally, the Applicant has indicated that they will be able to provide all necessary technical studies needed for the EIR. Therefore, staff is recommending that the Natomas Vision Plan continue to the next step in the project review process: issue the NOP and begin preparation of the EIR. This process is anticipated to take approximately 12 to 18 months to complete, once the County has received the technical studies and accepted them as adequate and complete. Extensive

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public outreach is planned to occur throughout the environmental review process and after the draft EIR is released. Staff and the Applicant will continue to engage the public throughout the planning process to address questions, comments, and expressed concerns.

V. ATTACHMENTS

- A. Natomas Vision Plan Historical Steps
- B. Applicant Prepared Project Description Packet and Project Conformance with LU-120
- C. Natomas Land Use Workshop Sketches from 2009 (3)
- D. The Natomas Basin Conservancy habitat lands
- E. Technical Studies for EIR

This staff report was prepared on September 18, 2015.

Natomas Vision Plan (NVP) Historical Steps

General Timeline:

1993 – Board of Supervisors concurred with letter Sacramento City Council members signed stating in the event the NVP area were to urbanize, it should do so within the City of Sacramento. Based on that information, the Board chose not to extend the Urban Services Boundary (USB) to include the NVP area, but recognized the potential urbanization of the NVP area.

1996 – Ose family submits application to move the USB, and County initiates a Special Study for moving the USB and prepares an Environmental Impact Report (EIR)

1997 – City of Sacramento adopts the Habitat Conservation Plan (HCP) for North Natomas

2002 – City and County enter into an MOU for the NVP area

2003 – City of Sacramento and Sutter County adopt updated HCP

2004 – SACOG Board adopts the Blueprint Map that includes urbanization over a significant portion of the NVP area by 2050

2005 – Ose family reactivates appeal to move the USB for their property. Gidaro Group appeals staff decision to deny accepting its application to move the USB to the Board.

2007 – Board and City Council initiate visioning process for the NVP area

2008/2009 – City sought landowner financial contribution to prepare Municipal Services Review as part of Sphere of Influence activity. City canceled consultant contract given lack of funding.

2008/2009 – County and City hold public workshops to discuss broad visioning principles for potential urban areas. Three sketches are created. Staff presented results to City Council and County Planning Commission and Board.

2010 – Board initiates consideration of a Special Planning Area for the entire NVP area. Biological studies begin. Multiple meetings with County Airports staff.

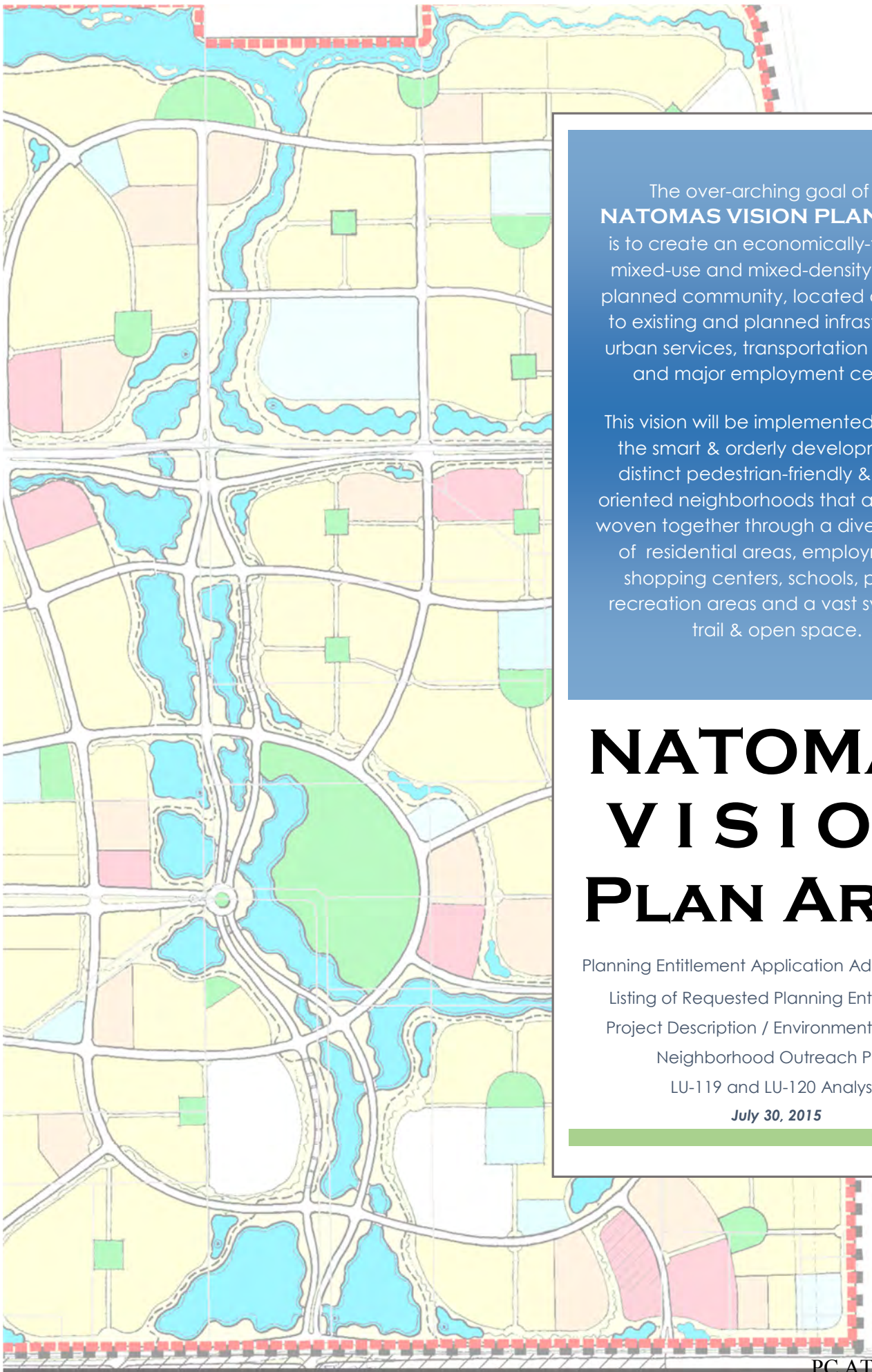
2011 – The Owners’ Group conducts a series of outreach sessions with landowners within the NVP area. Meeting dates were Aug. 29, 30, and Sept. 13, 15, 2011.

2011 – In November 2011, the Board of Supervisors approved the 2030 General Plan which included an overlay for the NVP area. The overlay reads as follows:

- Natomas Joint Vision Area. On December 10, 2002, the Sacramento City Council and Board adopted a Memorandum of Understanding (MOU) outlining principles of land use and revenue sharing between the City and County of Sacramento for the Natomas area, setting the stage for what has come to be known as the “Natomas Joint

Vision.” The “Natomas Joint Vision Study Area” overlay on the Land Use Diagram indicates the area addressed by this MOU. The cooperative effort addresses land use, economic development, and environmental opportunities and challenges in Natomas. The result will be quality development balanced with permanent open space preservation systems. Additionally, SACOG’s Blueprint shows significant development in the Natomas Joint Vision Area. Because of the MOU, the Blueprint and the importance of the Natomas Joint Vision Area to the region, the County anticipates development in portions of the Natomas Basin within the timeframe of the General Plan. Subject to the preparation and certification of the appropriate environmental documentation, this development shall be accomplished either by an expansion of the USB, the City’s Sphere of Influence, or both. See related policy LU-114 and Implementation Measure C in the “Regional and Local Agency Coordination” section of this Element.

2012 – Subsequent to the adoption of the 2030 General Plan, in February 2012 the Board initiated the Natomas Vision Plan (formerly known as the Northwest Master Plan) and General Plan Amendments for the NVP area including an expanded Urban Services Boundary and Urban Policy Area, with the boundary locations to be determined through the Master Plan process, in addition to associated rezones, and a Special Planning Area zone.



The over-arching goal of the **NATOMAS VISION PLAN AREA** is to create an economically-feasible, mixed-use and mixed-density master-planned community, located adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers.

This vision will be implemented through the smart & orderly development of distinct pedestrian-friendly & transit-oriented neighborhoods that are tightly-woven together through a diverse fabric of residential areas, employment & shopping centers, schools, parks & recreation areas and a vast system of trail & open space.

NATOMAS VISION PLAN AREA

Planning Entitlement Application Addendum:
Listing of Requested Planning Entitlements
Project Description / Environmental Setting
Neighborhood Outreach Plan
LU-119 and LU-120 Analysis
July 30, 2015

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SECTION A: Executive Summary

A.1. Project Background

Efforts began on the Natomas Joint Vision plan, also known as the Northwest Special Planning Area Master Plan (renamed herein as the Natomas {NV} Vision Plan Area) in the 1990's with an urban services boundary special study that ultimately resulted in the 2002 Memorandum of Understanding (MOU) between the City of Sacramento and the County. This resulted in collaborative work on an open space strategy, a Broad Visioning process, and technical studies to assist in preparing a conservation strategy. On January 13, 2010, the Board of Supervisors initiated proceedings for a Special Planning Area (SPA). On February 7, 2012 the Board of Supervisors initiated a Master Plan process that includes moving the Urban Services Boundary (USB) and Urban Policy Area (UPA), and associated General Plan Amendments, Rezones, and an SPA.

The Natomas Vision Plan Area includes numerous important assets and unique opportunities to the County and the Region. The area contains the intersection of two major north/south and east/west interstates; will be served by the future Downtown/Natomas/Airport Light Rail line; is within four to seven miles of downtown Sacramento; and is identified as a future growth area in the regional "Blueprint" Plan. The Sacramento International Airport represents a significant investment of both public and private funds and is a major regional economic asset. Immediately to the east of the airport is the Metro Airpark business park that in the future will be available for construction of major employment and business activity. In addition, major investments of local, state and federal funds are underway to complete massive levee improvements in order to protect existing homes and residents, the airport, the interstate freeways and other significant investments within the larger Natomas Basin. Finally, solutions to addressing the preservation of habitats and species, notably the Swainson's Hawk and Giant Garter Snake, are being studied and will be an important component of the planning process.

Pre-Application Studies

Recent activities with the Natomas Landowner's group (consisting of Brookfield Natomas, LLC, Ose Properties, Inc., and Demeter Development, LP), will help to define the environmental issues and possible solutions related to the project:

- The Landowners' Group has been actively engaged in developing a conservation strategy given the existence of biological species in the area (Swainson's Hawk and Giant Garter Snake). This will lead to either a new or amended Habitat Conservation Plan (HCP).
- The Landowners' Group has begun work on the Board of Supervisors-initiated SPA study to facilitate the vision anticipated in the 2002 MOU recognizing the value of the permanent preservation of open space for habitat, agriculture or other purposes, and protecting existing and future airport operations.

Northwest Special Planning Area Master Plan - Board Initiation.

On February 7, 2012, the Board of Supervisors initiated a Master Plan process, including the initiation of an amendment to the General Plan to move the Urban Services Boundary (USB) and Urban Policy Area (UPA) within the Natomas Joint Vision Area with the boundary locations to be determined through the Master Plan process. The initiation process simply allows the planning and environmental processes to begin. Full analyses, including public input opportunities, will follow.

Special Planning Area Proceedings Initiation

On January 13, 2010 the Board of Supervisors initiated proceedings for a Special Planning Area zone (SPA). This Board action allowed the County to enter into a contract with the Natomas Landowners groups to pay for staff time in developing the Special Planning Area.

Related Amendment to the Sacramento County General Plan

In November 2011, the Board of Supervisors approved the 2030 General Plan which included an overlay for the Natomas Joint Vision (Northwest Master Plan) plan area. The overlay reads as follows:

"Natomas Joint Vision Area. On December 10, 2002, the Sacramento City Council and Board adopted a Memorandum of Understanding (MOU) outlining principles of land use and revenue sharing between the City and County of Sacramento for the Natomas area, setting the stage for what has come to be known as the "Natomas Joint Vision." The "Natomas Joint Vision Study Area" overlay on the Land Use Diagram indicates the area addressed by this MOU. The cooperative effort addresses land use, economic development, and environmental opportunities and challenges in Natomas. The result will be quality development balanced with permanent open space preservation systems. Additionally, SACOG's Blueprint shows significant development in the Natomas Joint Vision Area. Because of the MOU, the Blueprint and the importance of the Natomas Joint Vision Area to the region, the County anticipates development in portions of the Natomas Basin within the timeframe of the General Plan. Subject to the preparation and certification of the appropriate environmental documentation, this development shall be accomplished either by an expansion of the USB, the City's Sphere of Influence, or both. See related policy LU-114 and Implementation Measure C in the "Regional and Local Agency Coordination" section of this Element."

A.2. Listing of Requested Planning Entitlements

The Natomas Vision (NV) Plan Area entitlement application proposes a number of amendments to the Sacramento County General Plan, as well as a number of other land use entitlements that will facilitate the development of the North, West, South and Boot Precincts, and will preserve the agricultural character of the Agricultural/Conservation Precinct.

This Application proposes to include four of the five planning precincts (North, West, South and Boot Precincts) in the Urban Services Boundary, as shown on **Exhibit 6- Urban Services Boundary Amendment**, but only proposes to include the North Precinct in the Urban Policy Area, as shown on **Exhibit 7- Urban Policy Area Amendment**.

The Natomas Vision application proposes to create a Natomas Vision Combining Designation over the entire NV plan area; this Combining Designation applies to both the General Plan and Zoning designations. The NV application proposes no changes to the land use designations in the Agricultural/Conservation Precinct but simply to add the combining designation to the existing land use/zoning designation. The West, South and Boot Precincts are proposed to be modified from their existing land use designations to AG/URBAN RESERVE, with the combining designation also added. The North Precinct is proposed to be amended to traditional urban land uses typical for mixed-use development. The proposed General Plan land use designations are shown on **Exhibit 9- General Plan Amendment**, and **Exhibit 10 General Plan Amendment-North Precinct Detail**.

The West, South, Boot and Agricultural/Conservation Precincts within the Natomas Vision Plan Area are proposed to retain their existing Zoning Designations (and any Flood Combining Zoning, as applicable) and in addition will also have the Natomas Vision Plan Area Combining Designation described above. The North Precinct will be the subject of a Master Plan/Special Planning Area (SPA) and as such the Precinct will be re-zoned from the existing zoning to Special Planning Area (SPA) with Natomas Vision Plan Area (NV) Combining Zone. The non-participating properties within the North Precinct will also be zoned "SPA" but in addition will retain their existing underlying zone designations as well (including Flood Combining Designations, as applicable). The proposed Zoning is shown on **Exhibit 11- Zoning Designations and Exhibit 12- Zoning Designations-North Precinct Detail**.

Additionally, the North Precinct Master Plan/SPA establish a special set of land use/zoning designations and regulations, specific to the North Precinct, which will further define the intended land uses for the North Precinct plan area, as shown on **Exhibit 13- North Precinct Conceptual Master Plan/SPA**.

The proposed USB-related Land Use Entitlements are summarized as follows:

1. **Amend the Urban Services Boundary (USB)** to include the North, West, South and Boot Precincts of the Natomas Vision Special Planning Area ($\pm 9,000.8$ acres), excludes the Ag/Conservation Precincts ($\pm 6,420.8$ ac).
2. **Amend the General Plan Land Use Element to delete the “Natomas Joint Vision Area Overlay”** designation (including the Land Use Element, Land Use Consistency Matrix, and Land Use Diagram) as this project is no longer a joint vision between the City of Sacramento and County of Sacramento.
3. **Amend the General Plan Land Use Element to establish the “Natomas Vision Plan Area Combining Designation”** (including the Land Use Element, Land Use Consistency Matrix, and Land Use Diagram) to reflect the Natomas Vision Plan Area vision for development and establish a Natomas Vision Plan Area (NV) Combining Designation ($\pm 15,421.6$ acres).
4. **Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations within the West, South and Boot Precincts** from Agricultural Cropland ($\pm 3,152.7$ acres), Commercial-Office (± 49.9 acres), Recreation (± 47.1 acres) and undesignated major roads and highways (± 51.8 acres), to Agricultural-Urban Reserve ($\pm 3,152.7$ acres), Commercial-Office (± 49.9 acres), Recreation (± 47.1 acres) and undesignated major roads and highways (± 51.8 acres). (Note: Properties that currently have “Resource Conservation Area-Protected Combining Designation” will retain that designation as well.)
5. **Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations within the North Precinct** from Agricultural Cropland ($\pm 5,699.3$ acres) to Low Density Residential ($\pm 2,560.6$ acres), Medium Density Residential (± 265.7 acres), Commercial & Office (± 703.3 acres), Public/Quasi-Public (± 241.9 acres), and Recreation ($\pm 1,927.9$ acres).
6. **Amend the General Plan Agricultural-Urban Reserve definition** contained in the Land Use Element to include reference to other agricultural lands besides mining areas.
7. **Amend the Zoning Ordinance to establish the “Natomas Vision Plan Area Combining Designation”** for the Natomas Vision Plan Area ($\pm 15,421.6$ acres) consistent with the General Plan Natomas Vision Plan Area Combining Designation.

The proposed UPA-related Land Use Entitlements are summarized as follows:

1. **Amend the Urban Policy Area (UPA) Boundary** to include the North Precinct ($\pm 5,699.3$ acres).
2. **Amend the General Plan Transportation Plan Diagram** to include the North Precinct ($\pm 5,699.3$ ac).
3. **Amend the General Plan Bicycle Master Plan Diagram** to include the North Precinct ($\pm 5,699.3$ ac).
4. **Amend the Zoning Diagram to change the Zoning in the North Precinct** ($\pm 5,699.3$ acres) to Special Planning Area (SPA) ($\pm 5,699.3$ acres). (Note: North Precinct non-participating properties will also retain their existing zoning designation, including any Flood Combining (F) designation, as underlying zoning in addition to the SPA designation.)
5. **Adopt the North Precinct Master Plan/SPA** ($\pm 5,699.3$ acres) (including land use plan, design guidelines and development standards) to establish land use/zoning designations within the North Precinct including Very Low Density Residential (± 192.3 acres), Low Density Residential ($\pm 1,559.3$ acres), Medium Density Residential (± 808.9 acres), High Density Residential (± 265.7 acres), Regional Commercial (± 197.7 acres), Regional Mixed-Use/Entertainment (± 108.3 acres), General Commercial (± 108.0 acres), Commerce District (± 156.5 acres), Commercial/Mixed-Use (± 50.0 acres), Neighborhood Commercial (± 82.9 acres), Public/Quasi-Public (± 241.9 acres), Parks and Recreation (± 203.9 acres), and Open Space/Drainage ($\pm 1,724.0$ acres).

6. **Adoption of a Water Supply Master Plan for the North Precinct.** Requires Sacramento County Water Agency Board of Directors approval.
7. **Approval of a Water Supply Assessment for the North Precinct.** Required by the California Water Code to link land use and water supply planning activities. Requires Sacramento County Water Agency Board of Directors approval.
8. **Adoption of a Public Facilities Financing Plan for the North Precinct Master Plan/SPA.**
9. **Adoption of a Development Agreement(s) for the North Precinct Master Plan/SPA.**

In addition to the above entitlements, separate Service District Annexation requests for the North Precinct Master Plan/SPA are proposed to include:

- **Annexation to County Service Area (CSA) 10 and/or creation of a new CSA.** Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
- **Annexation to Sacramento Regional County Sanitation District (SRCSD).**
- **Annexation to Sacramento Area Sewer District (SASD).**
- **Annexation to Sacramento County Water Agency (SCWA).**

NOTE: throughout this document, the North Precinct is referred to as a "Master Plan/SPA"; however during the project processing it may be determined that a Specific Plan process is more appropriate to meet project goals & objectives and implement the development vision of the project. If that is the case, "Master Plan/SPA" may be changed to "Specific Plan" and will remain consistent with this Application Addendum.



A.2. Application Process Outline

The general application process described below was developed in collaboration with the County and the project applicants; It is intended to help guide the cooperative processing of the various entitlement requests being sought for the Natomas Vision Plan Area (NV) and may be modified as the project needs are refined.

1. General Plan

1. USB Amendment - North, West, South & Boot Precincts
2. GP Amendment – Delete “Natomas Joint Vision Combining Designation” (Overlay)
3. GP Amendment – Establish “Natomas Vision Plan Area Combining Designation”
 - i. Determine NV Overall Vision and Guiding Principles
 - ii. Define NV Precinct Visioning – Design Features/Holding Capacities/Policies
 1. North Precinct
 2. West Precinct
 3. South Precinct
 4. Boot Precinct
 5. Ag/Conservation Precincts
 - iii. Establish NV Development & Regulatory Framework
 1. Regulatory Framework
 2. Future Entitlements
4. GP Amendment - Land Use Designations
 - i. North Precinct– amend to typical Urban Land Use Designations for mixed-use development
 - ii. West, South & Boot Precincts– amend “Ag-Crop” to “Ag-Urban Reserve”
 - iii. Ag/Conservation Area – no changes to LU designations
5. GP Amendment – amend the Ag-Urban Reserve definition
6. GP Amendment – amend the Transportation Plan Diagram (North Precinct)
7. GP Amendment – amend the Bicycle Master Plan Diagram (North Precinct)

2. Zoning

1. Zoning Ordinance Amendment - Establish “Natomas Vision Plan Area Combining Designation”
2. Zoning Amendment –Define North Precinct SPA and rezone area as “SPA”, consistent with Natomas Vision Plan Area Combining Designation. (North Precinct non-participating properties will retain their

existing zoning designations in addition to “SPA”.)

3. Establish Zoning & Development Regulations
 - i. Urban Uses
 - ii. Ag-Urban Reserve
 - iii. Ag/Conservation
4. Define Transfer of Development Rights (TDR)
 - i. Definition
 - ii. Process & Implementation
5. Establish Regulatory Framework
 - i. Consistency with GP policies
 - ii. Future Master Plans/SPAs

3. Master Plan/SPA

1. Determine NV Overall Vision and Guiding Principles (include from GP/Zoning categories)
2. Master Plan/SPA (North Precinct)
 - i. Executive Summary
 - ii. Introduction
 - iii. Existing Conditions and Site Analysis
 - iv. Development Plan & Project Concept
 - v. Public Facilities and Services
 - vi. Design Guidelines & Dev. Standards
 - vii. Implementation & Administration
3. Development Agreement (North Precinct)
4. UPA Amendment (North Precinct)
5. Service District Annexations (North Precinct)
 - i. Annexation to County Service Area (CSA) 10 and/or creation of a new CSA
 - ii. Annexation to Sacramento Regional County Sanitation District (SRCSD)
 - iii. Annexation to Sacramento Area Sewer District (SASD)
 - iv. Annexation to Sac. Metro Fire District
 - v. Annexation to Sacramento County Water Agency (SCWA) Zone “X/Y”
6. NV Master Plan/SPA Amendment Process
 - i. Amendment of Master Plan/SPA for the addition of other Planning Precincts (future new “Chapters”)
 - ii. Amendment of Master Plan to revise approved Master Plan/SPA text/ exhibits
7. Future Service District Annexations (Annexations for individual Precincts)

4. Future Entitlements

1. Large & Small Lot Tentative Subdivision Maps
2. Tentative Parcel Maps
3. GPAs/Rezoning/Zoning Ordinance Amendments
4. Development Agreement(s)/Amendment(s)
5. Design Review/Other

SECTION B: Project Description and Environmental Setting

B.1. Introduction

The Natomas Vision (NV) Plan Area is a ±15,421.6 acre mixed-use project located in the Natomas community of unincorporated northwestern Sacramento County, surrounding Sacramento International Airport, and north and west of the City of Sacramento, as shown in **Exhibit 1- Regional Context Map**.

B.2. Project Proponents

The following land owners are the proponents/ applicants with regard to establishing the Natomas Vision Plan Area and the North Precinct Master Plan/Special Planning Area (SPA).

- Brookfield Natomas, LLC.
- Ose Properties, Inc.
- Demeter Development, LP

This Application includes the submittal of the County-required 500' Radius Map, List and Labels for the entire ±15,421.6-acre Plan Area as well as a listing of the numerous properties included in the Application requests. Please refer to that listing if further information is needed in this regard.

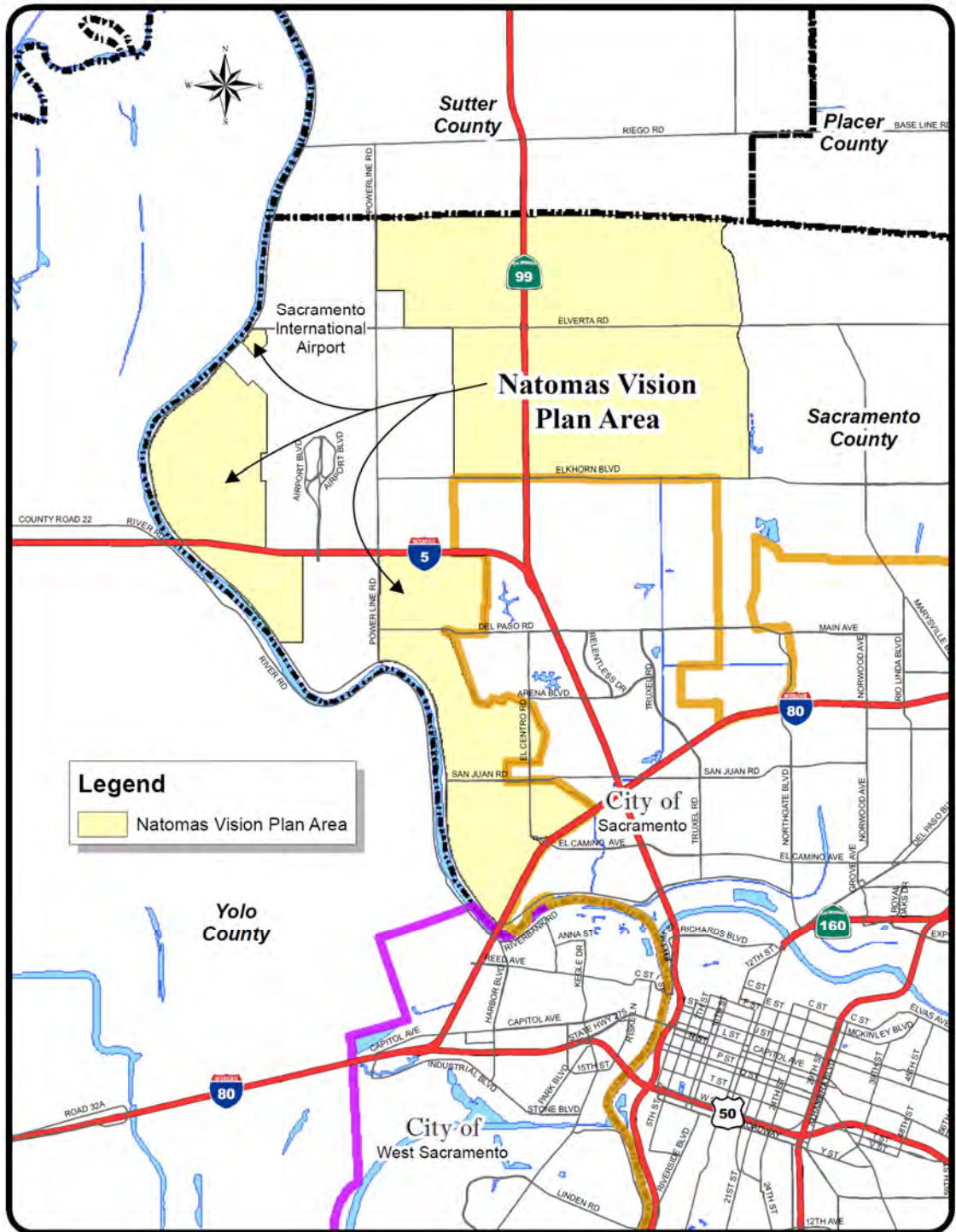


Exhibit 1- Regional Context Map

NATOMAS VISION PLAN AREA

Planning Entitlement Application Addendum

The Natomas Vision Planning Plan Area project is outside the existing Sacramento County Urban Services Boundary (USB) and Urban Policy Area (UPA), as shown on **Exhibit 2- Existing Urban Services Boundary and Urban Policy Area**.

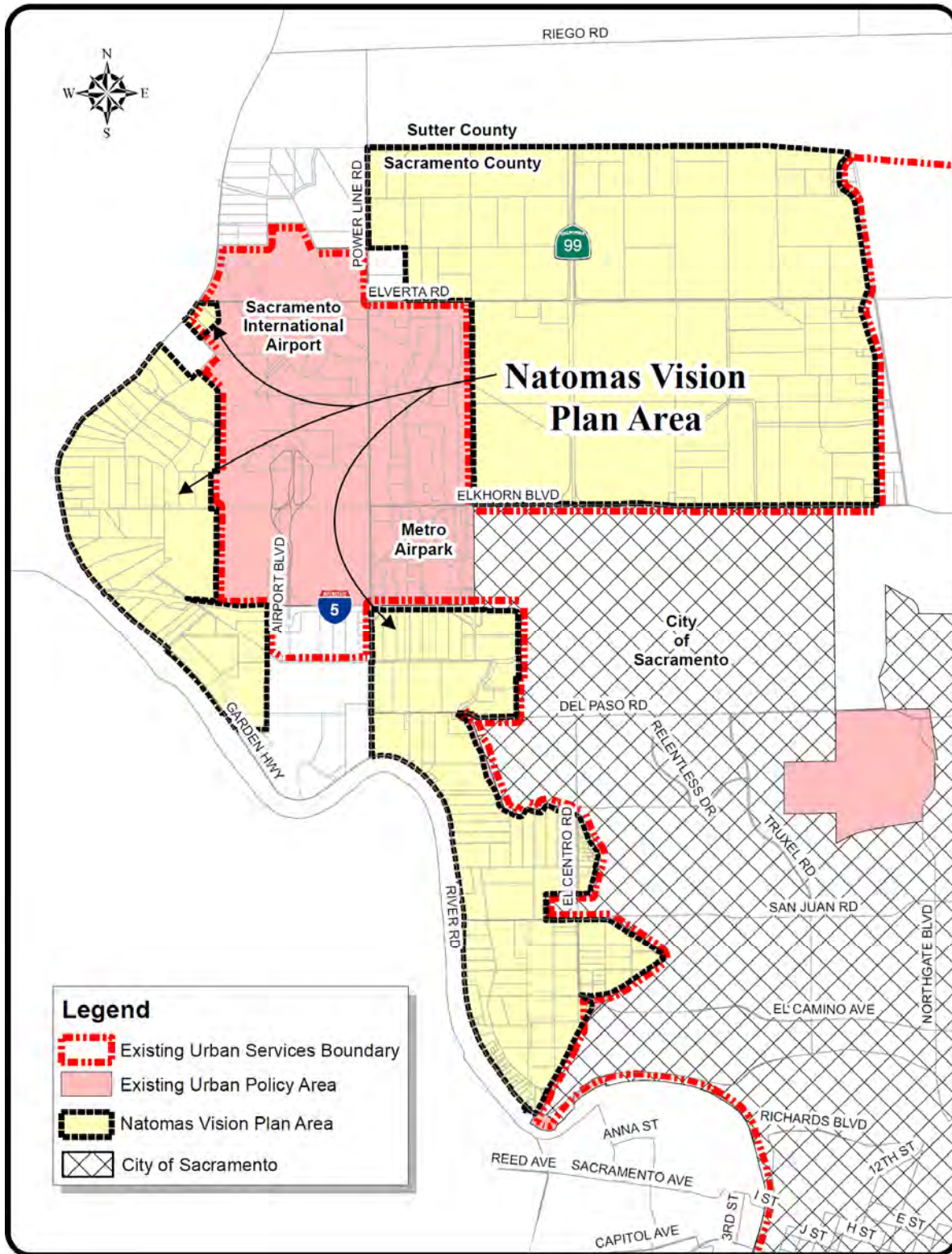


Exhibit 2- Existing Urban Services Boundary and Urban Policy Area

B.3. Environmental and Land Use Setting

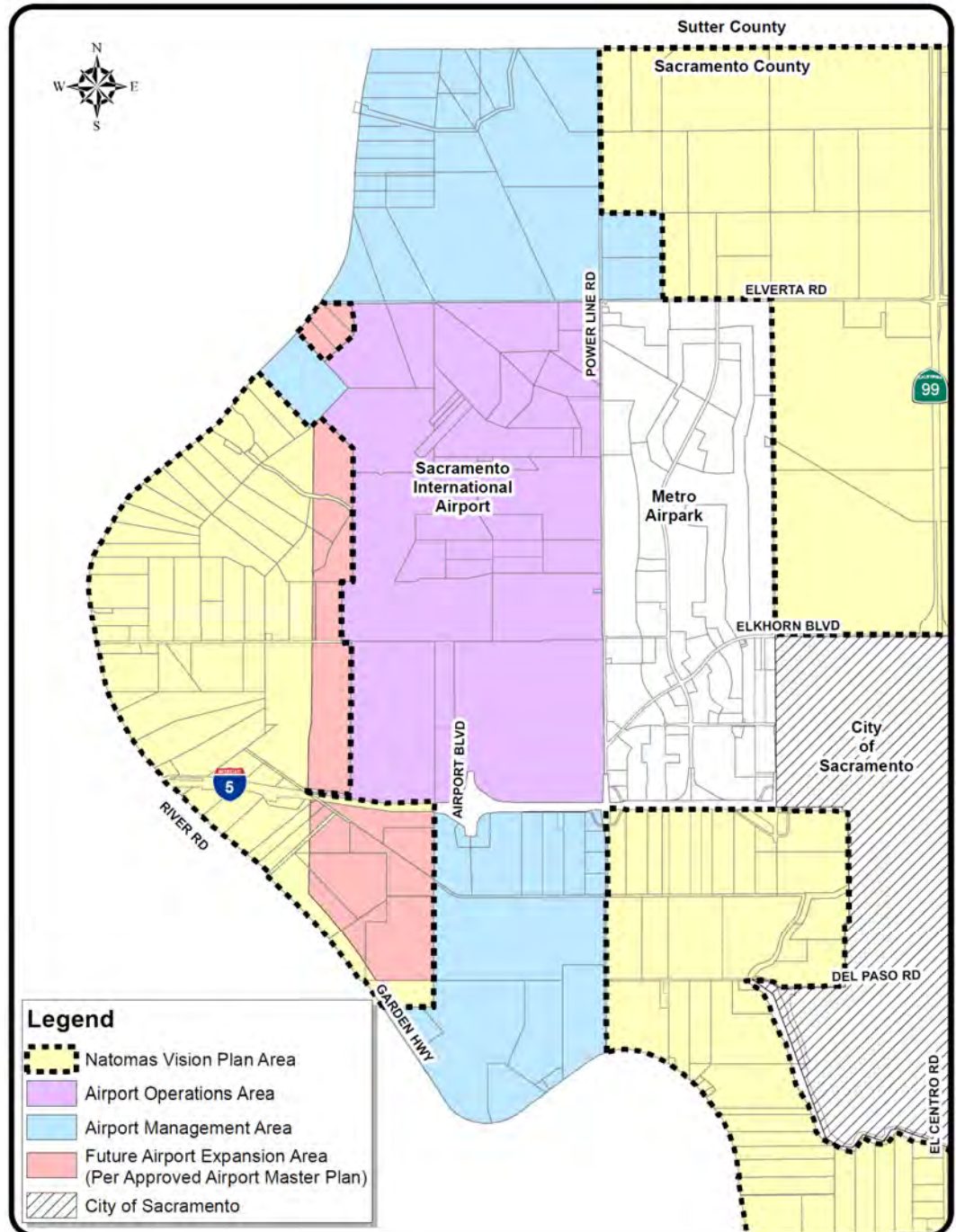
The majority of the Natomas Vision Plan Area is currently irrigated agriculture or fallow farm lands. There are several rural agricultural homesteads west of the airport, south of the airport, and adjacent to the Sacramento River in the area known as the "The Boot." Some small-lot agricultural uses are also located in the Plan Area. Approximately 1,720± acres of the NV Plan Area are parcels owned and managed by The Natomas Basin Conservancy for conservation purposes pursuant to the Natomas Basin Habitat Conservation Plan.

The entire Plan Area was previously included in possible mitigation areas identified in the Natomas Basin Habitat Conservation Plan (NBHCP) and the Metro Air Park Habitat Conservation Plan (MAPHCP). The NBHCP and MAPHCP are supporting documents for federal Endangered Species Act Section 10(a)(1)(B) and State Fish & Game Code Section 2081 permits. The Habitat Conservation Plans limit urban development in their Permit Areas to a combined total of 17,500 acres, (the City of Sacramento (8,050 acres), Sutter County (7,467 acres) and Metro Air Park in Sacramento County (1,983 acres)).

B.4. Sacramento International Airport

The Sacramento International Airport, with its existing airport operational / security and buffer areas, is not included within the NV Plan Area, as shown on **Exhibit 3- Airport Operations, Management and Expansion Areas**. In addition, the airport has designated ±754 acres of lands for "airport expansion". These airport expansion lands are owned by private parties and, as such, are proposed to be included in the Natomas Vision Plan Area. Notation will be provided on the NV Land Use diagram that these lands have been identified as a "Future Airport Expansion Area".

Exhibit 3- Airport Operations, Management and Expansion Areas



B.5. Adjacent Growth Areas

The Natomas Vision Plan Area is surrounded by a number of growth areas. Immediately to the south in the City of Sacramento is the North Natomas Community Plan Area. To the north in Sutter County is Sutter Pointe Specific Plan. Immediately east of the airport is the approved Metro Air Park, industrial and airport-support use master plan.

Easterly, across the Natomas East Main Drainage Canal (NEMDC or Steelhead Creek) lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan (ESP) area that is just now beginning to develop.

Each of these approved growth areas, and several other adjacent growth areas in the vicinity of the NV Plan Area, are shown on **Exhibit 4- Adjacent Growth Areas**.

The approved land uses in these growth areas are shown on **Table 1- Adjacent Growth Areas**.

Exhibit 4- Adjacent Growth Areas

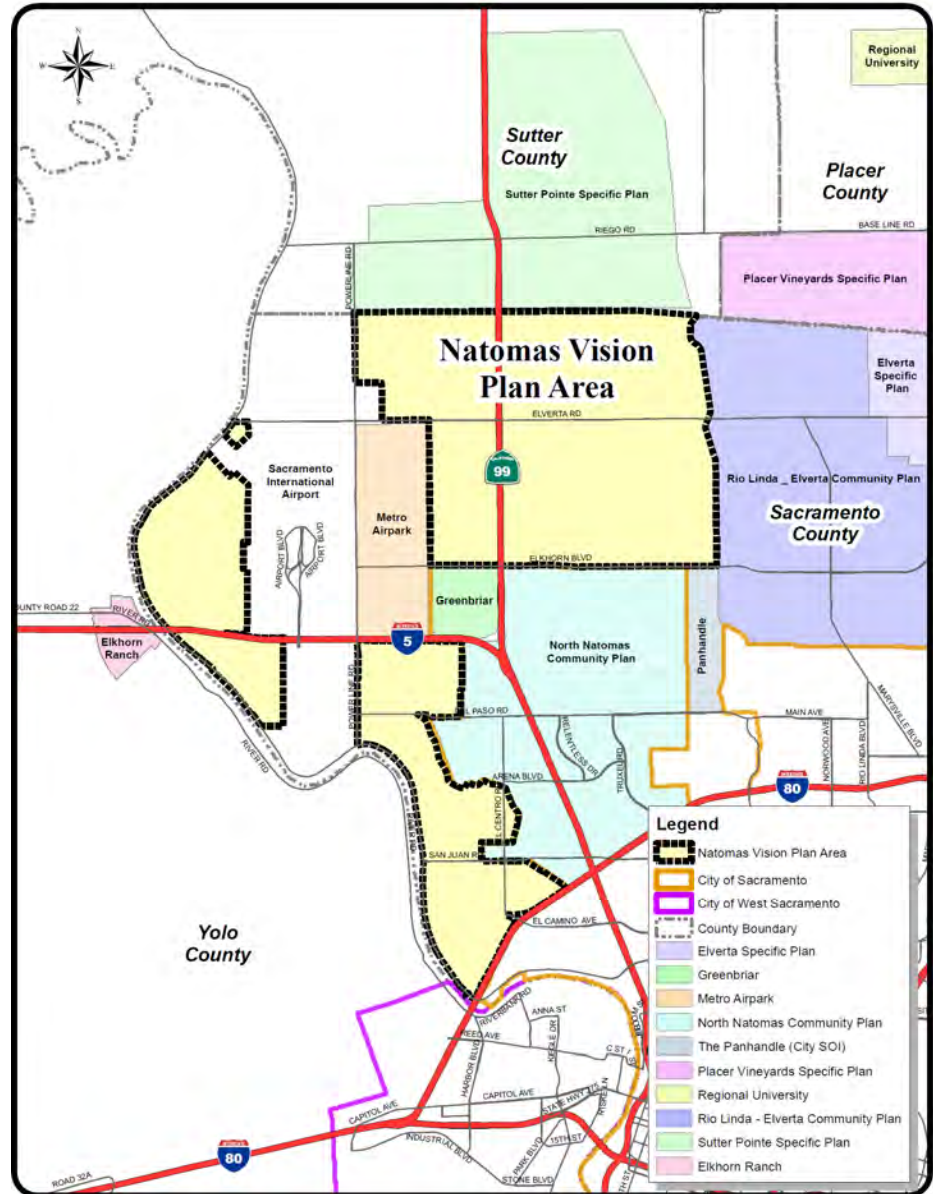


Table 1 - Adjacent Growth Areas

Project	Acreage	Residential (DU)	Commercial (AC)	Office (AC)
Elverta Specific Plan	1,745±	4,950±	15±	4±
Greenbriar	577±	3,473±	32±	0
Metro Air Park	1,900±	0	1,900±	0
North Natomas Community Plan	9,038±	30,182±	273±	1,228±
The Panhandle (City SOI)	595±	3,075±	23±	
Placer Vineyards Specific Plan	5,230±	14,132±	127±	182±
Regional University	1,158±	4,387±	22±	0
Sutter Pointe Specific Plan	7,528±	17,500±	342±	2,163±
Elkhorn Ranch (Yolo County)	365±	0	365±	0
TOTAL	28,136±	77,699±	3,099±	3,577±

B.6. Planning Precincts Overview

The Natomas Vision Plan Area is bound on the north by the Sacramento/Sutter County line, on the west by the Garden Highway SPA located along the eastern bank of the Sacramento River, on the south by I-80 and Elkhorn Blvd, and on the east by Steelhead Creek. The Plan Area is located approximately seven (7) miles from downtown Sacramento via I-5.

The Natomas Vision Plan Area contains five (5) distinct Planning Precincts as described below.

1. **North Precinct** – (±5,699.3ac.) located east of State Route (SR) 99/70. This Precinct will be the first of the developing Precincts to be Master Planned as a Special Planning Area as a part of this Application.
2. **West Precinct** – (±1,321ac.) located west of SR 99/70.
3. **South Precinct**– (±575.4ac.) located south of I-5.
4. **Boot Precinct**– (±1,405.1ac.) located in the southern portion of the Plan Area and west of the North Natomas Community Plan Area (City of Sacramento).
5. **Agricultural/Conservation Precinct** – the (±6,420.8ac.) portion of the Plan Area that contains the majority of Sacramento County's unincorporated land area located within the Natomas Basin.¹

Four of the Planning Precincts (the North, West, South and Boot Precincts) comprise area within the Plan Area that are proposed for ultimate urban development (±9,000.8 acres); the Agricultural/Conservation Precinct (±6,420.8ac.) is proposed to remain in its existing undeveloped state, as shown on **Exhibit 5- Urban Precincts & Agricultural- Conservation Precincts**.

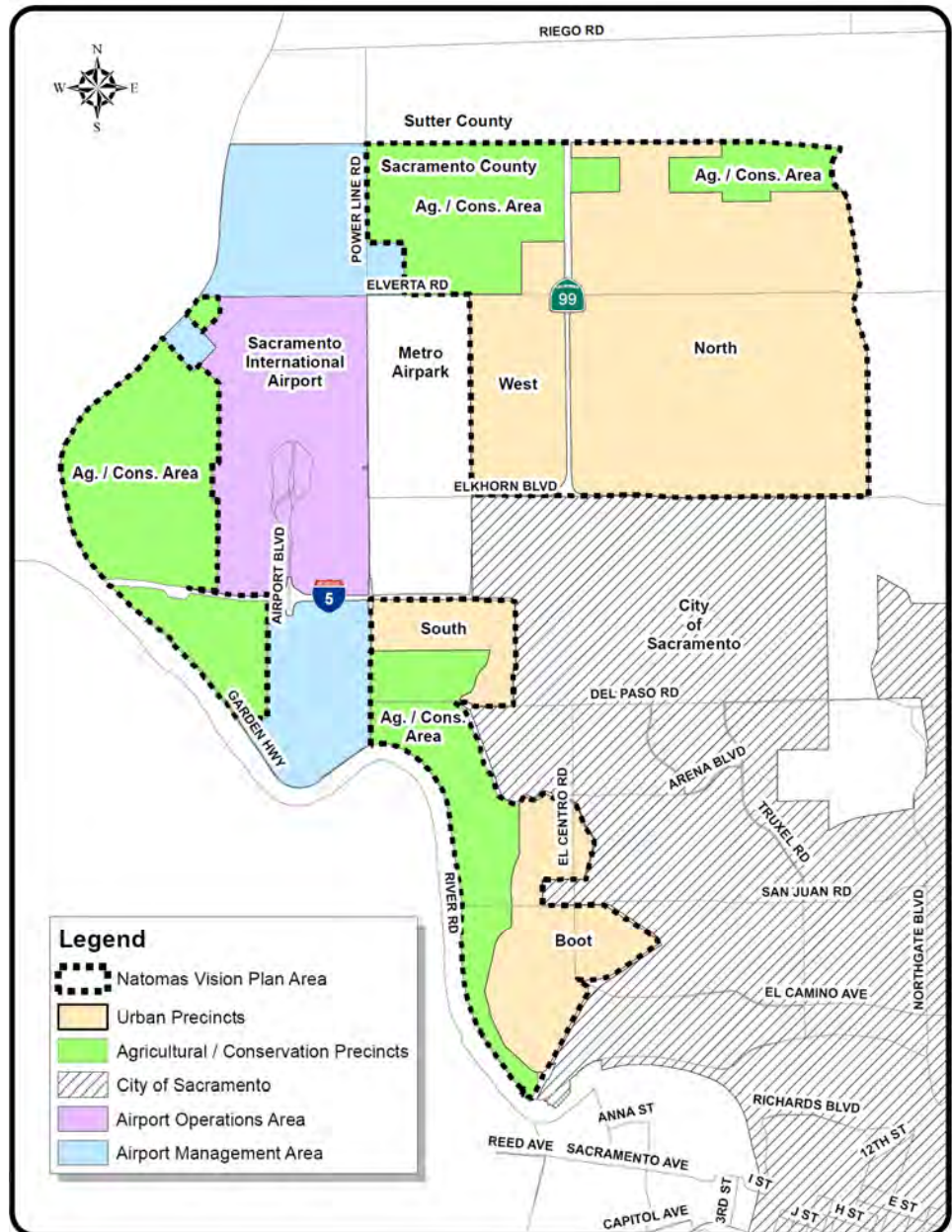


Exhibit 5- Urban Precincts & Agricultural/Conservation Precincts

¹ Excepting therefrom the Metro Airpark Special Planning Area, the Garden Highway Special Planning Area and the existing County owned lands that make up the current boundary of the Sacramento International Airport.

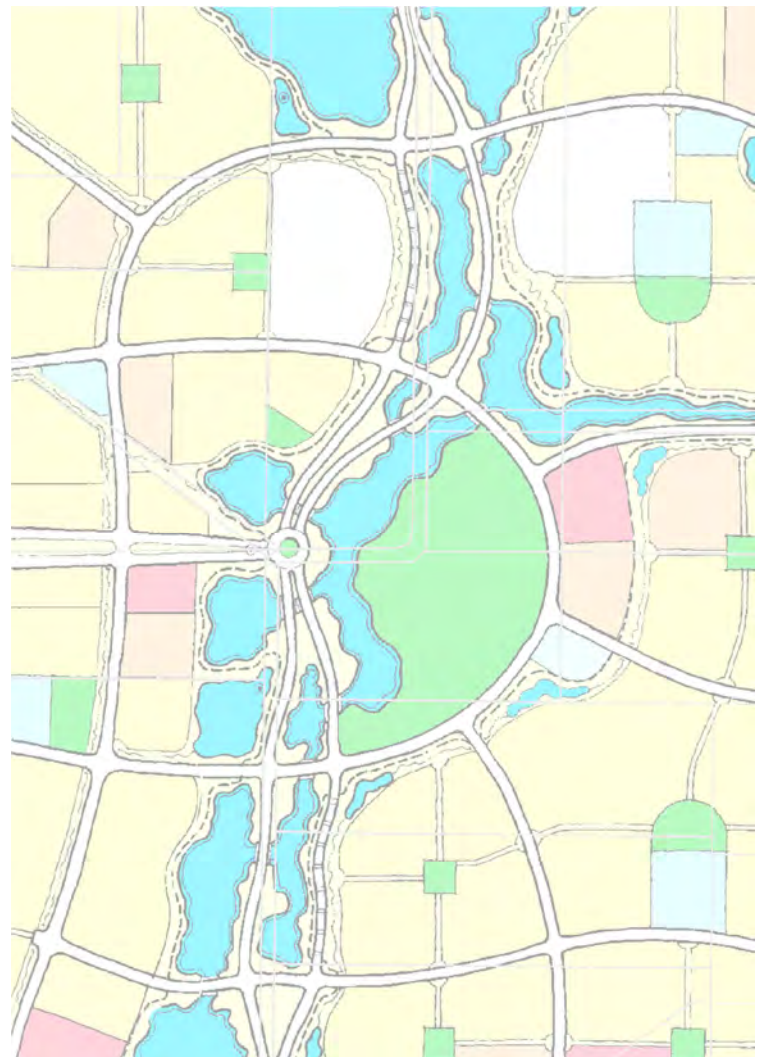
B.7. Project Objectives

The Natomas Vision Plan Area establishes a development framework for land use, circulation, utilities and services, resource protection and implementation. The intent is to promote the systematic and orderly development of the project areas, consistent with the overarching vision for the Plan Area.

All subsequent development projects and related activities are required to be consistent with the vision, spirit and intent of the Natomas Vision Plan Area primary objectives.

The primary objectives for the Natomas Vision Plan Area are summarized as follows:

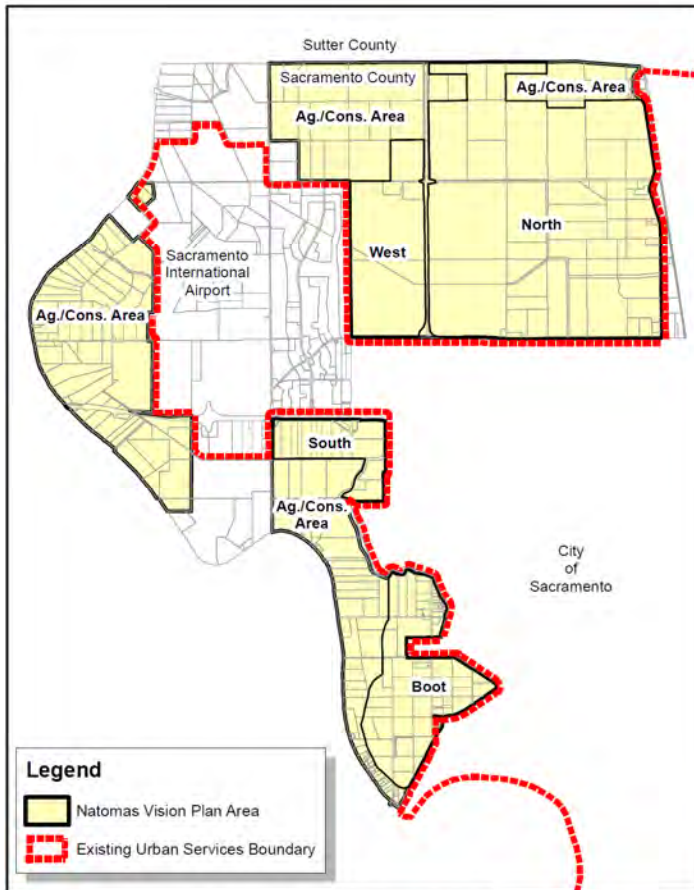
1. Develop a **large-scale mixed-use and mixed-density community** in northwestern Sacramento County with employment-generating land uses and a variety of residential housing types.
2. Develop an **economically feasible master-planned community** that can be reasonably served by existing and proposed public infrastructure in a manner that would foster orderly urban development, discourage leapfrog or piecemeal development and urban sprawl, and preserve the agricultural character of the lands surrounding the Sacramento International Airport and along the Sacramento River.
3. Develop several **distinct neighborhoods** within the project site, **connected by substantial open space** areas and recreational trail networks.
4. Provide **neighborhood- and regional-serving retail and commercial areas** within the project site, and **residential housing in close proximity to existing and proposed regional job centers**.
5. Accommodate projected regional growth in a location **adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers**.
6. Create a **pedestrian-friendly, transit-orientated development**.
7. Develop a community that **can maintain flexibility to adapt and adjust to changing economic and market conditions**.
8. Create a development that has a **positive overall economic impact** on the County and achieves a neutral-to-positive fiscal impact on the County's finances.



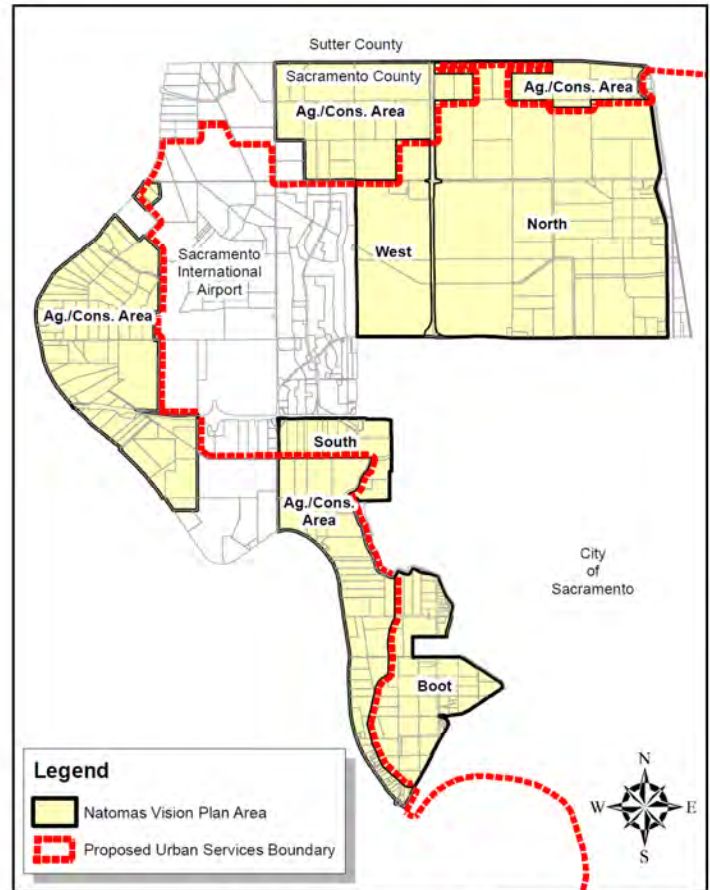
B.8. Proposed Urban Services Boundary Amendment and Urban Policy Area Amendment

The Natomas Vision Plan Area is currently located outside the existing County of Sacramento Urban Services Boundary (USB) and Urban Policy Area (UPA), as shown in **Exhibit 2- Existing Urban Services Boundary and Urban Policy Area**.

The Natomas Vision application proposes to amend the Urban Services Boundary (USB) to include all of the Precincts planned for ultimate urban development, which includes the North, West, South and Boot Precincts of the Natomas Vision Plan Area (±9,000.8 acres), as shown on **Exhibit 6- Urban Services Boundary Amendment**.



**Natomas Vision Plan Area
Existing Urban Services Boundary**

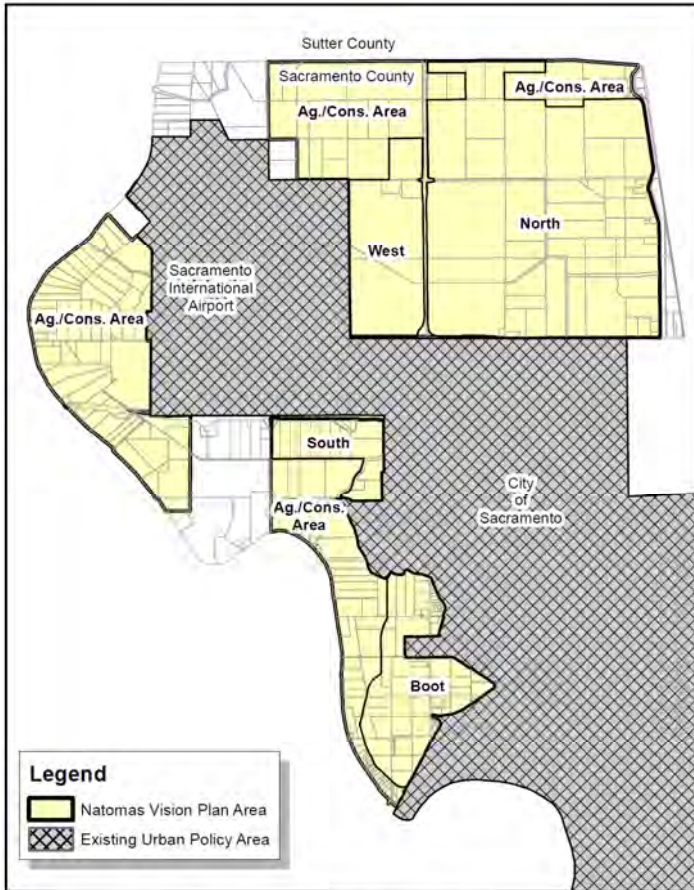


**Natomas Vision Plan Area
Proposed Urban Services Boundary**

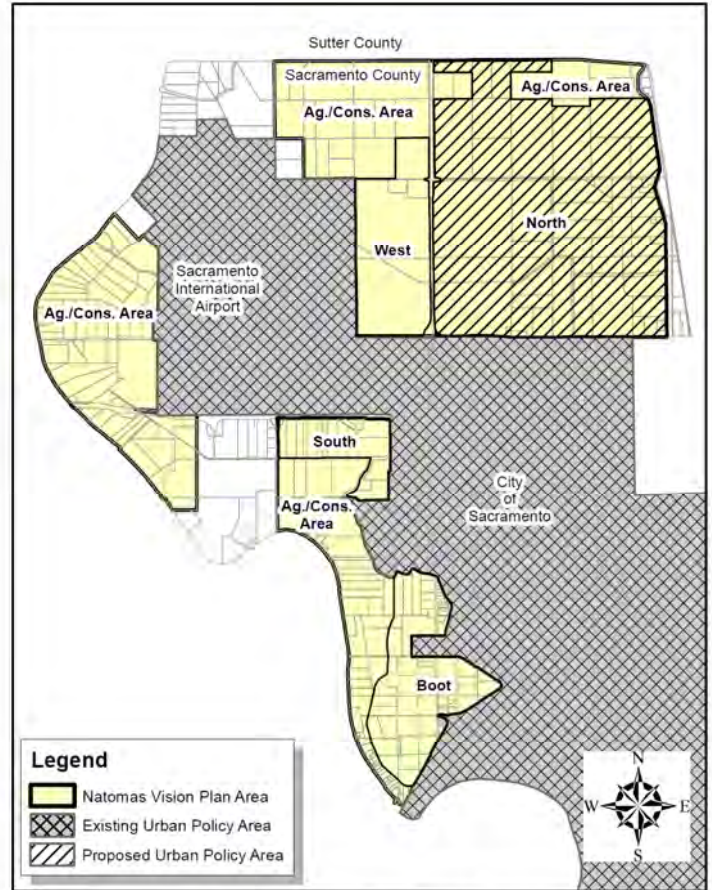
Exhibit 6- Urban Services Boundary Amendment

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

The Natomas Vision application further proposes to amend the County of Sacramento Urban Policy Area (UPA) boundary to include the North Precinct ($\pm 5,699.3$ acres), as shown on **Exhibit 7- Urban Policy Area Boundary Amendment**.



**Natomas Vision Plan Area
Existing Urban Policy Area**



**Natomas Vision Plan Area
Proposed Urban Policy Area**

Exhibit 7- Urban Policy Area Boundary Amendment

B.9. Proposed General Plan and Zoning Amendments

The entire Natomas Vision Plan Area (±15,421.6 acres) will be part of a special overlay or “Combining Designation” distinguishing the Plan Area from the other areas of the County of Sacramento. This will establish the Plan Area as a unique plan area within the County, subject to the policies and objectives of the Natomas Vision Plan Area. This “Natomas Vision Combining Designation” will overlay the existing and/or proposed General Plan Land Use Designations and Zoning Designations to denote this special plan area.

Additional detailed General Plan Amendments and Zoning Amendments are also planned for the Natomas Vision Plan Area and are the subject of the specific sub-sections of this document which specifically address General Plan and Zoning Designations further.

Additionally, the North Precinct Master Plan Area (±5,699.3 acres) will be designated as a Special Planning Area (SPA) and will have specific zoning and development regulations as a part of the Master Plan process. Non-participating properties within the North Precinct will retain their existing underlying zone designation (including any Flood Combining zone, as applicable) in addition to the SPA zoning designation. At time of future planning entitlements, a Zoning Ordinance Amendment will be required of the non-participating properties to remove their existing underlying zone and replace with simply “SPA” consistent with the rest of the North Precinct.

The Natomas Vision Plan Area (NV) Combining Designation area and North Precinct Master Plan/SPA are shown on **Exhibit 8- Natomas Vision Plan Area (NV) Combining Designation Area.**

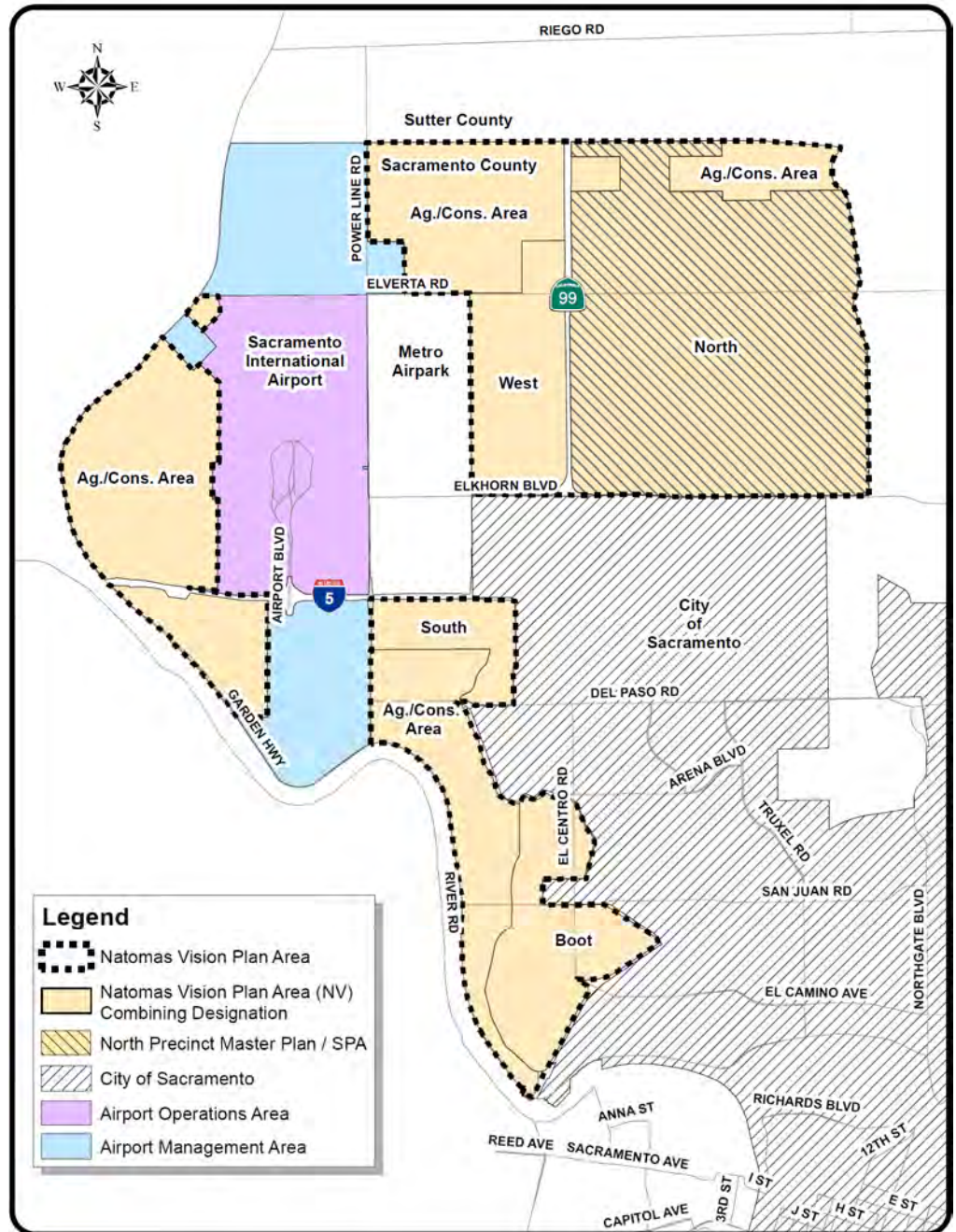


Exhibit 8- Natomas Vision Plan Area (NV) Combining Designation Area

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

B.9.a General Plan Amendments

As previously identified, the Natomas Vision application proposes to create the “Natomas Vision (NV) Combining Designation” for the entire Plan Area. This will establish the Plan Area as a distinct plan area within the County, subject to the policies and objectives of the Natomas Vision Plan Area.

The Natomas Vision application also proposes to amend the General Plan Land Use Diagram to change the land use designations within the North Precinct Plan Area (\pm 5,699.3 acres) to the land use designations as shown in **Table-2 General Plan Amendment Land Use Summary and Exhibit 10- General Plan Amendment-North Precinct Detail**.

The Natomas Vision application further proposes to amend the General Plan Land Use Diagram to change the land use designations in the West, South and Boot Precincts that are planned ultimately for urban development (\pm 3,301.5 acres) to the land use shown below, with the addition of the Natomas Vision Combining Designation.

The Natomas Vision application does not seek a General Plan Amendment for the Agricultural/Conservation Precincts of the Plan (\pm 6,420.8 acres); these areas will retain their existing General Plan designations, with the addition of the “Natomas Vision Plan Area Combining Designation”. Existing areas that are currently also designated “Resource Conservation Area-Protected Combining Designation” will retain that designation as well.

The proposed General Plan Amendment is shown on **Exhibit 9- General Plan Amendment and on Table 2- General Plan Amendment Land Use Summary**.

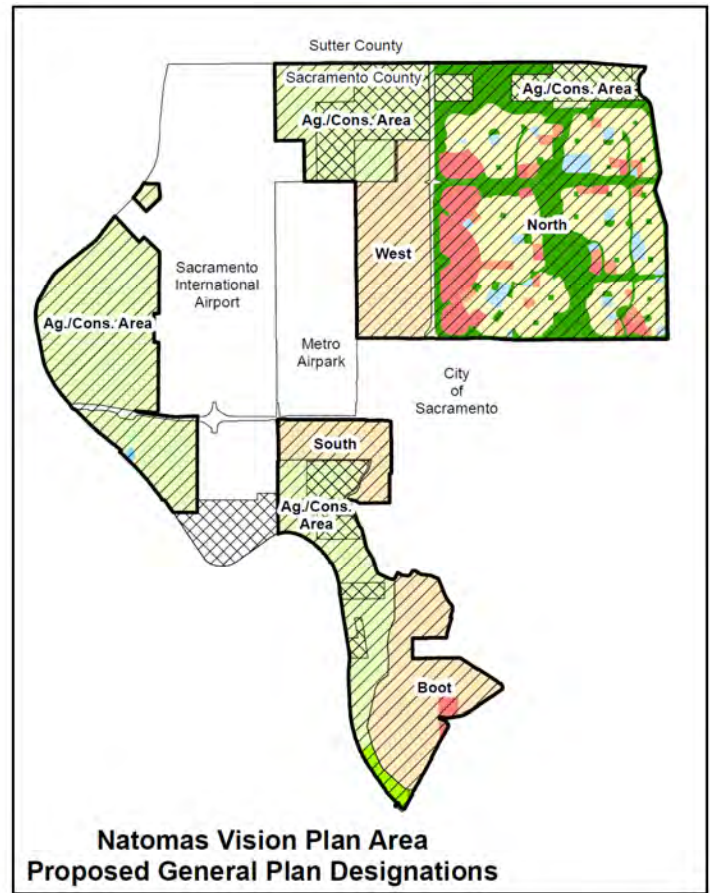
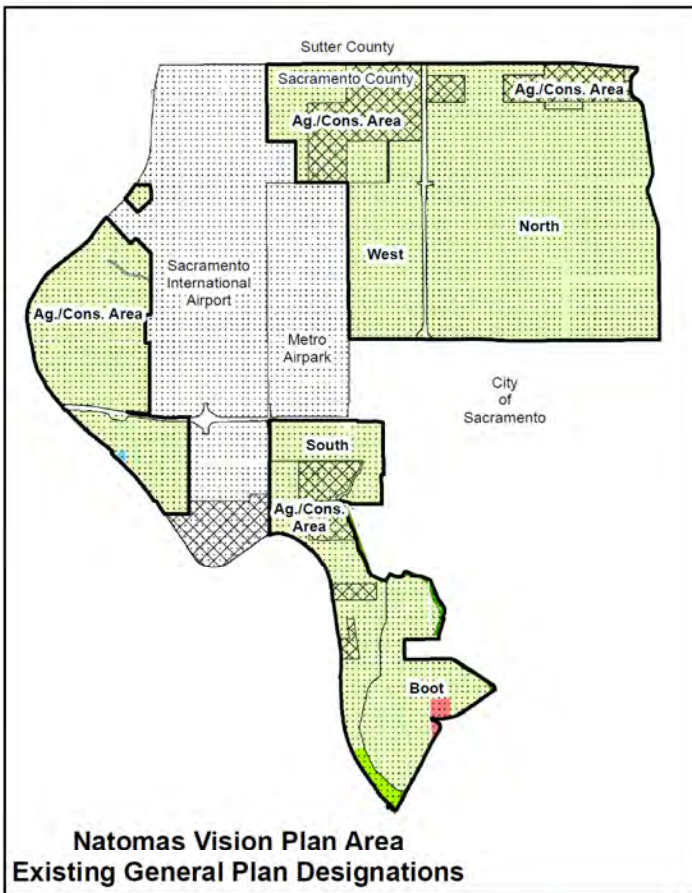
Table 2- General Plan Amendment Land Use Summary

General Plan Designations	Planning Precinct					Total
	North (Ac)	West (Ac)	South (Ac)	Boot (Ac)	Ag/Cons (Ac)	
LDR Low Density Residential (1-12 du/ac)	2,560.6	-	-	-	-	2,560.6
MDR Medium Density Residential (13-30 du/ac)	265.7	-	-	-	-	265.7
C/O Commercial and Office	703.3	-	-	-	-	703.3
P/QP Public/Quasi-Public	241.9	-	-	-	-	241.9
R Recreation	1,927.9	-	-	-	-	1,927.9
NORTH PRECINCT MASTER PLAN Subtotal	5,699.3	-	-	-	-	5,699.3
C/O Commercial and Office	-	-	-	49.9	-	49.9
P/QP Public/Quasi-Public	-	-	-	-	7.9	7.9
R Recreation	-	-	-	47.1	17.1	64.3
AG/UR Agricultural-Urban Reserve	-	1,313.6	563.3	1,275.8	-	3,152.7
AG/CROP Agricultural Cropland	-	-	-	-	6,151.5	6,151.5
AG/RES Agricultural-Residential	-	-	-	-	94.3	94.3
NP Natural Preserve	-	-	-	-	17.5	17.5
(1) Undesignated Lands per County GIS Data (some major roadways and highways)	(37.8)	7.4	12.1	32.3	132.5	(222.0)
NATOMAS VISION PLAN AREA Total	5,699.3	1,321.0	575.4	1,405.1	6,420.8	15,421.6

(1) The table above accounts for “undesignated lands” as shown in the County GIS files; these lands include some major streets and highways. In the North Precinct, this accounts for 37.8ac which is included in the land uses above.

NATOMAS VISION PLAN AREA

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Legend

Natomas Vision Plan Area	AG - URBAN RESERVE	COMM/OFF	REC
Natomas Joint Vision Combining Designation	AG CROP	LDR (1 - 12 du/ac)	
Natomas Vision Plan Area (NV) Combining Designation	AG-RES	MDR (13 - 30 du/ac)	
Resource Conservation Area - Protected Combining Designation	NAT PRES	PQP	

*See General Plan Amendment North Precinct Detail for more information.



Exhibit 9- General Plan Amendment



North Precinct General Plan Designations

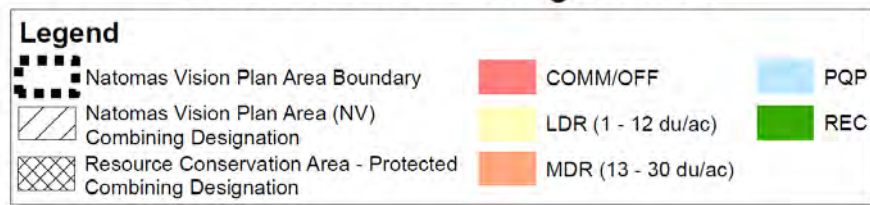


Exhibit 10- General Plan Amendment-North Precinct Detail

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

B.9.b. Zoning Amendments and SPA Designation

The Natomas Vision application proposes to create the "Natomas Vision Plan Area (NV) Combining Designation" for the entire Plan Area ($\pm 15,421.6$ acres). The NV application also proposes to amend the current Zoning within the North Precinct Master Plan Area ($\pm 5,699.3$ acres) to Special Planning Area (SPA), with the addition of the Natomas Vision Combining Designation. Non-participating properties will retain their existing zoning designation (as underlying zoning) in addition to the SPA designation, whereas properties that are active participants in this Master Plan/SPA application will have their existing zoning replaced with SPA only. With the exception of the North Precinct participating land owners, existing areas that are currently also zoned "Flood Combining Designation" (F) will retain that designation as well.

The proposed Zoning Amendment is shown on **Exhibit 11- Zoning Amendment, Exhibit 12-Zoning Amendment-North Precinct Detail and on Table 3 – Zoning Amendment Summary.**

Table 3- Zoning Amendment Summary

Zoning	Planning Precinct				Ag/Cons. (Ac)	Total
	North (Ac)	West (Ac)	South (Ac)	Boot (Ac)		
(1) SPA Special Planning Area	5,699.3	-	-	-	-	
NORTH PRECINCT MASTER PLAN/SPA Subtotal		-	-	-	-	
AG-80 / AG-80(F) Agricultural-80ac min.	-	1,313.5	556.2	-	3,295.1	5,164.8
AG-40 / AG-40(F) Agricultural-40ac min.	-	-	-	1,147.6	843.4	1,991.1
AG-20 / AG-20(F) Agricultural-20ac min.	-	-	7.1	142.0	2,034.0	2,183.1
AR-1/AR-1(F) Agricultural-Residential-1ac min.	-	-	-	15.4	-	15.4
AR-2/AR-2(F) Agricultural-Residential-2ac min.	-	-	-	-	85.5	97.8
AR-5(F) Agricultural-Residential-5ac min.	-	-	-	5.8	-	5.8
GC General Commercial	-	-	-	17.9	-	17.9
TC Travel Commercial	-	-	-	32.0	-	32.0
(2) Undesignated Lands per County GIS Data (some major roadways and highways)	(37.8)	7.5	12.1	32.1	162.6	(252.2)
NATOMAS VISION PLAN AREA Total	5,699.3	1,321.0	575.4	1,405.1	6,420.6	15,421.6

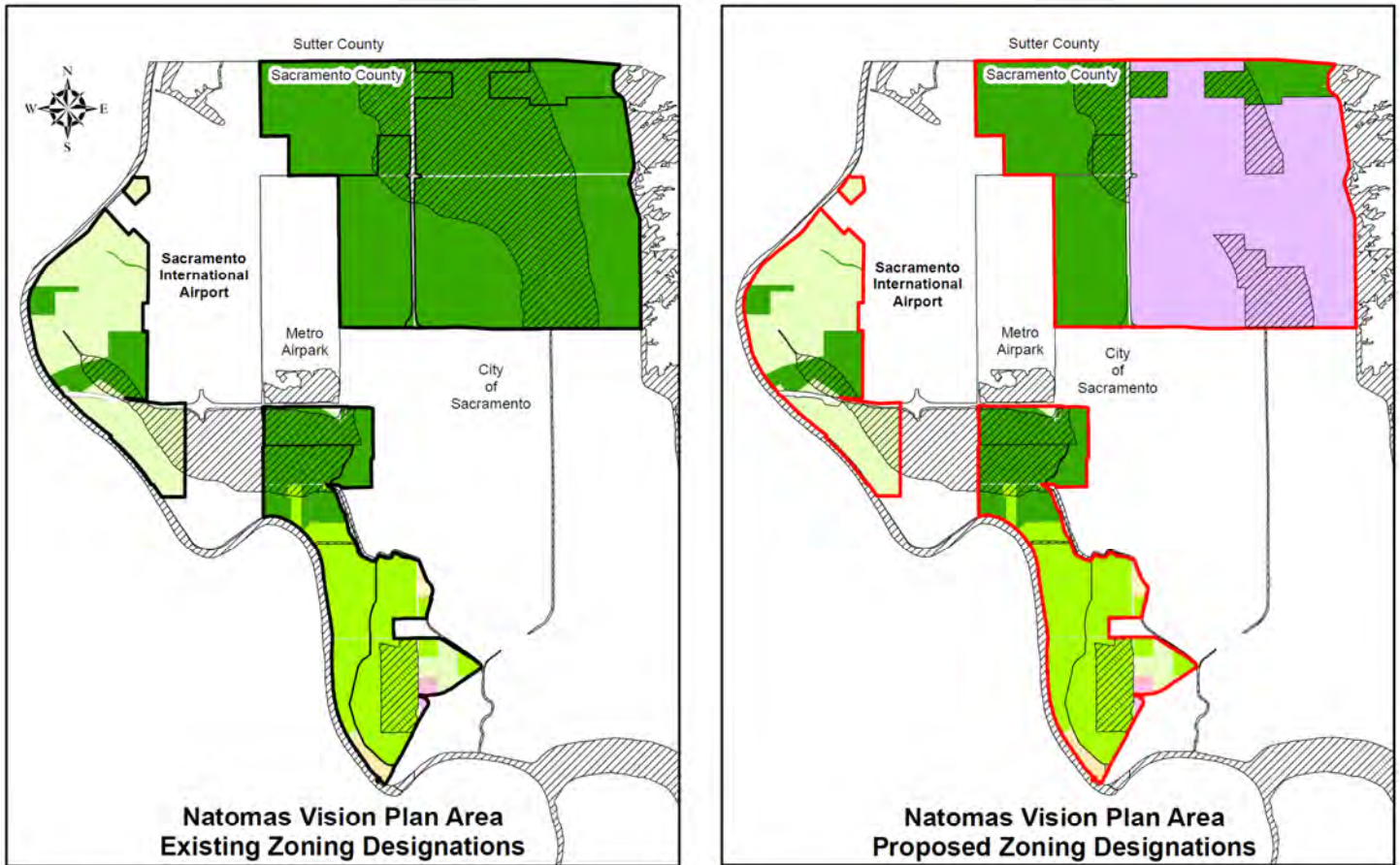
(1) Includes non-participating properties which will retain their existing underlying zoning as well as the SPA Zone.

(2) The table above accounts for "undesignated lands" as shown in the County GIS files; these lands include some major streets and highways. In the North Precinct, this accounts for 37.8ac which is included in the land uses above.

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

At time of future entitlements for the non-participating properties, a Zoning Ordinance Amendment will be required (among other entitlements) to change the zoning designation from SPA with the existing underlying zone to simply "SPA", consistent with the other properties in the North Precinct Master Plan/SPA. This process will establish the North Precinct Master Plan actively-participating properties as a "Priority Development Area" over the non-participating properties of the Plan. All properties in the North Precinct Master Plan/SPA will be included in the Master Plan/SPA (discussed in detail in sub-section B.10 of this document) and have specific established North Precinct Master Plan/SPA land use/zoning designations and regulations; however only the active-participating properties will have their specific land use/zoning designations approved with this entitlement application.

The Natomas Vision application does not seek a Zoning Amendment for the West, South, Boot and Agricultural/Conservation Precincts in the Plan Area, these areas will retain their existing Zoning designations, with the addition of the "Natomas Vision Combining Designation". The combining designation will not change the current development rights under the current zoning, but add the combining designation policies that apply to urbanization and Transferable Development Rights (TDRs) in the Natomas Vision Plan Area. With the exception of the participating properties in the North Precinct, parcels that are also currently zoned with "Flood Combining Zone" (F) will retain that designation as well.



Legend

Natomas Vision Plan Area	Flood Combining Zone (F) Areas
Natomas Vision Plan Area (NV) Combining Designation	AG20
North Precinct Master Plan / SPA	AR 1
	AG40
	AR 2
	AG80
	AR 5
	GC
	TC

Note: North Precinct Master Plan / SPA non-participating properties will retain their existing zoning designations as underlying zoning in addition to the "SPA" Zone.

Exhibit 11- Zoning Amendment

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

The Agricultural/Conservation Precinct will maintain its current agricultural character and will have the ability to transfer development rights to lands within the other four (4) planning precincts through the use of a Transferable Development Rights (TDR) program or other incentive arrangements, to be developed as a part of this Application.

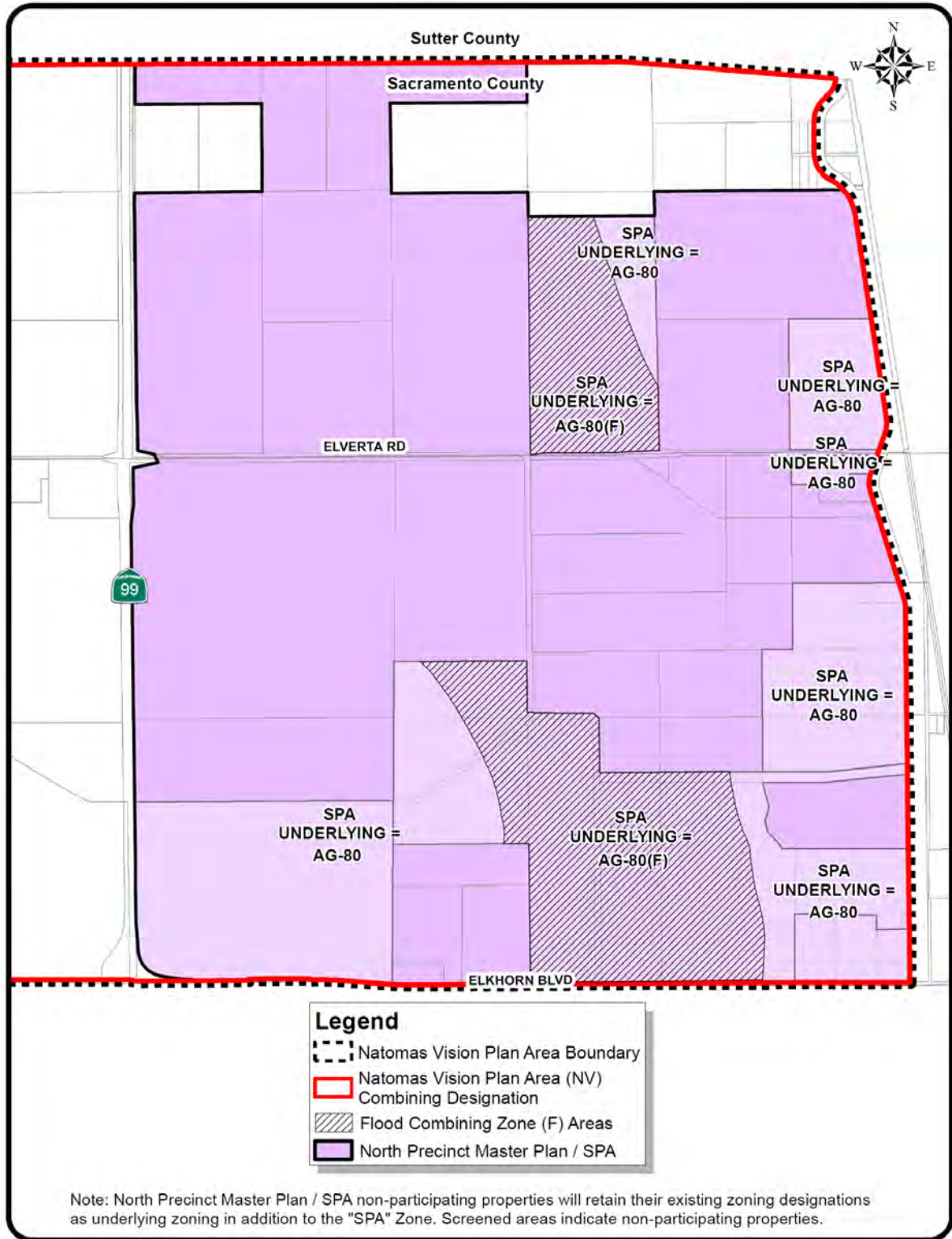


Exhibit 12- Zoning Amendment-North Precinct Detail

B.10. North Precinct Master Plan/SPA

The Natomas Vision application includes the proposed adoption of the North Precinct Master Plan/SPA (including a Master Plan Land Use Diagram, Design Guidelines, and Development Standards) to establish detailed land use/zoning designations and guide the development within the North Precinct (±5,699.3 ac). The conceptual land use plan is shown on **Exhibit 13- North Precinct Conceptual Master Plan/SPA**.

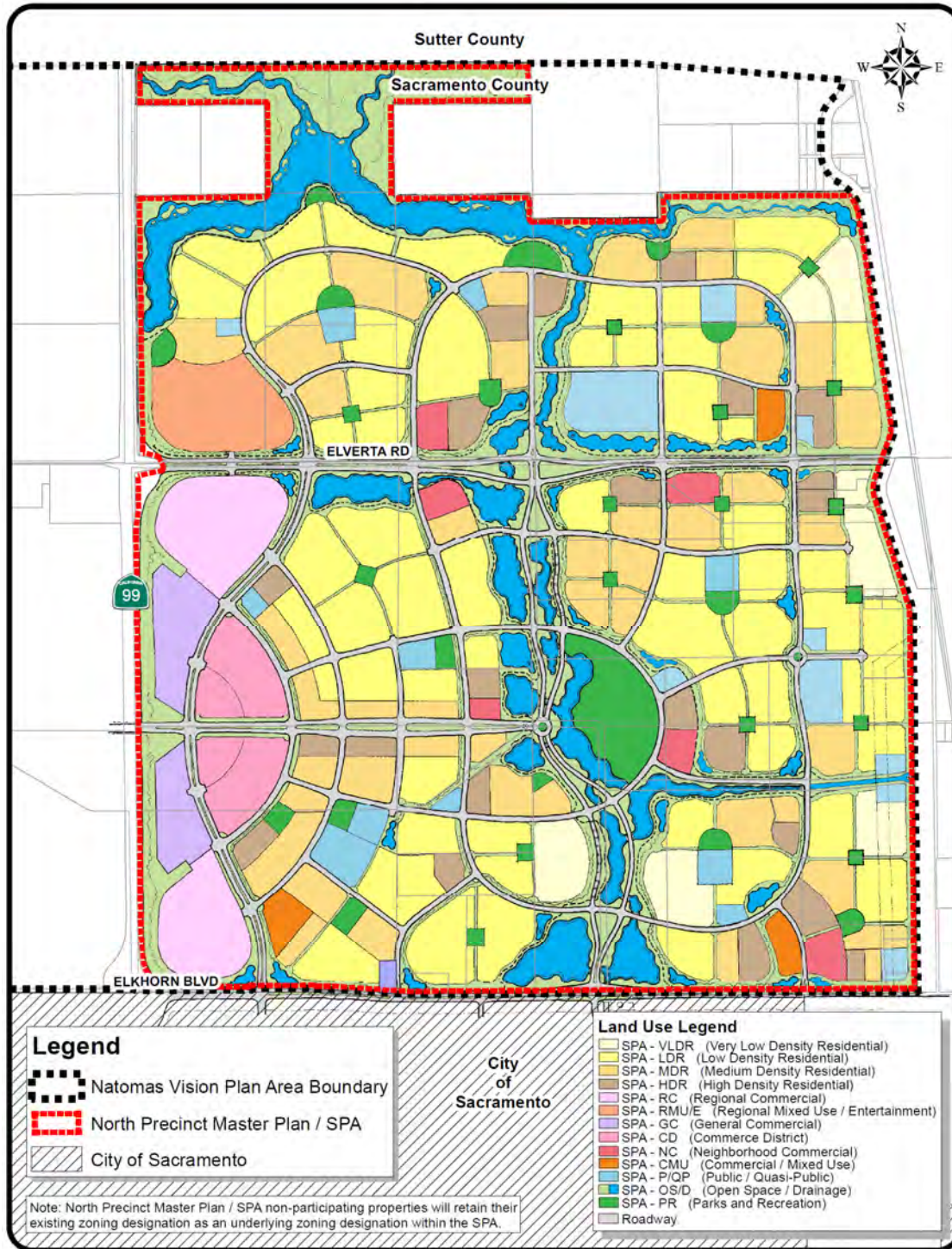


Exhibit 13- North Precinct Conceptual Master Plan/SPA

B.10.a North Precinct Master Plan/SPA Participating and Non-Participating Properties

All properties within the NV Plan Area will have General Plan land use and Zoning designations, as discussed previously. However, within the North Precinct Master Plan/SPA, all properties will also have specific land use/zoning designations and regulations as crafted and defined by the future North Precinct Master Plan/SPA text and exhibits.

The North Precinct Master Plan/SPA includes all properties, active-participating and non-participating, however only the actively-participating properties will also have specific Master Plan/SPA land use/zoning designations approved with the Master Plan/SPA. Non-participating properties will retain their existing zoning as underlying zoning to the SPA zoning, and at time of future entitlements these properties will be required to request a Zoning Ordinance Amendment (among other entitlements) to modify their existing designations and replace with simply "SPA".

The North Precinct Master Plan/SPA actively-participating property owners include the lands of Brookfield Natomas, LLC, Ose Properties, Inc., and Demeter Development, LP. As shown on **Exhibit 14- North Precinct Participating Properties/ Ownership Map**.

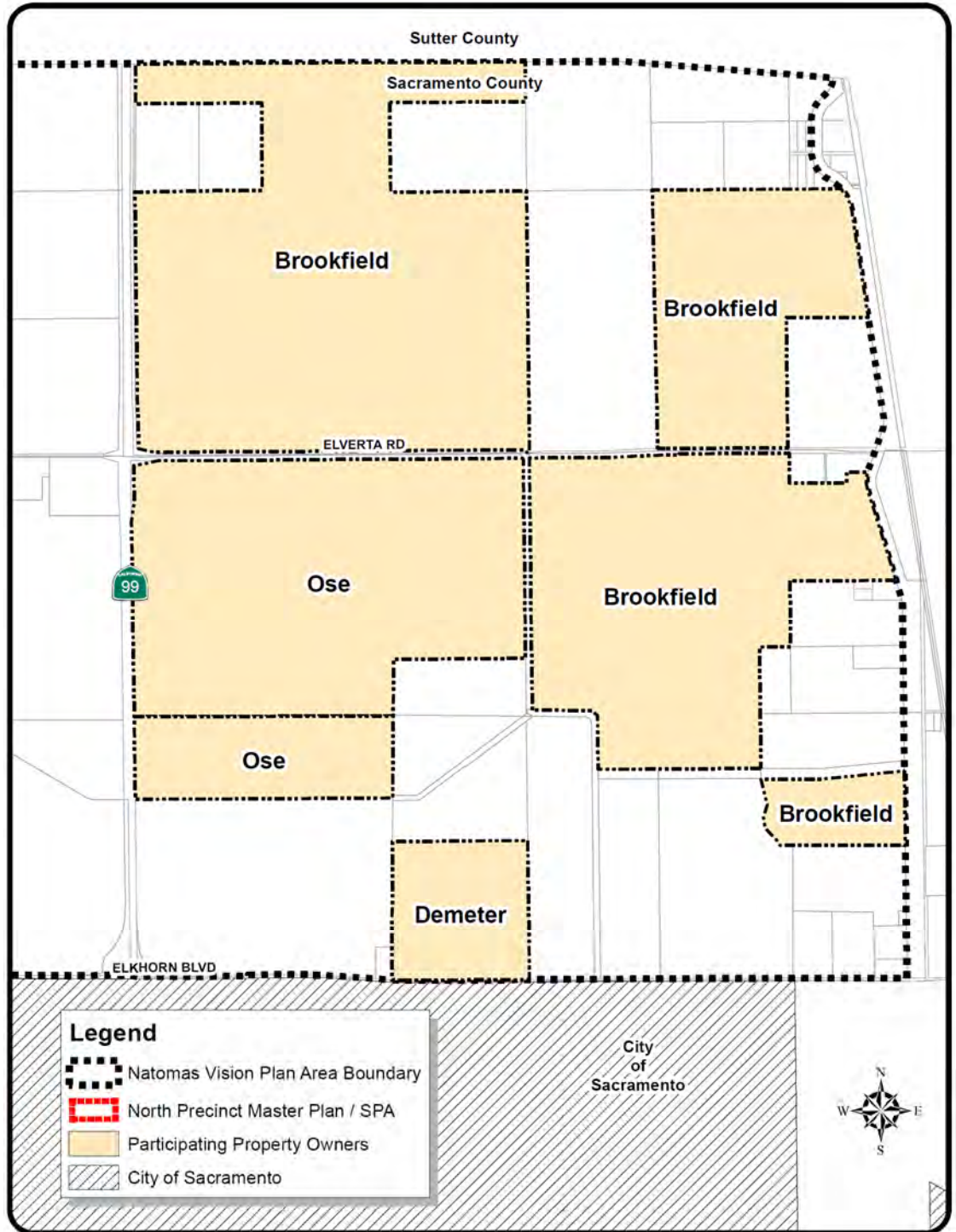


Exhibit 14- North Precinct Participating Properties/Ownership Map

The North Precinct Master Plan/SPA participating and non-participating properties are shown on **Exhibit 15- North Precinct Master Plan/SPA Land Use/ Zoning Map- Participating and Non-Participating Properties**. Non-participating properties are shown "screened" with their underlying zoning labeled.

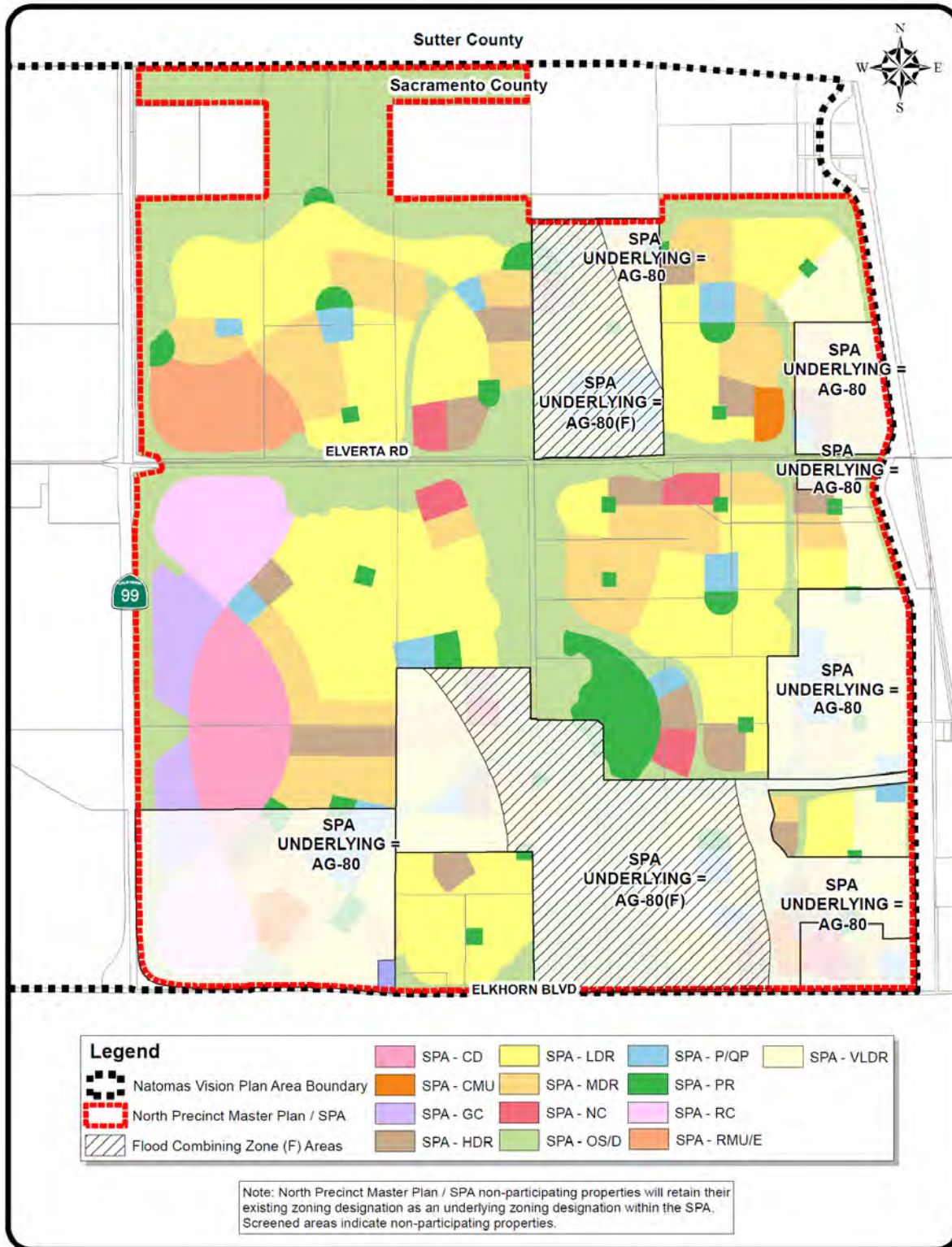


Exhibit 15- North Precinct Master Plan/SPA Land Use/Zoning Map- Participating and Non-Participating Properties

B.10.b. North Precinct Master Plan/Spa Land Use/Zoning Designations

With the adoption of the North Precinct Master Plan, the Application proposes to further amend the land use/zoning designations within the North Precinct to the very specific land use/zoning designations created in the North Precinct Master Plan/SPA, as shown on **Exhibit 16- North Precinct Master Plan/SPA Designations and Table 4- North Precinct Master Plan/SPA Land Use/Zoning Summary**.

The North Precinct Master Plan/SPA includes a broad range of residential land uses, as well as commercial and employment land uses and schools and parks to support the residential land uses. Medium and high density uses are not clustered in only one area, but organized around transit corridors and community nodes. Commercial land uses of varying sizes and intensities, are located throughout the Plan Area and situated for visible freeway access and at major intersection nodes as appropriate to attract businesses and merchants to the Plan Area. Elementary, middle and high school sites are located in the Plan in conjunction with the needs of the School District and student generation of the Plan. Parks, recreation and open space uses are distributed throughout the Plan and vary in size and intended use appropriate to the neighborhood in which they are situated. Where appropriate, neighborhood parks are located adjacent to local school sites to maximize the joint-use efficiencies of these compatible uses.

The North Precinct Master Plan/SPA identifies proposed residential acreage and densities for the North Precinct Master Plan/SPA. The Master Plan/SPA identifies four (4) different residential categories including **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac), **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac; 5du/ac average), **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac), and **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac). Additionally, the residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be addressed in the projects Development Agreement.

Various commercial, office, and mixed-use land designations throughout the Plan Area. Varying commercial use intensities are located where appropriate next to the highways and major thoroughfares and at commercial and neighborhood nodes at key intersections. The Plan offers six (6) distinct and different types of commercial uses including **(SPA-RC)** Regional Commercial, **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-GC)** General Commercial, **(SPA-CD)** Commerce District, **(SPA-CMU)** Commercial/Mixed-Use and **(SPA-NC)** Neighborhood Commercial; the commercial areas will accommodate sub-regional, community and neighborhood-serving uses. Three (3) of the commercial land use types contain mixed-use components on a portion of the acreage and allow High-Density Residential units to be either vertically or horizontally integrated on the mixed-use sites, this includes RMU/E, CD, and CMU designations, and shown on **Table 4- North Precinct Master Plan/SPA Land Use/Zoning Summary**.

Throughout the Plan various **(SPA-P/QP)** Public/Quasi-Public uses such as schools, civic uses, and public utility uses are provided to serve the needs of the residents. Numerous schools, including elementary, middle and high school, are sited in the Plan area; final locations of which will be determined by the County and the School District.

The Plan provides numerous **(SPA-PR)** Parks and Recreation land uses, as well as **(SPA-OS/D)** Open Space/Drainage land uses which include active parklands of varying sizes and intended use intensities (community parks, neighborhood parks and mini-parks). Open space lands within the Plan Area include natural open space, water quality/detention/conveyance areas, landscape and natural buffers areas, pedestrian paseos and linear open space linkages between land uses, and landscape corridors along major roadway corridors.

Non-participating properties in the North Precinct will retain their existing zoning, including Flood Combining Zoning as applicable, with the SPA Combining Designation, as shown herein. Non-participating properties account for ±1,963.6 acres on the North Precinct.

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

Table 4- North Precinct Master Plan/SPA Land Use/Zoning Summary

North Precinct Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. Sac/1000 (2)	Jobs (1)
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519	3.0	1,407	7.6	-
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017	5.0	19,016	102.4	-
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824	8.0	15,784	85.0	-
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859	24.5	15,877	71.5	-
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219	-	-	-	-
SPA-RC Regional Commercial	197.7	177.9	-	-	-	-	8,894
SPA-RMU/E Regional Mixed-Use/Entertainment (assumes up to 25ac HDR)	108.3	97.4	620	24.8	1,680	7.6	4,872
SPA-GC General Commercial	108.0	97.2	-	-	-	-	4,860
SPA-CD Commerce District (assumes up to 5ac HDR)	156.5	140.9	150	30.0	407	1.8	7,043
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488	25.7	1,323	6.0	2,249
SPA-NC Neighborhood Commercial	82.9	74.6	-	-	-	-	3,731
COMMERCIAL Subtotal	703.3	633.0	1,258	-	-	-	31,649
SPA-P/QP Public/Quasi-Public	241.9	217.7	-	-	-	-	4,354
SPA-PR Park and Recreation (3)	203.9	183.5	-	-	-	-	-
SPA-OS/D Open Space/Drainage	1,724.0	1,551.6	-	-	-	-	-
PARKS AND OPEN SPACE Subtotal	1,927.9	1,735.1	-	-	-	-	-
10% land area for major roadways and landscape corridors	-	569.9	-	-	-	-	-
NORTH PRECINCT Total	5,699.3	5,699.3	20,477	-	55,494	281.9	36,003

(1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).

(2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).

(3) Park acreage provided includes neighborhood/community parks (± 183.5 ac), paseos (± 76 ac), 10% of the open space (± 155.2 ac). (10% of $\pm 1,551.6$ ac of open space= ± 155.2 ac. of usable park area). Total parkland provided= 414.6 ac.



**North Precinct Master Plan / SPA
Land Use / Zoning Designations**

Legend

	Natomas Vision Plan Area Boundary		SPA-MDR		SPA-GC		SPA-P/QP
	North Precinct Master Plan / SPA		SPA-HDR		SPA-CD		SPA-PR
	SPA-VLDR		SPA-RC		SPA-CMU		SPA-OS/D
	SPA-LDR		SPA-RMU/E		SPA-NC		

Note: North Precinct Master Plan / SPA non-participating properties will retain their existing zoning designation as an underlying zoning designation within the SPA.

Exhibit 16- North Precinct Master Plan/SPA Designations

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

B.10.c. Residential Land Uses

The North Precinct Master Plan identifies proposed residential acreage and densities for the North Precinct Master Plan/SPA. The Master Plan/SPA identifies four (4) different residential categories including **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac), **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac), **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac), and **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac). The Plan also allocates units in the commercial areas of the Plan that incorporate Mixed-Use, specifically **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-CD)** Commerce District and **(SPA-CMU)** Commercial/Mixed-Use. Additionally, the residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be addressed in the projects Development Agreement. Residential and Commercial uses are shown in **Table 5, North Precinct Master Plan/SPA Residential and Commercial Land Uses.**

Table 5– North Precinct Master Plan/SPA Residential and Commercial Land Uses

North Precinct Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519	3.0	1,407	7.6	-
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017	5.0	19,016	102.4	-
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824	8.0	15,784	85.0	-
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859	24.5	15,877	71.5	-
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219	-	-	-	-
SPA-RC Regional Commercial	197.7	177.9	-	-	-	-	8,894
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	97.4	620	24.8	1,680	7.6	4,872
SPA-GC General Commercial	108.0	97.2	-	-	-	-	4,860
SPA-CD Commerce District (assumes up to 5ac HDR)	156.5	140.9	150	30.0	407	1.8	7,043
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488	25.7	1,323	6.0	2,249
SPA-NC Neighborhood Commercial	82.9	74.6	-	-	-	-	3,731
COMMERCIAL Subtotal	703.3	633.0	1,258	-	-	-	31,649

- (1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).
- (2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).
- (3) Park acreage provided includes neighborhood/community parks (± 183.5 ac), paseos (± 76 ac), 10% of the open space (± 155.2 ac). (10% of $\pm 1,551.6$ ac of open space= ± 155.2 ac. of usable park area). Total parkland provided= ± 414.6 ac.

B.10.d. Commercial Land Uses

The North Precinct Master Plan/SPA identifies commercial land designations throughout the Plan Area. Varying commercial use intensities are located where appropriate next to the highways and major thoroughfares and at commercial and neighborhood nodes at key intersections. The Plan offers six (6) distinct and different types of commercial uses including **(SPA-RC)** Regional Commercial, **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-GC)** General Commercial, **(SPA-CD)** Commerce District, **(SPA-CMU)** Commercial/Mixed-Use and **(SPA-NC)** Neighborhood Commercial; the commercial areas will accommodate sub-regional, community and neighborhood-serving uses as shown in **Table 6, North Precinct Master Plan/SPA Residential and Commercial Land Uses**. Three (3) of the commercial land use types contain mixed-use components on a portion of the acreage and allow High-Density Residential units to be either vertically or horizontally integrated on the mixed-use sites, this includes RMU/E, CD, and CMU designations.

B.10.e. Parks and Open Space

The Plan provides numerous **(SPA-PR)** Parks and Recreation land uses, as well as **(SPA-OS/D)** Open Space/Drainage land uses which include active parklands of varying sizes and intended use intensities (community parks, neighborhood parks and mini-parks). Open space lands within the Plan Area include natural open space, water quality/detention/conveyance areas, landscape and natural buffers areas, pedestrian paseos and linear open space linkages between land uses, and landscape corridors along major roadway corridors.

Along the major drainage corridor in the center of the North Precinct is a vast open space is organized around the central requirements of the flood control facilities in that area, but with emphasis on creating a user-friendly and attractive environment. The central channel will be surrounded by regional and local flood-control space designed to accommodate visual and pedestrian access in non-flood periods.

A "central parkway" which meanders through the major open space core and a regional park are proposed on adjacent uplands. Pedestrian paseos, parks and detention facilities will also be designed and organized to connect to the major open spaces. Parks and open space associated with the PDP are listed on **Table 6- North Precinct Master Plan/SPA Parks and Open Space Land Uses**.

Table 6- North Precinct Master Plan/SPA Parks and Open Space Land Uses

North Precinct Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-P/QP Public/Quasi-Public	241.9	217.7	-	-	-	-	4,354
SPA-PR Park and Recreation (3)	203.9	183.5	-	-	-	-	-
SPA-OS/D Open Space/Drainage	1,724.0	1,551.6	-	-	-	-	-
PARKS AND OPEN SPACE Subtotal	1,927.9	1,735.1	-	-	55,494	281.9	

(1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).

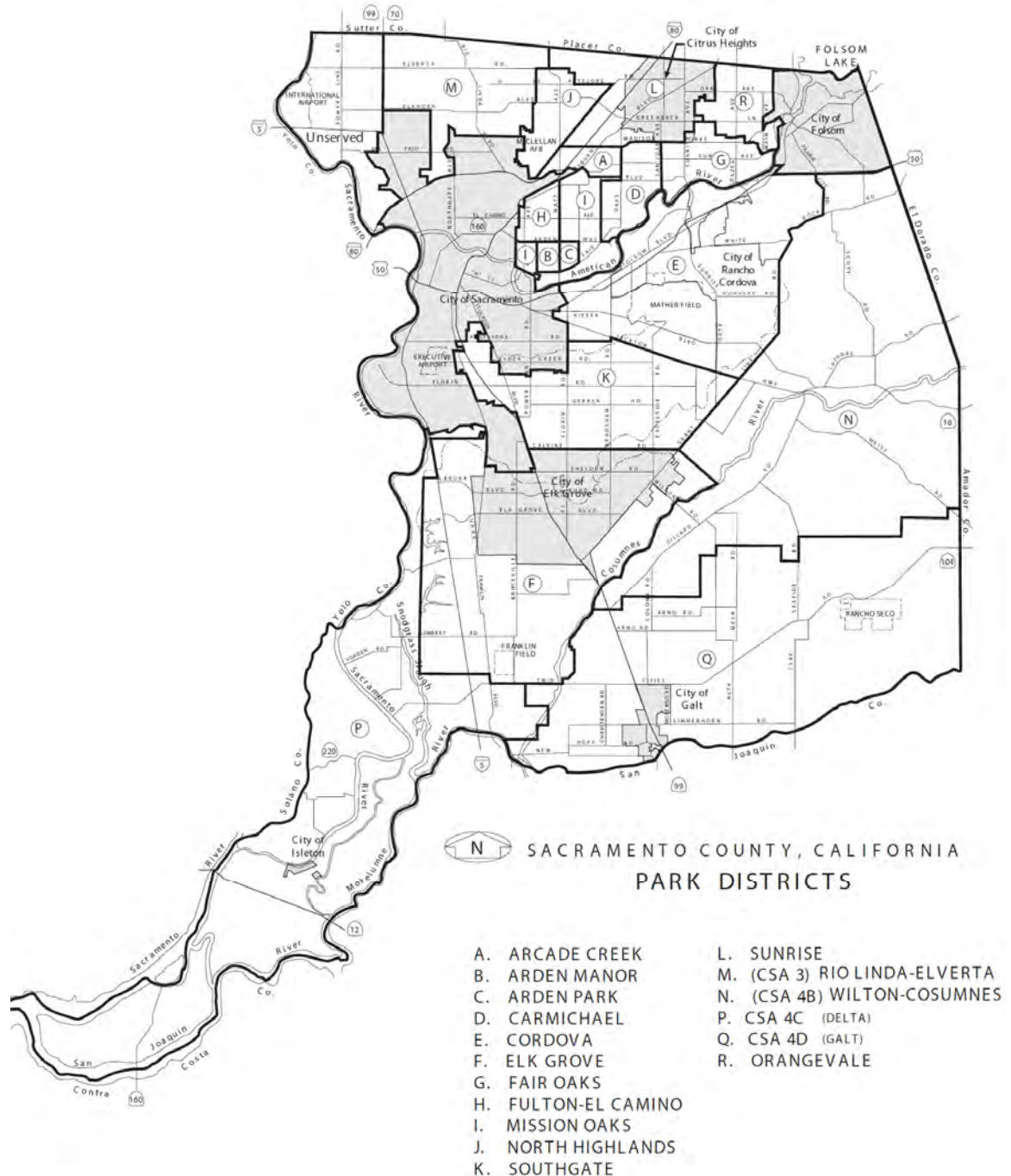
(4) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).

(5) Park acreage provided includes neighborhood/community parks (± 183.5 ac), paseos (± 76 ac), 10% of the open space (± 155.2 ac). (10% of $\pm 1,551.6$ ac of open space= ± 155.2 ac. of usable park area). Total parkland provided=414.6ac.

The park acreage requirement under the Quimby Act is 5 acres per 1,000 residents. The proposed 20,477 dwelling units within the North Precinct will yield an estimated population of 55,494 people at the general rate of 2.71 persons/household (Sacramento County Dept. of Finance Table DP-1: 2.71 persons/household (2010)). Parkland dedication generation is based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Based on this estimate, ±281.9 acres of neighborhood and community parks are required within the North Precinct. This requirement is met and exceeded by the active and passive parklands, linear paseos, lake features and open space that are provided in the North Precinct, as shown on **Exhibit 13- North Precinct Conceptual Master Plan/SPA**. Total park acreage in the North Precinct is approximately 414.6 acres and includes neighborhood/community parks (±183.5 ac), paseos (±76 ac), 10% of the open space (±155.2 ac). (10% of ±1,551.6 ac of open space = ±155.2ac. of usable park area).

The North Precinct Master Plan Area is within the boundary of the Rio Linda Recreation and Park District, as shown on **Exhibit 17- Sacramento County Park Districts**. The parks shown in the PDP will be reviewed and coordinated with the Park District as a part of the entitlement review process. The other areas within the NV SPA are not included within the boundaries of any separate park agency, but they are within the jurisdiction of the Sacramento County Parks Department.

Exhibit 17- Sacramento County Park Districts



B.10.f. Circulation Plan

As noted in the Requested Planning Entitlements sub-section of this document, this Application requests a General Plan Amendment to the Transportation Plan Diagram. As shown on **Exhibit 18- Transportation Plan**, the design for primary roads in the PDP utilizes a circulation pattern that creates an emphasis on access to the regional-serving commercial uses along Highway 99 and the central parkway. The major roadways within the PDP total approximately 356-acres± (including the associated landscape corridors).

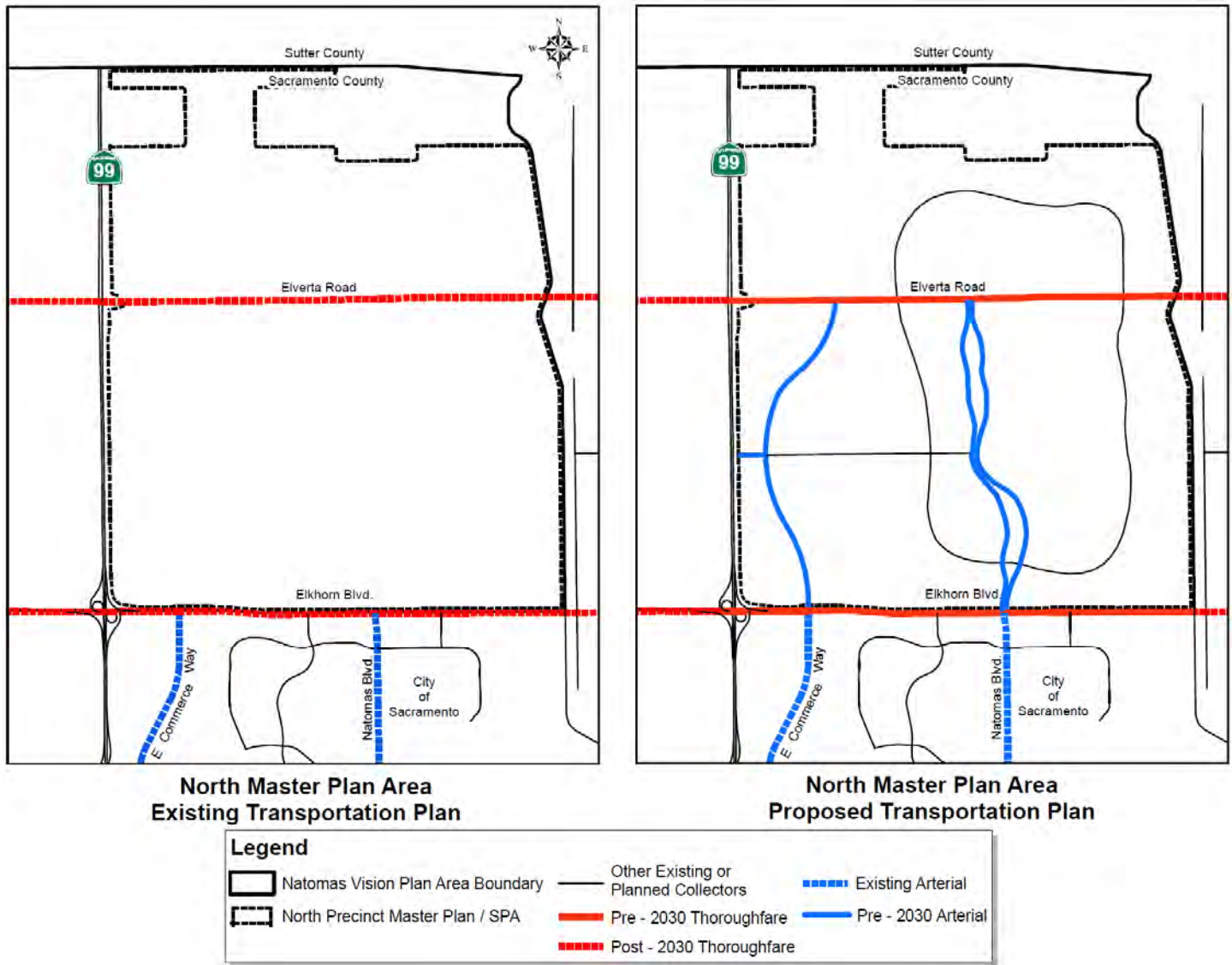


Exhibit 18- Transportation Plan

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

As noted in the Requested Planning Entitlements sub-section of this document, this Application also requests a General Plan Amendment to the Bicycle Master Plan Diagram to expand off- and on-street bicycle paths, as shown in **Exhibit 19- Bicycle Master Plan**.

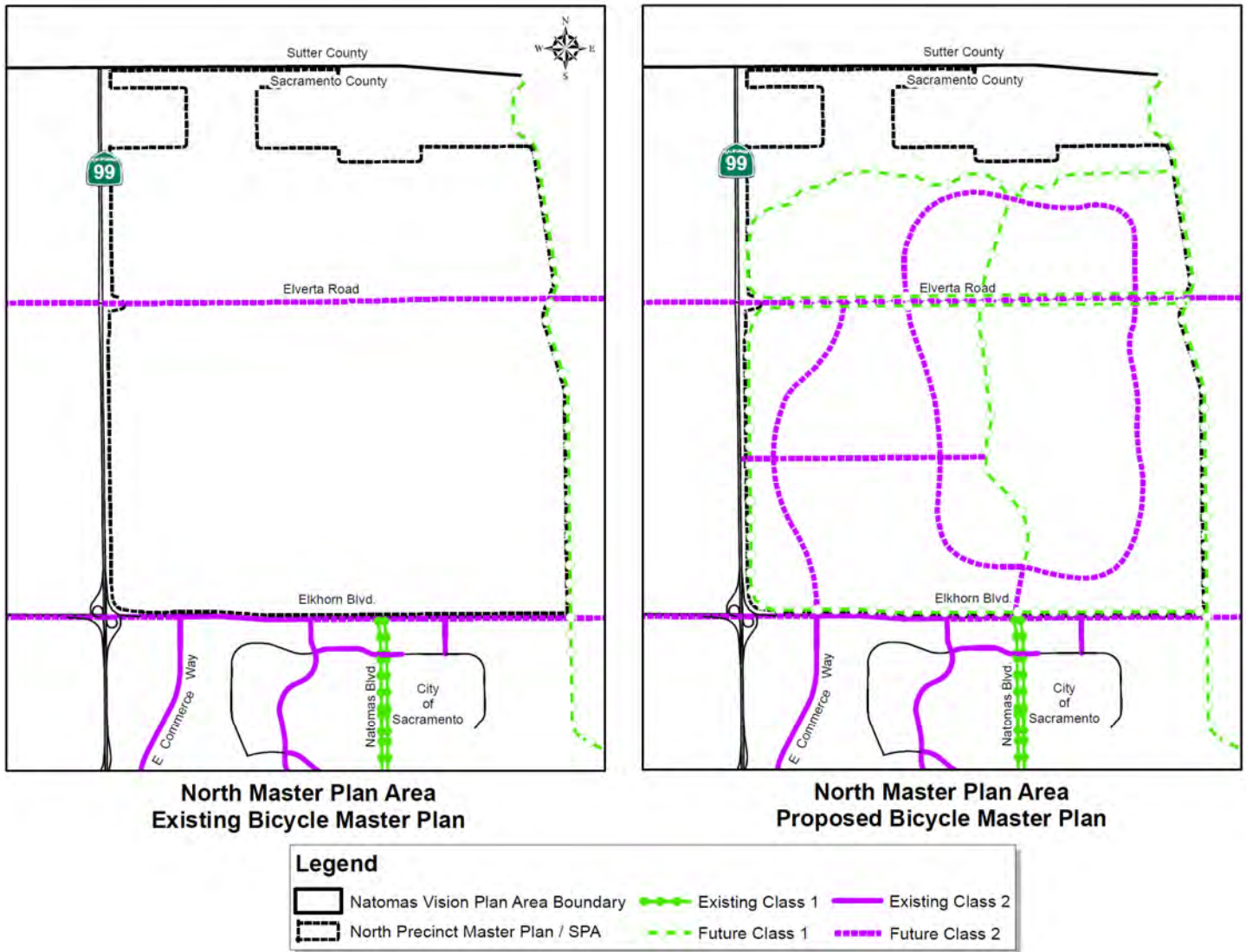


Exhibit 19- Bicycle Master Plan.

B.10.g. Public Services, Facilities, and Utilities

Schools

The North Precinct Master Plan/SPA is located within two school districts, the Twin Rivers Unified School District (TRUSD) and the Elverta Joint Elementary School District (EJESD). The school district boundaries divide both the North and West Precincts as shown on **Exhibit 20- School District Boundaries**. The EJESD provides elementary and middle school facilities only, and the TRUSD provides elementary and middle schools in the district and high school facilities in both districts.

The Plan provides various **(P/QP)** Public/Quasi-Public uses such as schools, civic uses, and public utility use to serve the needs of the residents. Numerous schools, including elementary, middle and high school, are sited in the Plan area as shown on **Exhibit 13- North Precinct Conceptual Master Plan/SPA**. Actual final locations of school facilities will be determined by the County and the School District(s).

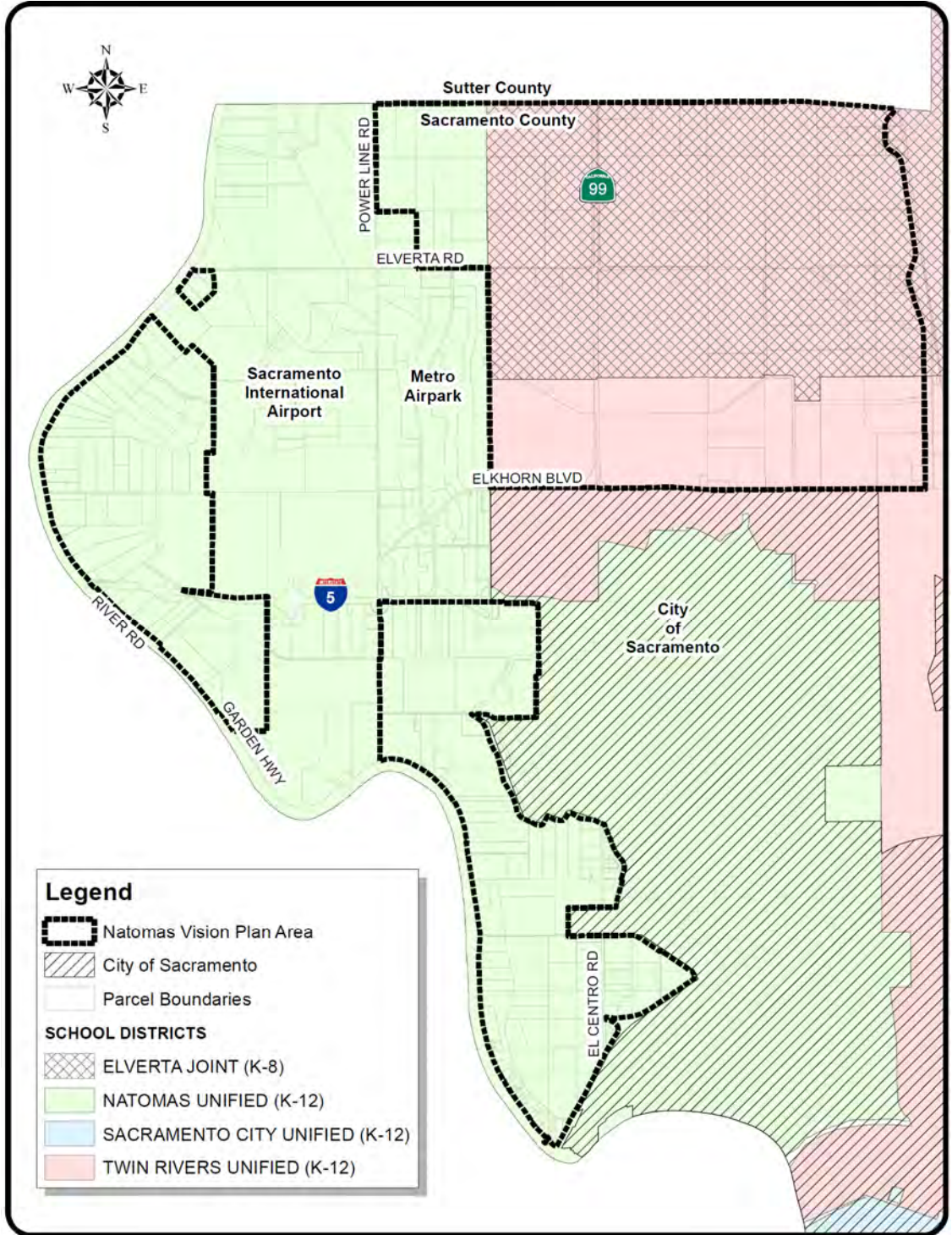


Exhibit 20- School District Boundaries

Utility Service

The North Precinct is proposed to be served by SMUD (electrical service), Pacific Gas & Electric Company (natural gas service), AT&T (telephone service) and Comcast (cable service). Utility service providers will extend facilities as needed to serve development within the North Precinct.

Water Supply

The regional water agencies are shown on **Exhibit 21- Regional Water Agencies**.

Water service to the North Precinct may come from one or more of the following service providers:

- **Sacramento County Water Agency.** The Sacramento County Water Agency (SCWA) could provide water service to the North Precinct. Water sources available to SCWA could include purchases from the City of Sacramento, the Natomas Central Mutual Water Company, and Sacramento Suburban Water District, among others. Initially, groundwater underlying the lands within the North Precinct could be used to provide service to the initial phases of development. The groundwater and surface water supplies could be integrated into a joint conjunctive use water supply program as this planning precinct develops over time.

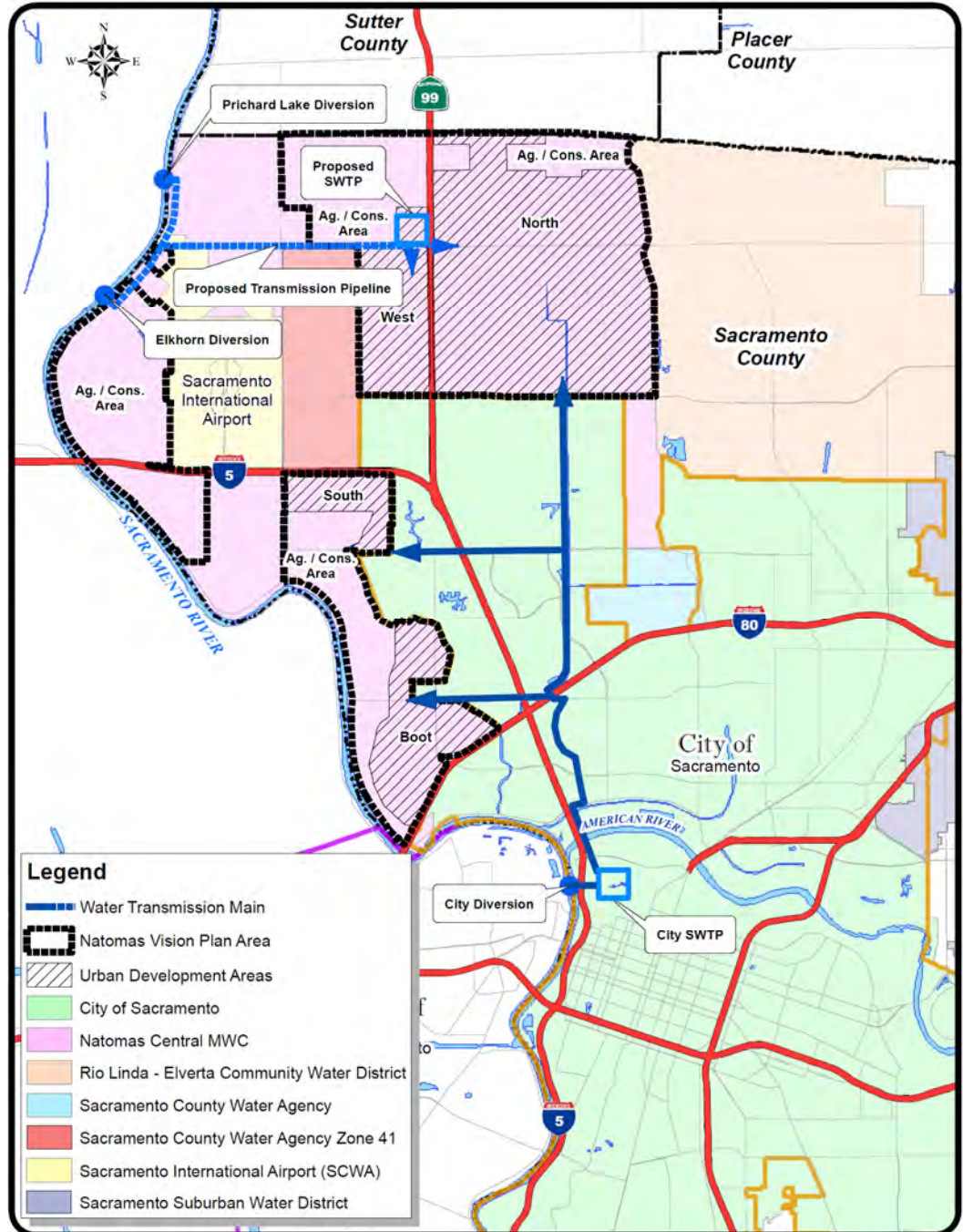


Exhibit 21- Regional Water Agencies

- **City of Sacramento.** The City could serve the North Precinct under its American and/or Sacramento River Water Rights. Initially, the groundwater basin underlying the lands within this planning precinct could be developed to provide water service to the initial phases of development. The groundwater and surface water supplies could be integrated into a joint conjunctive use water supply program as this planning precinct develops over time.

North Precinct Master Plan/SPA major water infrastructure is shown on Exhibit 21- Regional Water Agencies and Exhibit 22- North Precinct Master Plan Water Diagram.

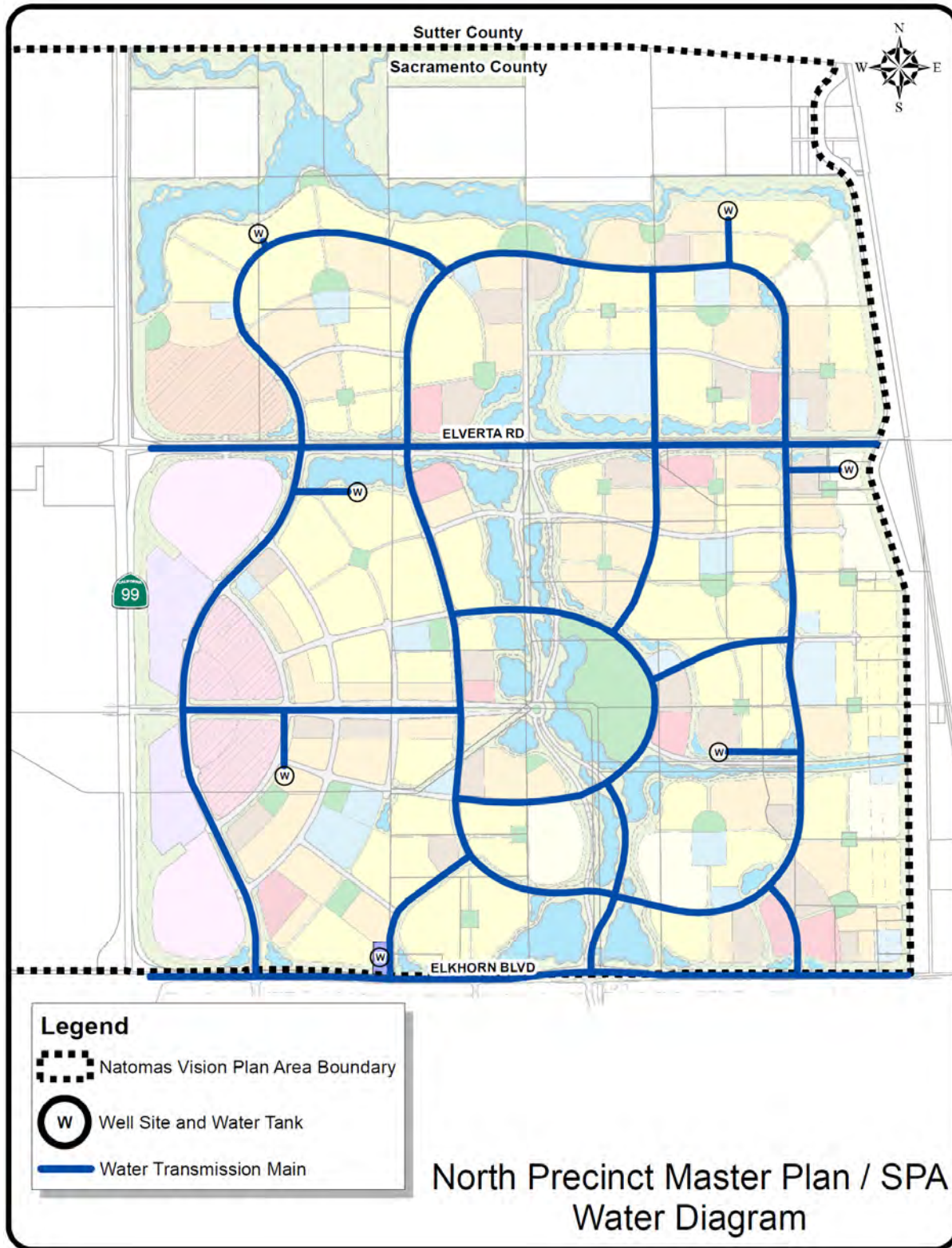


Exhibit 22- North Precinct Master Plan/SPA Water Exhibit

Sewer Service

Sewer service to the North Precinct is proposed to be provided by the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD is proposed to provide collection and trunk main services within the urbanized lands, while SRCSD is proposed to provide interceptor, treatment and disposal services from the development area to its regional wastewater treatment plant.

The urbanizing lands within the North Precinct are proposed to be annexed to SASD and SRCSD. The potential locations and/or alignments of the major sewer infrastructure described above are shown on **Exhibit 23- North Precinct Master Plan Sewer Diagram**.

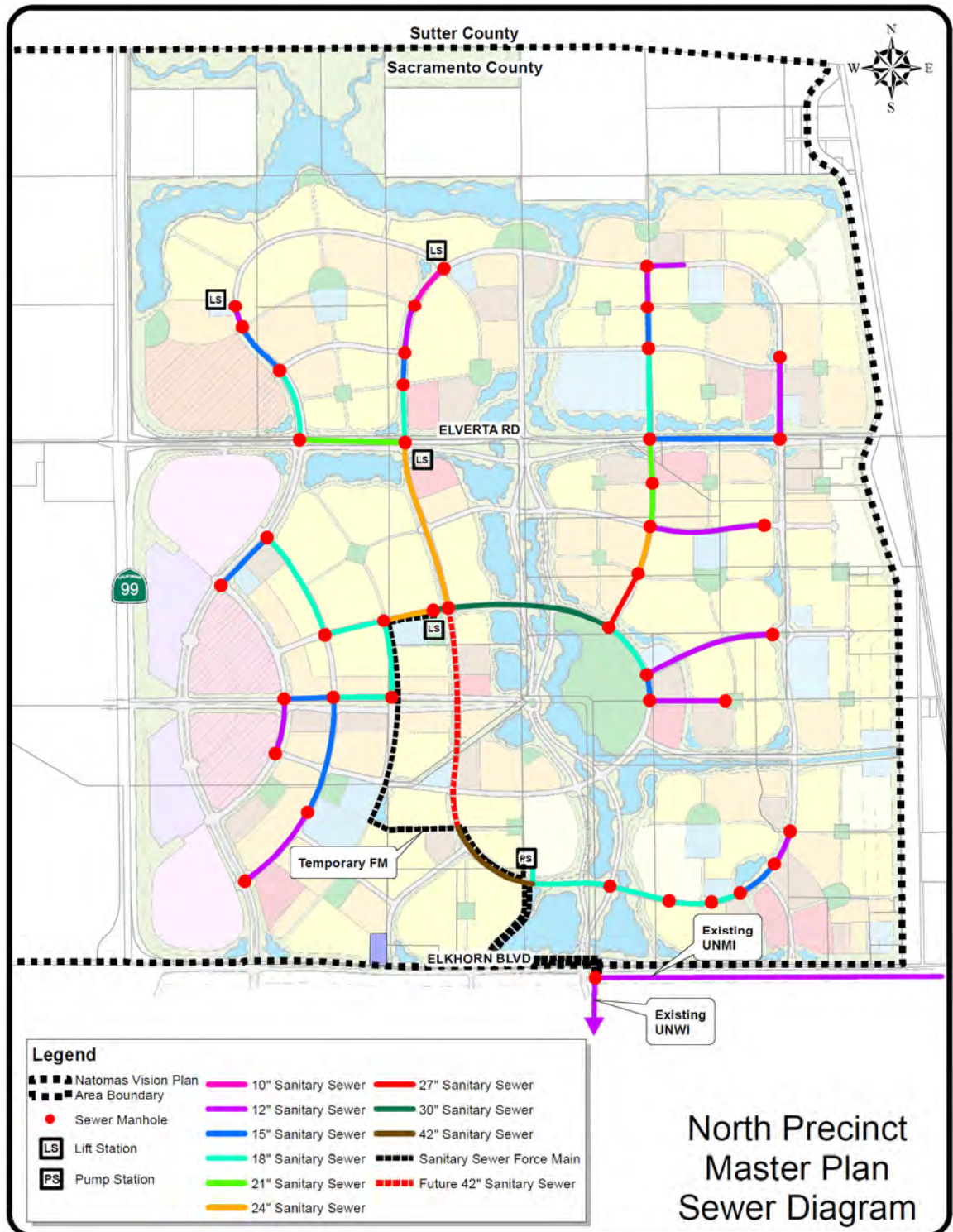


Exhibit 23- North Precinct Master Plan/SPA Sewer Diagram

Drainage & Flood Protection

Drainage and flood protection service to the North Precinct are proposed to be provided by the Sacramento County Water Agency (SCWA) and Reclamation District No. 1000 (RD 1000). It is proposed that SCWA provide drainage and flood protection services within the urbanized lands (through collection systems and on-site detention basins located behind the local levees) and then pump storm water runoff into the RD 1000 drainage canal system. Urbanizing lands within this planning precinct may need to be annexed to SCWA for drainage purposes. These lands could be annexed into an existing service area of SCWA, or SCWA could create a new service area to serve this planning precinct.

Storm water quality treatment will be provided within the on-site detention basins. Hydro-modification impacts to the RD 1000 system are not anticipated due to the very slow rate of runoff that will be allowed to discharge into the RD 1000 system.

RD 1000, which currently provides drainage and flood protection within the greater Natomas Basin, will convey and pump urban runoff from the development area to the Sacramento River. RD 1000 currently provides this service for agricultural drainage generated from the agricultural lands within this planning precinct.

The Natomas Vision Plan Area is currently protected against any external flood threat from the surrounding rivers and creeks by a system of levees around the perimeter of the Natomas Basin. These levees are currently being improved and strengthened by RD 1000 in conjunction with the USACE and SAFCA. Potential drainage improvements within the North Precinct are shown on **Exhibit 13- North Precinct Conceptual Master Plan/SPA**.

Exhibit 24- Sacramento County Fire Districts



Fire and Public Safety Services

Fire protection and prevention services for the entire Natomas Vision Area are currently provided by the fire department of the city of Sacramento. The Board of Supervisors as the governing body of the Natomas Fire District, a “dependent” fire protection district, has contracted with the city of Sacramento since 1984 for fire protection services for this portion of unincorporated area in Sacramento County. The city fire department will continue to provide fire protection services through the term of the contract which has been extended from time to time, to June, 2016. At that time, the Board of Supervisors may extend or terminate the contract. Sacramento County Fire Districts are shown on **Exhibit 24- Sacramento County Fire Districts**.



SECTION C: Neighborhood Outreach Plan

The Natomas Vision Plan Area Neighborhood Outreach Plan describes the manner in which the Applicants intend to inform the appropriate and neighboring jurisdictions, districts, councils, project proponents and property owners (those within a 500' radius of the subject properties) about the project and address any community concerns. Actual neighborhood outreach may take the form of individual private meetings, local or community public meetings, mailers, media releases, etc. as necessary to meet the outreach plan of the Applicant.

The following listing is intended to be a guide for the outreach plan and as such it is subject to change as the Project's processing dictates.

The Applicants have or will reach out to the appropriate Public Agencies, Districts and Councils, Groups, Individuals including, but not limited to, the following:

- Sacramento Area Council of Governments (SACOG)
- Human Services Coordinating Council (HSCC)
- Environmental Council of Sacramento (ECOS)
- County of Sacramento Community Development Department
- County of Sacramento Board of Supervisors
- Sutter County Community Development Department
- Yolo County Community Development Department
- City of Sacramento Community Development Department
- Sacramento Metro Chamber of Commerce
- Rio Linda/Elverta Community Advisory Council (CPAC)
- Natomas Community Advisory Council (CPAC)
- Sacramento County Water Agency (SCWA)
- Valley View Acres Community Association
- Natomas Community Association (NCA)
- Witter Ranch Community Association
- North Natomas Alliance
- Terrace Park Neighborhood Association
- Regency Park Neighborhood Association
- Natomas Mutual Water Company
- RD-1000
- Sacramento Area Flood Control Agency (SAFCA)
- Sacramento Regional County Sanitation District (SRCSD)
- Sacramento Area Sewer District (SASD)
- Sacramento Metropolitan Fire District
- Rio-Linda/Elverta Park District (CSA-3)
- Walk Sacramento
- Sacramento Area Bicycle Advocates
- Twin Rivers Unified School District
- Elverta Joint Elementary School District
- Sacramento Municipal Utility District (SMUD)
- Pacific Gas & Electric Company (PG&E)
- Sacramento Air Quality Management District (SAQMD)
- Regional Transit District
- US Army Corps of Engineers
- United States Fish & Wildlife Service
- Department of Fish & Game
- Local Area Formation Commission (LAFCO)
- Sacramento International Airport
- The Natomas Basin Conservancy (TNBC)
- Sutter Pointe Specific Plan
- Metro Airpark
- Greenbriar PUD
- Rio-Linda Elverta Community Pan
- Elverta Specific Plan
- Sacramento County Sheriff's Department
- Caltrans
- Various Adjoining Landowners



SECTION D: LU-119 and LU-120 Consistency Analysis (North Precinct)

Sacramento County General Plan - Growth Management Strategy

D.1. Overview and Land Use Setting

The Natomas Vision Plan Area contains five (5) distinct Planning Precincts; four of the Planning Precincts (the North, West, South and Boot Precincts) comprise the area proposed for ultimate urban development; the Agricultural/ Conservation Precinct is proposed to remain in its existing undeveloped state. The Natomas Vision Planning Precincts are shown on **Exhibit 5- Urban Precincts & Agricultural/ Conservation Precincts**.

The Natomas Vision Plan Area (NV) entitlement application includes the proposed adoption of the North Precinct Master Plan/SPA including a Master Plan Land Use Diagram, Design Guidelines, and Development Standards to establish detailed land use/zoning designations within the North Precinct. The North Precinct Conceptual Master Plan is shown on **Exhibit 13, North Precinct Conceptual Master Plan**.

Only the North Precinct Plan Area is the subject of this LU 120 Consistency Analysis. The North Precinct Plan Area is located outside of the existing Urban Policy Area (UPA) and, therefore, must demonstrate its consistency with General Plan Policies LU-119 and LU-120.

With the adoption of the North Precinct Master Plan/SPA, this Application proposes to further amend the combination land use/zoning designations within the North Precinct to the following SPA designations.

- **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac)
- **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac)
- **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac)
- **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac)
- **(SPA-RC)** Regional Commercial
- **(SPA-RMU/E)** Regional Mixed-Use/Entertainment
- **(SPA-GC)** General Commercial
- **(SPA-CD)** Commerce District
- **(SPA-CMU)** Commercial/Mixed-Use
- **(SPA-NC)** Neighborhood Commercial
- **(SPA-P/QP)** Public/Quasi-Public
- **(SPA-PR)** Parks/Recreation
- **(SPA-OS/D)** Open Space/Drainage

The North Precinct Master Plan/SPA land uses at full-build-out are shown on **Table 4- North Precinct Master Plan/SPA Land Use/Zoning Designations at Full Build-Out and Exhibit 16- North Precinct Master Plan/SPA Designations**.

No development plans are proposed at this time for the West, South, Boot and Agricultural/Conservation Precincts within the Natomas Vision Plan Area. Consequently, these areas are not considered in the following Policy LU-119 and LU-120 Consistency Analysis. The NV Plan Area will designate these areas with a land use and zoning categories as described in other sections of this Application Addendum and will include requirements for development proposals in the future to be consistent with the requirements of Policy LU-119 and LU-120.

For the purpose of this LU-119 and LU-120 Compliance Analysis, the North Precinct Master Plan/SPA consists of ±5,699.3 acres within the Natomas Vision Plan Area. **Table 7- North Precinct LU-119 and LU-120 Consistency Analysis Summary** provides a listing of all the LU-119 and LU-120 criteria and how the Project meets these criteria.

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Table 7- North Precinct LU-119 and LU-120 Consistency Analysis Summary

UPA Expansion and Master Plan Process Criteria - Northwest Plan Area - East of 99				
LU-119 - Project Initiation (PI)				
	criteria	strategy	requirements met	
PI-1	Parallel Processes to expand UPA and prepare Master Plans	Submit request to initiate Master Plan process for all land within the proposed UPA expansion	X	
PI-2	Project Justification Statement and Outreach Plan	Written justification provided herein	X	
PI-3	Proximity to Existing Urbanized Areas	Project boundary is approx. 78,000'. UPA Expansion contains 24,150' or 31% of the total length	X	
PI-4	Logical, Comprehensive, and Cohesive Planning Boundaries	Proposed UPA Expansion/ Master Plan consists of a contiguous set of parcels with a regular and logical boundary	X	
LU-120 - Performance Criteria (PC)				
	criteria	strategy	requirements met	
PC-1	Vision for Connection to Other Existing and Potential Development Areas	Prepare Drainage, Water and Sewer Master Plans	In process	
PC-2	Housing Choice	Written justification provided herein	X	
PC-3	Quality	Prepare Design Guidelines & Development Standards	In process	
PC-4	Accommodate Housing Element based on RHNA	Proposed Project provides 34.8% of dwelling units accommodated in RD-20 or higher	90% of 38.7% RHNA 34.8% required	
PC-5	Pedestrian and Transit-Oriented Design	Prepare Pedestrian/Bicycle Circulation Plan	In process	
PC-6	Infrastructure Master Plan and Financing Plan	Prepare Infrastructure Master Plans and Financing Plan	In process	
PC-7	Services Plan	Prepare Services Plan	In process	
PC-8	Consistency with County-Adopted Plans	Written justification provided herein	X	
PC-9	Consideration of Regional Planning Efforts	Written justification provided herein	X	
PC-10	Consideration of Jobs-Housing Balance	Written justification provided herein	X	
LU-120 - Criteria-Based (CB) Approach- Alternative #1				
	criteria	strategy	possible	project
CB-1	Minimum Net Density	Project achieves "double net" density of 8.25 du/ac (excludes VLDR; includes units in commercial land use)	5	3
CB-2	Proximity of Residential Units to Amenities	99% of units within 1 mile of 4 amenity categories. (parks, schools, commercial & civic uses)	4	4
CB-3	Mixed-Use	Project proposes 8% of developable land zoned for mixed use (horizontal or vertical)	4	2
CB-4	Transit	95% of units within 1/2 mile of planned transit service.	4	4
		15 minute headways assumed	3	3
CB-5	Proximity to Employment	Project is located within a 5 mile radius of approximately 58,302 existing jobs	4	3
	total		24	19

D.2. Basis for Board Findings for UPA Expansion – LU-119 - Project Initiation (PI)

The County of Sacramento has an established process for amending the Land Use Diagram, as described in the County of Sacramento General Plan, Land Use Element, and as provided below.

“Goal: Accommodate land use proposals which are in the interest of the public health, safety, and welfare of the residents of Sacramento County.

Objective: Administrative procedures to amend the General Plan Land Use Diagram.

Intent: The Land Use Element, like the other elements of the General Plan, affects both current and future generations. To remain effective in addressing changes in local trends and conditions that occur during the designated planning period, the Land Use Element must be amendable. Therefore, the Planning Department shall monitor the conditions and needs of the unincorporated area during the planning period and will amend the Land Use Diagram as changes in local trends and conditions dictate.

Amendments may be initiated by the Board of Supervisors, the Planning Commission or private individuals. State Law (Government Code Section 65358(b)) limits amendments to the Land Use Diagram and each mandatory element of the General Plan to four amendments per calendar year. Any number of changes can be made to an element, including the Land Use Diagram, and be considered one amendment.

Policy LU-119: GP Policy LU-119 mandates that the County shall only accept applications to expand the UPA or initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA if the Board finds that the proposal meets the following:

- **Parallel processes to expand UPA and Prepare Master Plan:** Proposed additions to the UPA will only be considered when accompanied by a request to initiate a Master Plan process for all land encompassed by the proposed UPA expansion boundary. Likewise, requests to initiate a Master Plan process outside the UPA will only be considered when accompanied by a request to expand the UPA to include all land encompassed by the proposed Master Plan.³
- **Project Justification Statement and Outreach Plan:** Proposed UPA expansions/Master Plan processes must be accompanied by both a “Justification Statement” and an “Outreach Plan”. The Justification Statement shall be a comprehensive explanation of the proposed request and the development it would allow. It must include background information, reasoning, and the goal(s) and benefits of the proposed project. The Outreach Plan shall describe how the project proponent plans to inform and engage neighbors and members of the general public about the proposed UPA expansion and project.
- **Proximity to Existing Urbanized Areas:** Proposed UPA expansions/Master Plan processes must have significant borders that are adjacent to the existing UPA or a city boundary. As a guideline, “significant borders” generally means that the length of the boundary between the existing UPA or city boundary and the proposed UPA expansion/Master Plan should be 25 percent of the length of the boundary of the UPA expansion area.
- **Logical, Comprehensive, and Cohesive Planning Boundaries:** Proposed UPA expansions/Master Plan processes must consist of a contiguous set of parcels that have a regular outside boundary consistent with the logical planning boundary illustrations below. All parcels within this boundary must be included in both the proposed UPA expansion and proposed Master Plan area.”

The Project meets these Criteria as demonstrated in Section A: Executive Summary, Section B: Project Description and Environmental Setting and Section C: Neighborhood Outreach Plan of this Application Addendum. All Project Initiation (PI) requirements are met with this application and are summarized as follows. This Application proposes to amend the County of Sacramento Urban Policy Area (UPA) boundary to include the North Precinct (5,699.3± acres), as shown on **Exhibit 7- Urban Policy Area Boundary Amendment**.

³ A “Master Plan” is defined as a plan that meets the requirements and intent of the Specific Plan statutes contained in Government Code §65450-65457, which requires a land use plan, a circulation plan, an infrastructure plan, and implementation measures. The requirement for a “Master Plan” might be fulfilled by a variety of planning tools, including a Specific Plan, a Community Plan, a Special Planning Area, a development agreement, or any combination thereof.

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Table 8– Project Initiation (PI) Summary

Project Initiation (PI)			
	criteria	strategy	requirements met
PI-1	Parallel Processes to expand UPA and prepare Master Plans	Submit request to initiate Master Plan process for all land within the proposed UPA expansion	X
PI-2	Project Justification Statement and Outreach Plan	Written justification provided herein	X
PI-3	Proximity to Existing Urbanized Areas	Project boundary is approx. 78,000'. UPA Expansion contains 24,150' or 31% of the total length	X
PI-4	Logical, Comprehensive, and Cohesive Planning Boundaries	Proposed UPA Expansion/ Master Plan consists of a contiguous set of parcels with a regular and logical boundary	X

D.3. Basis for Board Findings for UPA Expansion – LU-120 - Performance Criteria (PC)

Policy LU-120: GP Policy LU-120 mandates that the County shall only consider approval of a proposed UPA expansion and/or Master Plan outside of the existing UPA if the Board finds that the proposed project is planned and will be built in a manner that:⁴

1. meets all of the requirements per PC-1 through PC-10 (as summarized in **Table 12– Performance Criteria (PC) Summary**), and;
2. meets ONE of two alternative performance metrics:
 - a. **Alternative #1- Criteria-Based**
 - b. **Alternative #2 - VMT/ Greenhouse Gas Emissions Reduction Metric**

This sub-section discusses the Performance Criteria (PC) requirements specifically (Item 1 above) and addresses how the proposed Project meet these requirements. Item 2 is addressed in detail in sub-section D.4 of this document.

Table 9– Performance Criteria (PC) Summary

Performance Criteria (PC)			
	criteria	strategy	requirements met
PC-1	Vision for Connection to Other Existing and Potential Development Areas	Prepare Drainage, Water and Sewer Master Plans	In process
PC-2	Housing Choice	Written justification provided herein	X
PC-3	Quality	Prepare Design Guidelines & Development Standards	In Process
PC-4	Accommodate Housing Element based on RHNA	Proposed Project provides 34.8% of dwelling units accommodated in RD-20 or higher	90% of 38.7% RHNA 34.8% required
PC-5	Pedestrian and Transit-Oriented Design	Prepare Pedestrian/Bike Circulation Plan	In process
PC-6	Infrastructure Master Plan and Financing Plan	Prepare Infrastructure Master Plans and Financing Plan	In process
PC-7	Services Plan	Prepare Services Plan	In process
PC-8	Consistency with County-Adopted Plans	Written justification provided herein	X
PC-9	Consideration of Regional Planning Efforts	Written justification provided herein	X
PC-10	Consideration of Jobs-Housing Balance	Written justification provided herein	X

PC-1. Vision for connection to other adjacent existing and potential future development areas.

Required: Include a vision of how the development will connect to other adjacent existing and potential future development areas within the USB, including how roadways, transit, sewer, and water could occur within all adjacent areas.

Land Use Compatibility with Existing and Proposed Development

The Natomas Vision Plan Area is surrounded by a number of growth areas. Immediately to the south in the City of Sacramento is the North Natomas Community Plan Area. To the north is Sutter Pointe Specific Plan. Immediately east of the airport is the approved Metro Air Park, industrial and airport-support use Master Plan.

Easterly, across the Natomas East Main Drainage Canal (NEMDC or Steelhead Creek) lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan (ESP) area that is just now beginning to develop.

Each of these approved growth areas, and several other adjacent growth areas in the vicinity of the NV Plan Area, are shown on **Exhibit 4- Adjacent Growth Areas**. The approved land uses in these growth areas are shown on **Table 2- Adjacent Growth Areas**.

The North Precinct is surrounded by existing and proposed development in the County and City of Sacramento, and Sutter, Placer and Yolo Counties. Projects nearby the Plan Area include approximately 77,699 residential units, 6,676 acres of commercial and office land uses, and numerous acres of schools, parks, open space and public/quasi-public uses, on approximately 28,136 total acres.

Major Roadway Connectivity

Existing roadways define the Project Area on two sides – Highway 99 on the west and Elkhorn Boulevard on the South. Additionally, Elverta Road runs through the project site in an east-west direction. The Project is coterminous with Sutter Pointe Specific Plan on the north, the Rio-Linda Community Plan on the east, North Natomas Community Plan and Greenbriar PUD to the southwest, and Metro Airpark SPA on the west. The terminus of Highway 99/70 and Interstate 5 is located approximately one mile south of the Project and provide connectivity north to Marysville, south to downtown Sacramento, and west to the Sacramento International Airport.

The design for primary roads in the North Precinct utilizes a circulation pattern that creates an emphasis on access to the regional-serving commercial uses along Highway 99 and the central parkway, as shown on **Exhibit 18- Transportation Plan**.

Preserve Connectivity

The North Precinct provides ±1,735.1 net acres of zoned parks/recreation and open space/drainage lands. Additionally, the Plan provides ±76 acres of pedestrian paseos and linkages and may include pocket-parks and/or other recreational facilities as need to serve the needs of the Plan area.

The Plan is organized around a central lake feature which serves as the major flood control facility for the Plan, and it will be designed with emphasis on creating a user-friendly and attractive environment. The central channel will be surrounded by regional and local flood-control space designed to accommodate visual and pedestrian access in non-flood periods.

In addition to the major drainage corridor open space area, a “central parkway” and a regional park are proposed on adjacent uplands. Pedestrian paseos, parks and detention facilities will also be designed and organized to connect to the major open spaces.

⁴ Some areas within a Master Plan/SPA may have existing uses that are not likely to change and are appropriate to remain. If the Master Plan designates such areas with a land use category that reflects that existing use, the Board may exclude these areas for purposes of determining consistency with these criteria.

Transit Connectivity

The County of Sacramento General Plan Circulation Map shows Elkhorn Boulevard as a post 2030 Transit Corridor and the Sacramento Regional Transit, Transit Action Plan identifies Elkhorn Boulevard as a “High Frequency Corridor”; no planned light rail or Bus Rapid Transit (BRT)/Hi-Bus routes corridors are shown within with the limits of the North Precinct in either document. It is anticipated that transit service will be extended from nearby transit routes to serve the North Precinct in the future. Bus/shuttle systems servicing planned transit stops in the Project could connect to RT bus stops or the light rail system planned nearby in the Greenbriar project, which connects the downtown Sacramento area to the Sacramento International Airport.

Infrastructure Connectivity

Infrastructure capacity and service availability exist and can be easily extended to the project site from existing facilities in Elkhorn Boulevard and Elverta Road. The Project's infrastructure technical studies and North Precinct Master Plan/SPA will describe how proximate infrastructure will serve the Project.

PC-2. Housing Choice

Required: A variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed-use nodes.

The North Precinct project includes a broad range of residential land uses and densities and includes units allocated to commercial mixed-use designations, which may be vertically or horizontally integrated. Medium and high-density uses are organized around transit corridors and key nodes. The Project includes residential units in four (4) residential categories including SPA-VLDR (3du/ac avg.), SPA-LDR (5du/ac avg.), SPA-MDR (8du/ac avg.) and SPA-HDR (24.3du/ac average). Additionally, High Density Residential uses are provided in the commercial land uses of the Plan that allow mixed-use development, including SPA-RMU/E, SPA-CD and SPA-CMU, as shown on **Table 4- North Precinct Master Plan/SPA Land Use/Zoning Summary**. Numerous lot sizes and lot configurations are possible within all of the residential density categories. The Project will provide high-quality variety of housing choice(s) for various household characteristics, preferences and income levels.

The residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be met in accordance with an Affordable Housing Plan to be reviewed and approved as a part of this Application.

PC-3. Quality

Required: Design guidelines, development standards and/or similar assurances that will require high-quality development consistent with the vision set forth in the Master Plan.

The North Precinct project will include Design Guidelines and Development Standards to ensure consistent high-quality development throughout the Project. The development standards will describe applicable zoning and land use regulations and specifications for land use designations within the North Precinct. Development standards from the County Zoning Code will be utilized where appropriate and augmented with additional standards in the North Precinct Plan. For each of the land use designations, the development standards will identify permitted and conditionally permitted uses as well as land use regulations (setbacks, height limits and other standards to define the building envelope).

Design guidelines will describe design principles and attributes for consistent streetscapes, entry features, walls and fencing, identification signage, landscape elements, residential design and other site-specific considerations. The design guidelines utilize components of the County of Sacramento's Community Design Guidelines, currently being updated and expected to be adopted by the Board of Supervisors in 2014.

PC-4. Accommodate the percentage of low and very low-income residential units required by state law per the County's current Housing Element based on the Regional Housing Needs Allocation (RHNA)

Required: Accommodate ≥ 90 percent of the obligation per RHNA (34.8% minimum)

The Project is required to accommodate greater than 90% of the unincorporated County's proportional obligation of the Regional Housing Needs Allocation (RHNA) on providing 20 dwelling units per acre (RD-20) or greater. The current RHNA obligation (2013 – 2021) for low and very-low income units is 38.7% of the housing stock. Ninety-percent (90%) of that obligation would require 34.8% of the housing stock be suitable for low and very-low income units.

The Project includes 7,117 residential units allocated to High Density Residential uses (on both Residential and Commercial zoned lands in the Plan) with planned densities of 20 units/acre or higher, as shown on Exhibit 25 – PC-4 RHNA HDR Sites. These units account for 34.8% of the units in the Project and contribute to satisfying the County's overall obligation under the Regional Housing Needs Allocation.

PC-5. Pedestrian- and Transit-Oriented Design

Required: Pedestrian- and transit-oriented design, including:

- Sidewalks and bike routes along interconnected streets with short block lengths and a high intersection density.
- Prominent pedestrian and bicycle network.
- Few if any cul-de-sacs.
- Pedestrian and bike connections at the ends of all cul-de-sacs unless infeasible due to topography or similar impediments inherent in the project site.

Bikeway System

The bikeway system consist of Class I, Class II and Class III facilities that interconnect Plan Area land uses. The Project has been designed with an emphasis on the pedestrian and bicyclist to improve connectivity among uses. Additional design components of the bikeway and pedestrian system will evolve as the North Precinct Master Plan/SPA text and exhibits are prepared. The bicycle master plan is shown in **Exhibit 19- Bicycle Master Plan.**

Pedestrian Connections

The Project includes open space paseos which are landscaped pedestrian linkages in a variety of settings. Paseos will connect residents to adjacent nearby land uses and adjacent open spaces. A design goal of the Plan is to link (through the use of paseos and/or extra-wide landscaped parkways along streets) all residential units with neighborhood parks, schools, open space areas and trails, such that all residential units are within a short quarter-mile (1,320') walk of these land uses. Pedestrian Paseos:

- Include expanded landscape corridors along collectors and residential streets which include a detached pedestrian sidewalk and/or trail,
- Provide more direct routes for pedestrians on trails within landscaped segments (i.e. paseos), and
- Include pedestrian connections at the end of cul-de-sacs (where appropriate) to adjacent open space areas or to link to trail systems.

Minimize Cul-De-Sacs

The use of cul-de-sacs will be limited in the project design; where cul-de-sac bulbs occur, they will be located for specific purposes, such as for model home complexes, to maximize efficiency, and may be adjacent to open space and include an open space connection to the adjacent bikeway/pedestrian trail system.



Exhibit 25-PC-4 RHNA HDR Sites

PC-6. Infrastructure Master Plan and Financing Plan

Required: Inclusion of an Infrastructure Master Plan and Financing Plan that include the following:

- The Infrastructure Master Plan shall identify required public facilities and infrastructure (including roads, transit, water, sewer, storm drainage, schools, fire, park, library, and other needed community facilities) and associated costs for the development of the proposed UPA expansion/Master Plan;

The Financing Plan shall:

- Include a infrastructure phasing analysis that examines development through build-out taking into consideration potential development activities, facilities requirements and constraints;
- Identify the phase or timing for when the facilities are needed;
- Identify the funding mechanisms proposed to pay for the identified infrastructure and facilities;
- Demonstrate that infrastructure requirements and the associated costs are reasonably balanced throughout each development phase and outline solutions for any potential constraints and/or shortfalls for any given phase.

The North Precinct Master Plan/SPA text and exhibits will describe the infrastructure (sewer, water, drainage, dry utilities) plans for the Project. Infrastructure technical studies will provide additional detail regarding infrastructure sizing, design and timing. An Infrastructure Financing Plan will be prepared for the Project which will identify funding mechanisms and demonstrate that infrastructure requirements and financing structures are reasonably balanced throughout project build-out.

PC-7. Services Plan

Required: Inclusion of a Services Plan to demonstrate that:

- Provision of services to the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers;
- Operations and maintenance costs stemmed from the required public facilities and infrastructure for the development of the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers, and;
- Existing levels of municipal services will not be negatively impacted by approval and build out of the proposed UPA expansion/Master Plan.

A Services Plan is being prepared to demonstrate that operations and maintenance of the Project are cost-neutral to the County's General Fund and that existing levels of municipal services will not be impacted by implementation of the Project.

PC-8. Consistency with County-Adopted Plans

Required: Consistency with all applicable County adopted plans not sought to be amended by the proposed project.

The Project is being designed to be consistent with County adopted plans that affect the Project area.

General Plan

The Project is being designed to be consistent with the County General Plan (2005-2030) with the exception of four General Plan Amendments necessary to implement the project to:

- move the Urban Policy Area (UPA) boundary to include the North Precinct Plan Area,
- amend the Land Use Diagram to change the land use designations consistent with the land uses proposed in the North Precinct Plan Area,
- amend the Transportation Plan to change the designation of the North Precinct Plan Area major roadway segments consistent with the Project,
- amend the Bicycle Master Plan to add on- and off-street bikeways and modify the alignments of bikeways for the North Precinct Master Plan, and
- amend the General Plan, including the Land Use Diagram, to include a Mixed-Use Land Use Designation,
- amend the General Plan to include a Natomas Vision Combining Designation.

Climate Action Plan

The Project is being designed consistent with the County's Climate Action Plan Strategy and Framework Document (October 2011).

PC-9. Consideration of Regional Planning Efforts

Required: Inclusion of a discussion/analysis of how the proposed UPA expansion/Master Plan relates to broad-based and regional planning efforts, such as SACOG's adopted Blueprint Vision and Metropolitan Transportation Plan, Sacramento County's Visioning documents for the Jackson Highway and Grant Line East Areas, and any applicable Habitat Conservation Plan(s), the Sacramento Metropolitan Air Quality Management District's State Implementation Plan, and Regional Transit's Master Plan.

SACOG Blueprint

Sacramento Area Council of Governments (SACOG) Preferred Blueprint Scenario (2004) depicts an approach for the region to grow through the year 2050. The purpose of the Preferred Blueprint Scenario is to illustrate, generally, the amount and locations for these types of growth. The Preferred Blueprint Scenario identifies the project site for Single-Family Small-Lot, High-Density Mixed Residential and Vacant Urban Designated Lands. The types of uses shown on the Preferred Blueprint Scenario are generally consistent with the uses proposed in the Project.

The Preferred Blueprint Scenario illustrates an approach for the region to grow in a manner generally consistent with seven Blueprint Growth Principles (below).

The Project is being designed to implement the Blueprint Growth Principles as follows:

- 1. Transportation Choices.** The Project design features an efficient roadway system and provides options for non-vehicular transportation modes including walking, bicycling and transit (bus, carpool, light rail).
- 2. Mixed-Use Developments.** The Project is a mixed-use development with residential, commercial, office, open space, park and public uses. Various mixed-use sites are proposed which could include residential, office and commercial uses.
- 3. Compact Development.** The Project is designed to promote compact and efficient land uses. Residential neighborhoods are dense and efficiently designed to facilitate linkages among uses. The compact design of neighborhoods encourage walking and use of public transportation.

- 4. Housing Choice and Diversity.** The Project includes residential units in a variety of housing types and densities. Four (4) density ranges are proposed, including Very Low, Medium and High Density Housing which provide numerous lot sizes and configurations in each density category. The variety of housing types will provide high-quality variety in housing choices for various household characteristics, preferences and income levels.
- 5. Use of Existing Assets.** The Project incorporates existing wetland resources and features in proposed open space preserves. The project location makes use of existing assets including nearby infrastructure (sewer, water) and roadways (Elkhorn Boulevard and Elverta Road).
- 6. Quality Design.** The Project will include Design Guidelines and Development Standards to ensure consistent high-quality development throughout the Plan Area.
- 7. Natural Resources Conservation.** The Project includes open space preserves which will avoid and preserve existing natural resources including high-quality vernal pool complexes, seasonal drainages and grasslands suitable for Swainson's Hawk foraging habitat.

The Preferred Blueprint Scenario is part of SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (2035), the long-term transportation plan for the six-county region.

Metropolitan Transportation Plan

The Project is shown as "Blueprint Growth Footprint Not Identified for Development in the MTP/SCS Planning Period" in the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) 2035. **The Project is being designed consistent with SACOG's Blueprint Growth Principles and the Sustainability and Transportation Principles of the MTP/SCS.** In reviewing the Project, the County will make a determination regarding the Project's consistency with the SCS, and therefore, eligible for CEQA benefits based on consistency with the SCS.

Habitat Conservation Plan

The Natomas Vision Plan Area will develop and implement a Habitat Conservation Plan (HCP) for the associated future-development and non-development Precincts of the Plan. The North Precinct land use plan includes open space areas which could accommodate habitat for local species. Open space and/or preserve areas will be designed in collaboration with County staff to optimize the avoidance of habitat resources and to provide connectivity among existing and future preserve areas off-site. The Project will develop Resource Management Principles to implement the policies and requirements of the HCP.

Sacramento Metropolitan Air Quality Management District's (AQMD) State Implementation Plan

An Air Quality Mitigation Plan (AQMP) and Greenhouse Gas Plan will be prepared for the Project to demonstrate the Project's air quality mitigation and greenhouse gas reduction features. Mitigation Monitoring and Reporting Policies will be identified in the Project EIR.

Sacramento Regional Transit Action Plan

The County of Sacramento General Plan Circulation Map shows Elkhorn Boulevard as a post 2030 Transit Corridor and the Sacramento Regional Transit, Transit Action Plan identifies Elkhorn Boulevard as a "High Frequency Corridor"; no planned light rail or Bus Rapid Transit (BRT)/Hi-Bus routes corridors are shown within with the limits of the North Precinct in either document. **Transit service is expected to be extended from nearby transit routes to serve the North Precinct in the future.** Bus/shuttle systems servicing planned transit stops in the Project could connect to RT bus stops or the light rail system planned nearby in the Greenbriar project, which connects the downtown Sacramento area to the Sacramento International Airport.

PC-10. Consideration of Jobs-Housing Balance

Required: Inclusion of a discussion/analysis of the proposed UPA expansion/Master Plan's jobs-housing balance. Master Plans should provide an internal jobs-housing balance and/or improve the jobs housing balance within the project's vicinity.

The North Precinct Plan identifies commercial, office, and mixed-use overlay land designations in commercial and neighborhood nodes, and are situated along project roadways and at key intersections. The commercial areas would accommodate sub-regional, community and neighborhood-serving uses.

Internal Jobs/Housing Balance

The Projects' internal jobs/housing ratio is **1.76 jobs per household (36,003 jobs/20,477 units)**. Employment-generating land uses within the Project will accommodate approximately **36,003 jobs**, as shown below.

Table 10- Project Employment Estimates

Land Uses	Net Acres	Employees/Acre	Jobs/EEs
Commercial Uses (mix of one and two story)	633.0 Acres	50 Employees/Acre	31,649
Public/Quasi-Public	217.7 Acres	20 Employees/Acre	4,354
Estimate of Employees			36,003

Source: SACOG Blueprint PLACE Type Menu employment generators.

External Jobs/Housing Balance

The Project is within five miles of approximately **58,302 existing and planned jobs (SACOG 2008)**.

The City of Sacramento boasts the region's highest jobs/housing ratio of 1.85 jobs per housing unit, as shown below. Housing growth in the City of Sacramento and in unincorporated Sacramento County is projected to move the jobs/housing ratio toward balance.

Table 11- Jobs/Housing Ratio in Sacramento Region

	2005	2035
Sacramento Region	1.24	1.15
Sacramento County	1.34	1.21
City of Sacramento	2.00	1.70

Source: SACOG, MTP 2035, DEIR

D.4. Basis for Board Findings for UPA Expansion–LU-120-Criteria Based (CB) Approach (Alternative #1)

Policy LU-120: As discussed previously, GP Policy LU-120 mandates that the County shall only consider approval of a proposed UPA expansion and/or Master Plan outside of the existing UPA if the Board finds that the proposed project is planned and will be built in a manner that:

1. meets all of the requirements per PC-1 through PC-10 (as summarized in **Table 11– Performance Criteria (PC) Summary**), and;
2. meets ONE of two alternative performance metrics:
 - a. **Alternative #1- Criteria-Based** (as discussed in **Table 14 – Criteria-Based (CB) Approach (Alternative #1 Summary)**) or;
 - b. **Alternative #2 - VMT/ Greenhouse Gas Emissions Reduction Metric** (this method not utilized in this analysis).

This sub-section discusses the Criteria-Based (CB) Approach (Alternative #1) requirements specifically (Item 2a above) and addresses how the proposed Project meet these requirements. Item 1 was previously addressed in detail in sub-section D.3 of this document.

To satisfy this alternative, the Board must find that the proposed project is planned and will be built in a manner that:

- meets all of the requirements per the criteria above (PC I-10) and;
- qualifies for a minimum of 18 points (out of a possible 24) per the criteria below

The Project achieves 19 points out of a possible 24 points in the following analysis of CB-1 through CB-5, as shown below.

Table 12- Criteria-Based (CB) Approach (Alternative #1) Summary Table

Alternative #1 - Criteria Based				
	criteria	strategy	possible	project
CB-1	Minimum Net Density	Project achieves "double net" density of 8.25 du/ac (excludes VLDR; includes units in commercial land use)	5	3
CB-2	Proximity of Residential Units to Amenities	99% of units within 1 mile of 4 amenity categories. (parks, schools, commercial & civic uses)	4	4
CB-3	Mixed-Use	Project proposes 8% of developable land zoned for mixed-use (horizontal or vertical)	4	2
CB-4	Transit	95% of units within 1/2 mile of planned transit service.	4	4
		15-minute headways assumed	3	3
CB-5	Proximity to Employment	Project is located within a 5 mile radius of approximately 58,302 jobs	4	3
	total		24	19

CB-1. Minimum Net Density

Required: Minimum density of at least 7 dwelling units per net acre if using "double net" methodology or 9.3 dwelling units per acre if using "triple net" methodology.

Discussion and Definitions

- **Double-Net Density Methodology:** Double net density shall be calculated by considering land area dedicated exclusively to residential and mixed-use residential areas, including land for streets and alleys internal to the residential and mixed use residential areas. All other lands are excluded from this calculation, including streets not internal to the residential or mixed use areas, parks, schools, detention basins, other infrastructure, and services needed to support the development, and non-residential uses such as commercial areas, offices, and open space. This methodology shall be used if the Master Plan does not contain details regarding the location, size and extent of streets internal to residential and mixed use areas.
- **Triple-Net Density Methodology:** Triple net density shall be calculated by considering land area dedicated exclusively to residential and mixed-use residential areas, excluding land for streets and alleys internal to the residential and mixed use residential areas. All other lands are excluded from this calculation, including streets not internal to the residential or mixed use areas, parks, schools, detention basins, other infrastructure, and services needed to support the development, and non-residential uses such as commercial areas, offices, and open space. This methodology may only be used if the Master Plan contains sufficient details regarding the location, size and extent of streets internal to residential and mixed use areas. A graphic representation of this methodology is provided below, with blue shading representing the residential and mixed use areas included in the calculation.
- **Allowable deviations from density calculations:** Certain lands may be excluded from the density calculation to allow for larger lot residential development and/or a transitional zone between urban uses within the USB and rural uses beyond, including:
 - Land within ¼ mile of the USB, OR;
 - Up to 10% of the net residential acreage.
- **Definition of "Dwelling Units":** Dwelling units shall include single family homes, duplex and triplex units, condominium units, townhomes, apartment and multiple-family units, and residential units in mixed-use buildings. Residential units in congregate care facilities and in the residential portion of a university may be counted when calculating a master plan's overall density if the County finds that the Master Plan includes assurances that these units will be built. Each planned accessory unit that is allowed "by right" per the Master Plan's design guidelines, development standards and zoning will be counted as ½ a dwelling unit. If the County finds that the Master Plan includes assurances that planned accessory dwelling units will be built to habitable standards and rented or sold to people outside the family resident in the primary unit, they will be counted as one dwelling unit. Hotel rooms and other similar transient housing will not be considered as dwelling units.

Table 13– CB-1 Minimum Net Density

		Project Points
1. ≥8 dwelling units per acre of using "double-net methodology, or ≥ 10.6 dwelling units per acre if using "triple-net" methodology. (* Excludes VLDR and includes units in commercial land uses per methodology.)	3 points	3 points
2. ≥9 dwelling units per acre of using "double-net methodology, or ≥ 12 dwelling units per acre if using "triple-net" methodology.	4 points	
3. ≥10 dwelling units per acre of using "double-net methodology, or ≥ 13.3 dwelling units per acre if using "triple-net" methodology.	5 points	
Density= $\frac{\text{Net Residential Acreage} - \text{VLDR}}{\text{Total residential Units}}$ = $\frac{2,592.6\text{acres} - 173.1}{20,477 \text{ units} - 519}$ = $\frac{2,419.5 \text{ acres}}{19,958 \text{ units}}$ = $\frac{8.25}{\text{Units/Acre}}$		

The Project achieves a density of 8.25 dwelling units per acre based on a double-net density calculation and, scores three (3) points for this Criterion. No units in commercial land uses are included (per "Double Net Density Methodology") and no accessory dwelling units are assumed for the density calculation.

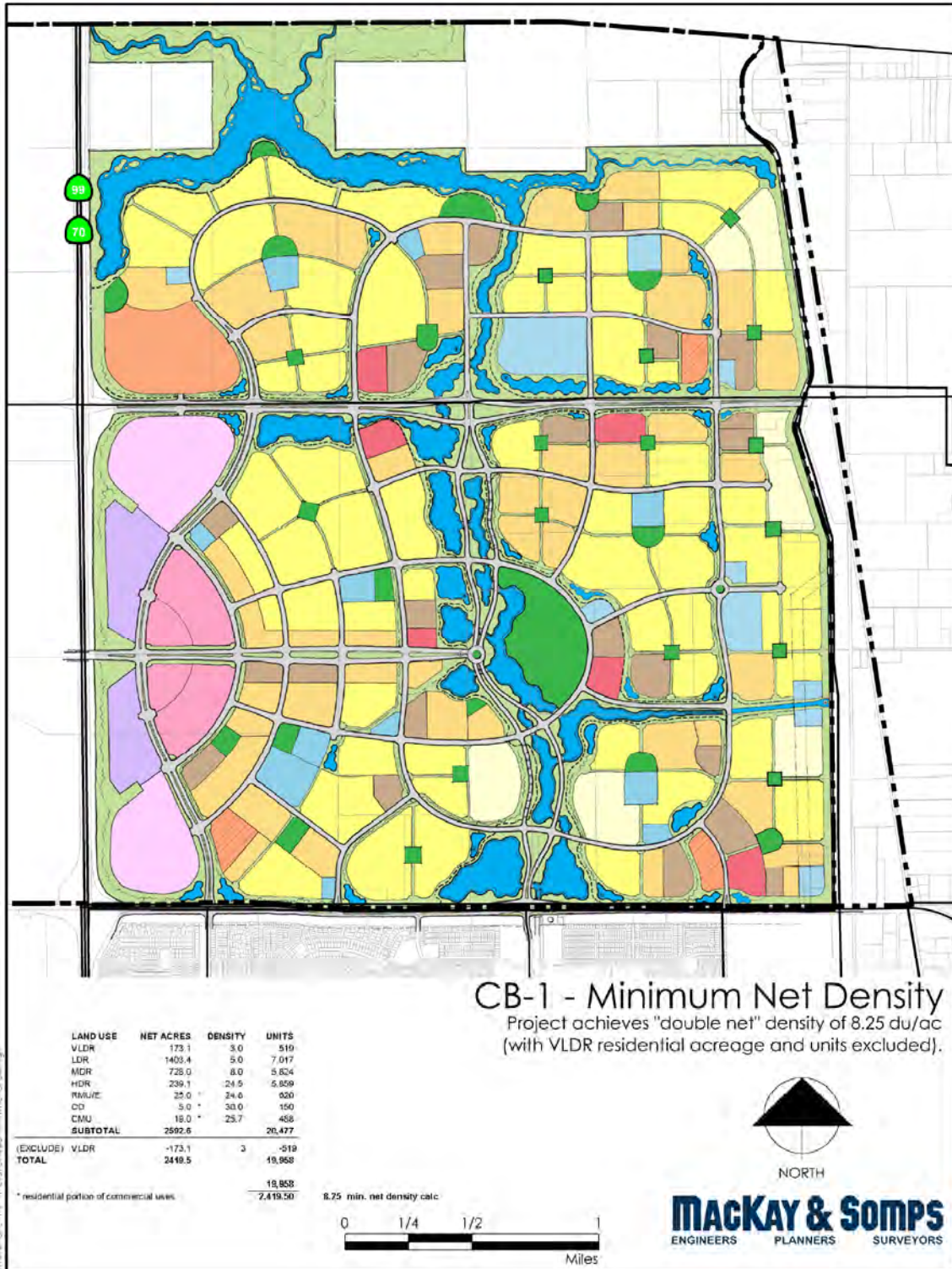


Exhibit 26- CB-1 Minimum Net Density

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

CB-2. Proximity of Residential Units to Amenities

Required: >80 percent of all residential units located within one (1) mile of at least three (3) of the following existing or planned amenity categories:

- Public elementary, middle, or high school
- Park or recreational facility
- Grocery store, drug store or commercial center
- Office or industrial employment center
- Civic use (e.g. library, post office, community garden, urban farm)
- Preschool, childcare or senior care facility
- Medical offices or facilities

Within the North precinct, 99% of the Project's residential units are planned within one (1) mile of four (4) planned amenity categories (public school, park/recreational facility, commercial center and civic uses) and scores four (4) points in this Criterion.

Table 14– CB-2 Proximity of Residential Units to Amenities

		Project Points
1. ≥85 percent of all units located within one (1) mile of at least three (3) of the amenity categories.	2 points	
2. ≥90 percent of all units located within one (1) mile of at least three (3) of the amenity categories.	3 points	
3. ≥90 percent of all units located within one (1) mile of at least four (4) of the amenity categories.	4 points	4 points

Table 15– CB-2 Percentage of Residential Units within One (1) Mile of Amenities

North Precinct Land Use	Percentage of Units Within One (1) Mile of Amenity
Public School	100%
Park/Recreational Facility	100%
Commercial Center	99%
Civic Uses	99%

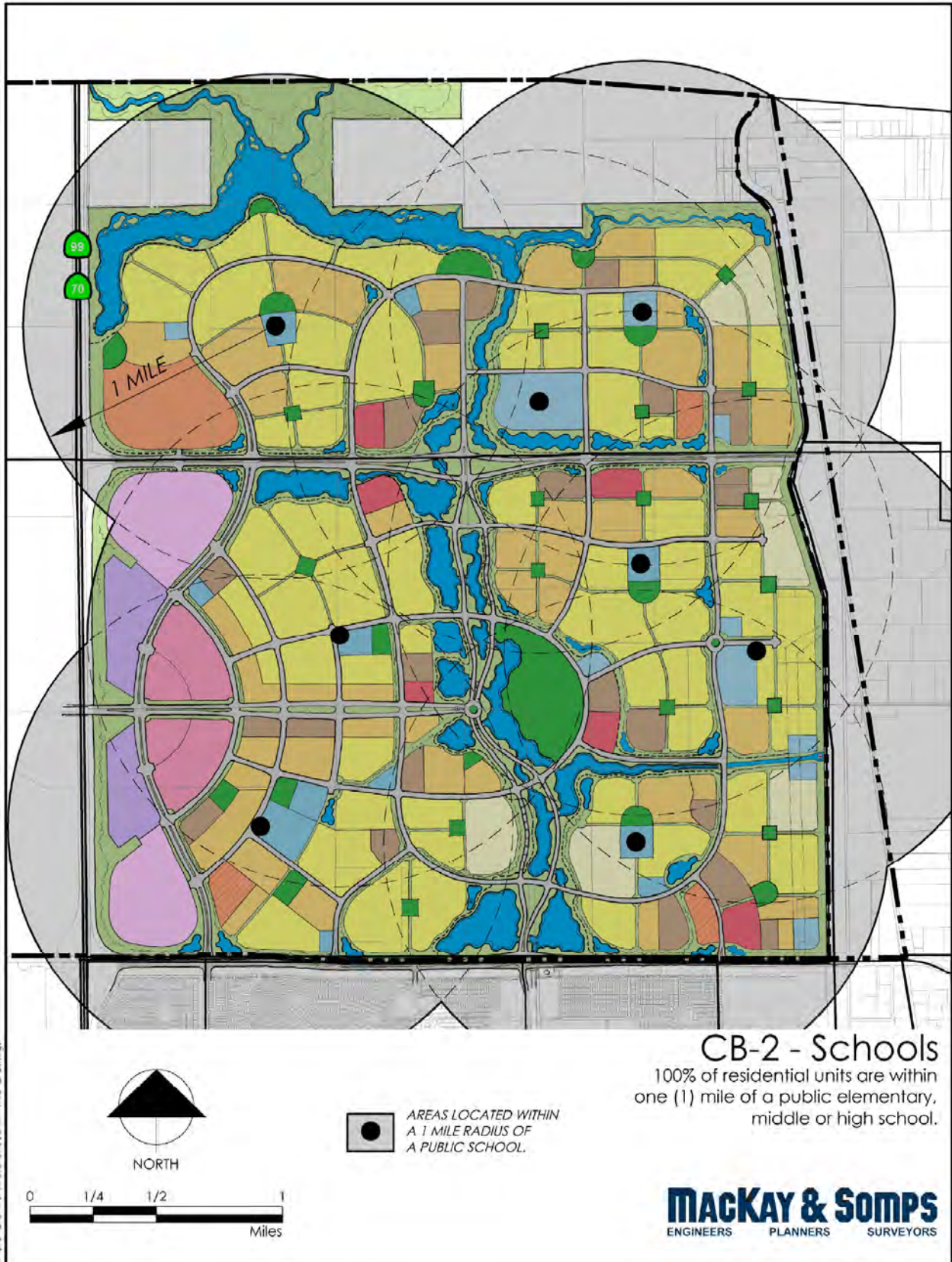


Exhibit 27-CB-2 Proximity of Residential Units to Public Schools

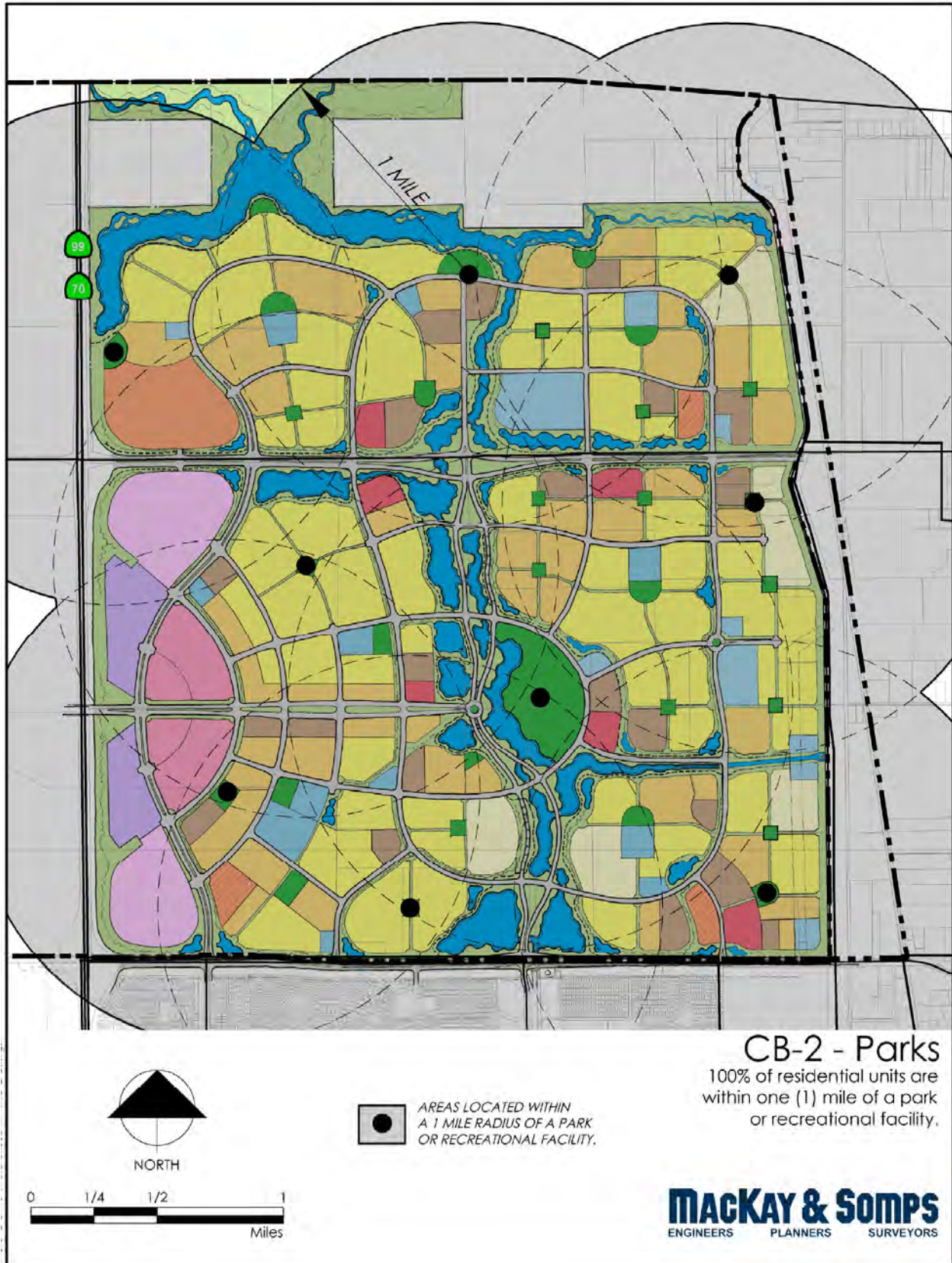


Exhibit 28-CB-2 Proximity of Residential Units to Parks

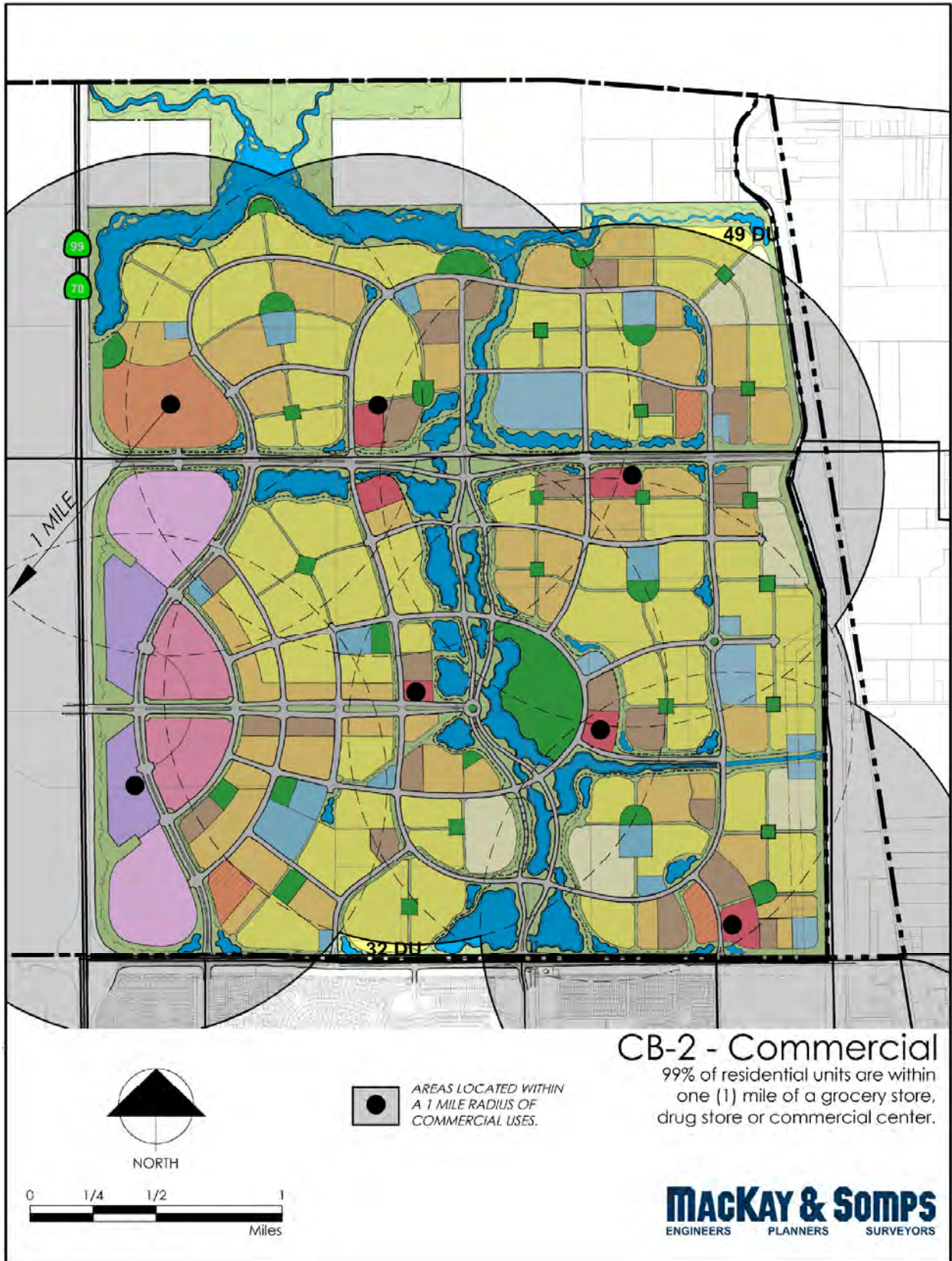


Exhibit 29-CB-2 Proximity of Residential Units to Commercial

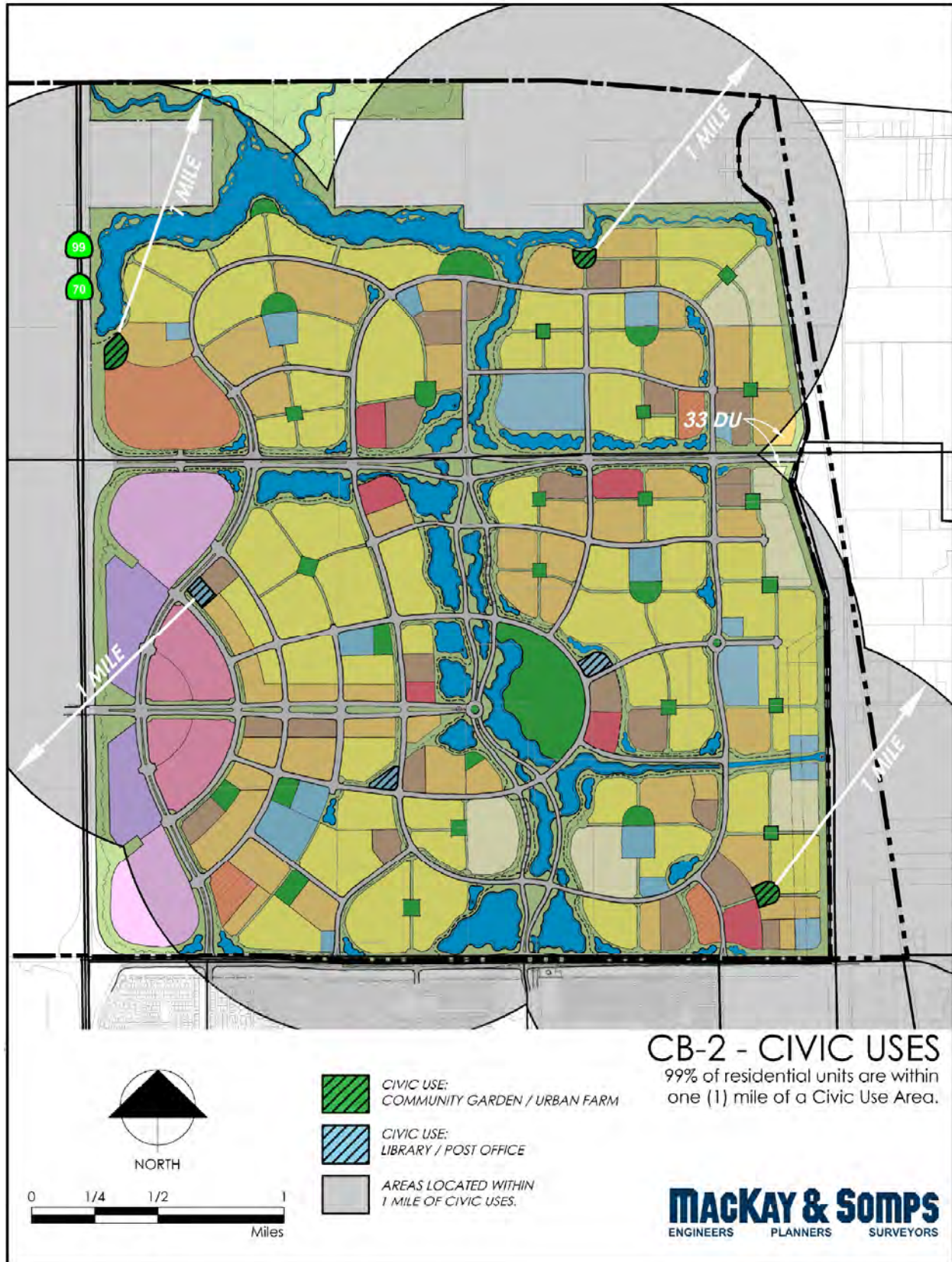


Exhibit 30-CB-2 Proximity of Residential Units to Civic Uses

CB-3. Mixed-Use

Required: Include a mixed-use designation, overlay, and/or zoning category that allows vertical mixed-use by right, provides uninterrupted pedestrian connections, and prohibits barriers between different uses.

As described in the County of Sacramento General Plan, Land use Element, Mixed-use is defined as "residential uses and at least one or more different use integrated vertically and/or horizontally in conformance with a coherent plan with significant functional, aesthetic, and physical integration of project components including, but not limited to, pedestrian and vehicle circulation, jointly accessible common areas and shared parking, and shared architectural, landscaping, lighting and signage themes." Mixed-use zoning allows vertical mixed-use by right, encourages pedestrian connections between buildings, and prohibits barriers between different uses.

One of the requested application entitlements for the Project is a General Plan Amendment to create a new General Plan designation known as "Mixed-Use" which will allow a mix of uses (i.e. attached residential uses, office, commercial, and civic uses).

Additionally, the North Precinct Plan will include commercial mixed-use designations with permitted and conditionally-permitted uses (and may consider residential mixed-use designations as well) and Design Guidelines and Development Standards for the mixed-use sites. The mixed-use designations will allow both vertical and horizontal mixed-use and will define required pedestrian connections.

The Project proposes 283.3 acres (8% of the Project's 3,577.8 developable acres) within vertically and/or horizontally integrated mixed-use land use and scores two (2) points for this Criterion.

Table 16– CB-3 Mixed Use

		Project Points
1. At least 5 percent (5%) of Project's developable land zoned mixed-use (horizontal or vertical).	2 points	2 points
2. At least 10 percent (10%) of Project's developable land zoned mixed-use (horizontal or vertical).	3 points	
3. At least 15 (15%) percent of a Project's developable land zoned mixed-use (horizontal or vertical) or assurances that at least 5 percent of the residential units will be located and built within vertically integrated mixed use buildings.	4 points	



Exhibit 31-CB-3 Mixed-Use

NATOMAS VISION PLAN AREA Planning Entitlement Application Addendum

CB-4. Transit

Required: ≥ 65 percent of all residential units located within one-half mile of existing or planned transit service, which consists of light rail, streetcars, buses, vanpools and/or shuttles that connect with regional public transit service.

As described in the County of Sacramento General Plan, Land Use Element, "Planned transit service shall be defined as service identified in SACOG's Metropolitan Transportation Plan (MTP), Regional Transit's (RT) Short Range Transit Plan (SRTP), and/or service to be provided as part of the Master Plan and funded via a secure financial mechanism (example: CSA 10; North Natomas TMA/developer fees). The MTP has a 20+ year planning horizon and is updated every four years; the SRTP has a 10-year planning horizon and is updated every year. Both the MTP and SRTP must be "financially constrained" in that only those transportation projects and programs for which funding is reasonably expected to be available may be included in the plan. Therefore, there is a high likelihood that transit service identified in these plans will ultimately be provided. Service to be provided as part of a Master Plan and funded via a secure financial mechanism would provide similar assurances that identified service will ultimately be provided.

In contrast, transit service envisioned in RT's long-range Transit Action Plan cannot be implemented until a significant new revenue source is secured, making such service far more speculative. For example, a new $\frac{1}{2}$ cent sales tax increase would only partially fund transit service envisioned in the Transit Action Plan. Therefore, service(s) identified in the Transit Action Plan and similar visioning documents will not be considered "planned transit service" for purposes of determining consistency with this criterion."

The Project provides 95% of residential units within a half-mile of planned transit service and scores four (4) points for "Proximity to Transit Service" Criterion. Additionally, fifteen (15) minute headways are assumed for transit service therefore the Project scores three (3) points for "Headways of Transit Service" Criterion.

Table 17– CB-4 Transit

		Project Points
Proximity		
1. ≥ 70 percent of residential units located within $\frac{1}{2}$ mile of existing or planned transit service.	2 points	
2. ≥ 75 percent of residential units located within $\frac{1}{2}$ mile of existing or planned transit service.	3 points	
3. ≥ 80 percent of residential units located within $\frac{1}{2}$ mile of existing or planned transit service.	4 points	4 points
Headways		
1. Transit service with headways of 60 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	1 points	
2. Transit service with headways of 30 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	2 points	
3. Transit service with headways of 15 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	3 points	3 points

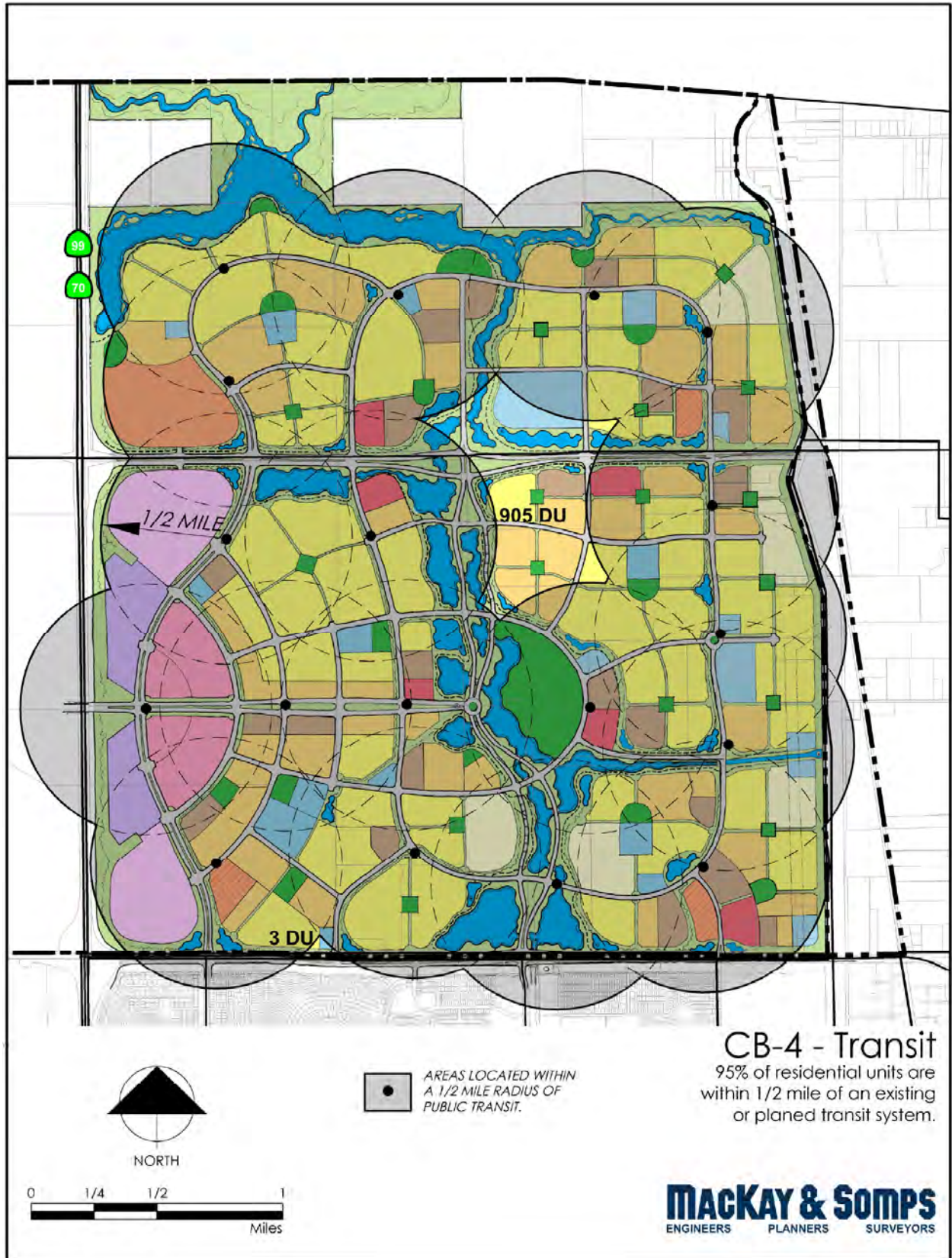


Exhibit 32-CB-4 Transit

CB-5. Proximity to Employment

Required: Analysis of existing employment/jobs within a five-mile radius of the proposed UPA Expansion/Master Plan boundary.

The Project is located within a five (5) mile radius of 47,777 existing jobs with an additional 10,525 jobs projected between 2008 and 2020 (SACOG, 2008) which totals 58,302 existing and planned jobs. Additionally, 36,300 jobs were approved in the Metro AirPark SPA and 67,360 jobs were approved in the Sutter Pointe Specific Plan, also located within a five (5) mile radius of the proposed Project. During the estimated 20-year build-out of the Project, we assume that Metro AirPark will build-out at 75% (27,225 jobs) and Sutter Pointe will build-out 25% (16,840 jobs) bringing the total employment within a five-mile radius of the Project to an expected 102,367 jobs.

Lastly, the Project as proposed will generate approximately 36,003 which will further add to the employment in the region.

The Project is within a five (5) mile radius of 58,302 existing jobs and scores three (3) points for this Criterion.

Table 18– CB-5 Proximity to Employment		Project Points
1. ≤50,000 existing employees/jobs within a 5 mile radius of the proposed project.	2 points	
2. Between 50,000-100,000 existing employees/jobs within a 5-mile radius of the proposed	3 points	3 points
3. ≥100,000 existing employees/jobs within a 5 mile radius of the proposed project.	4 points	

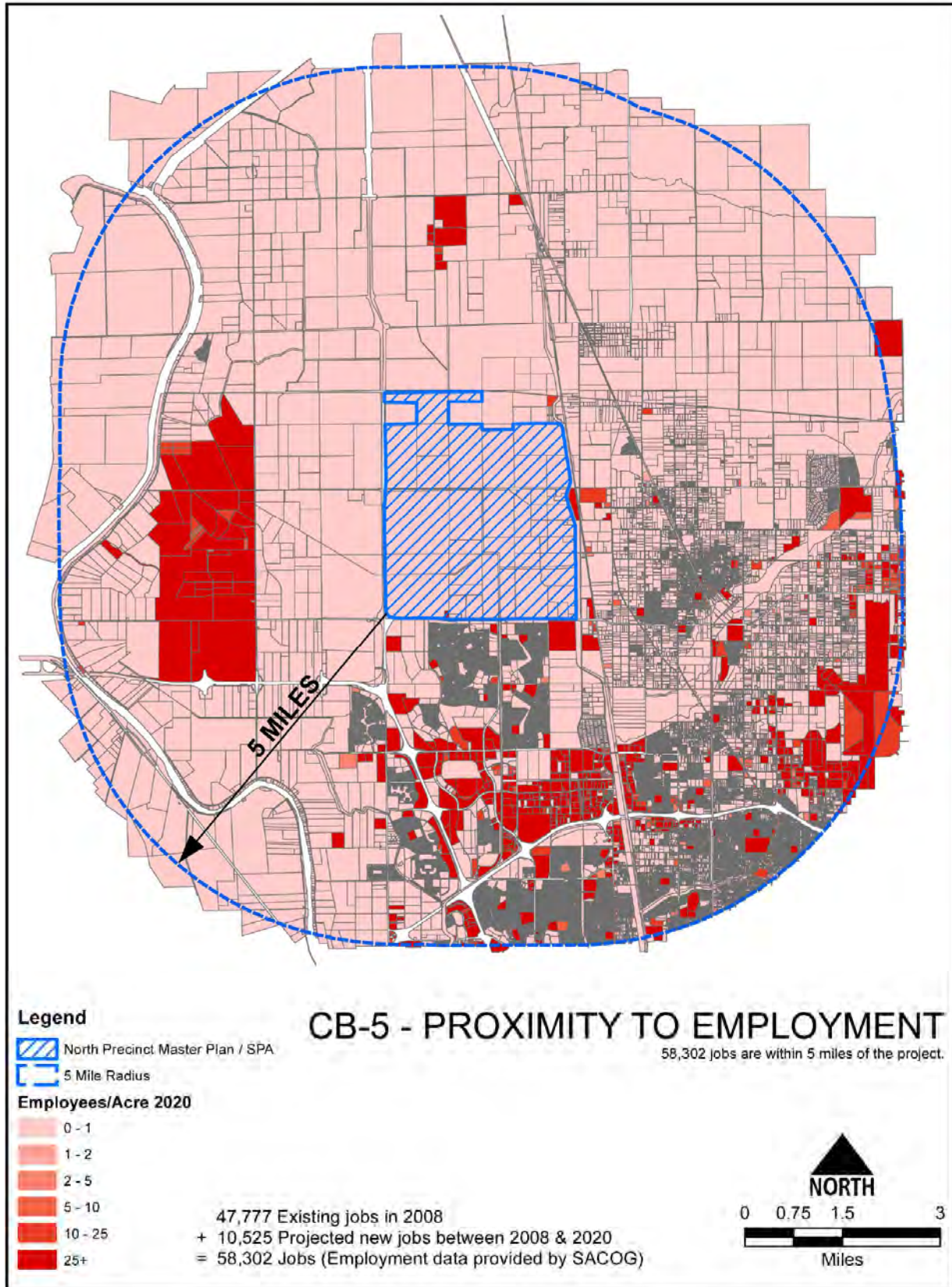
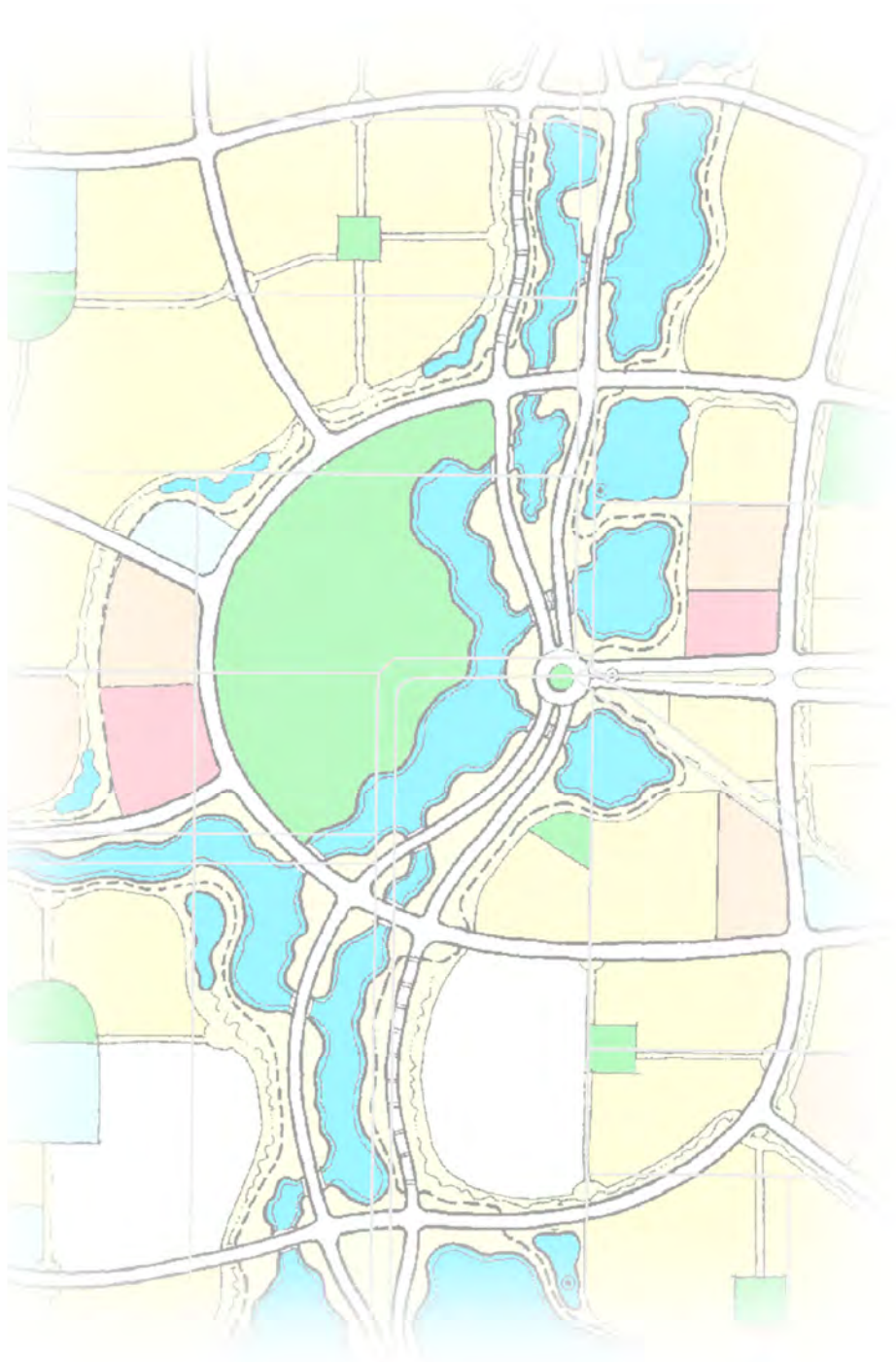






Exhibit 33-CB-5 Proximity to Employment

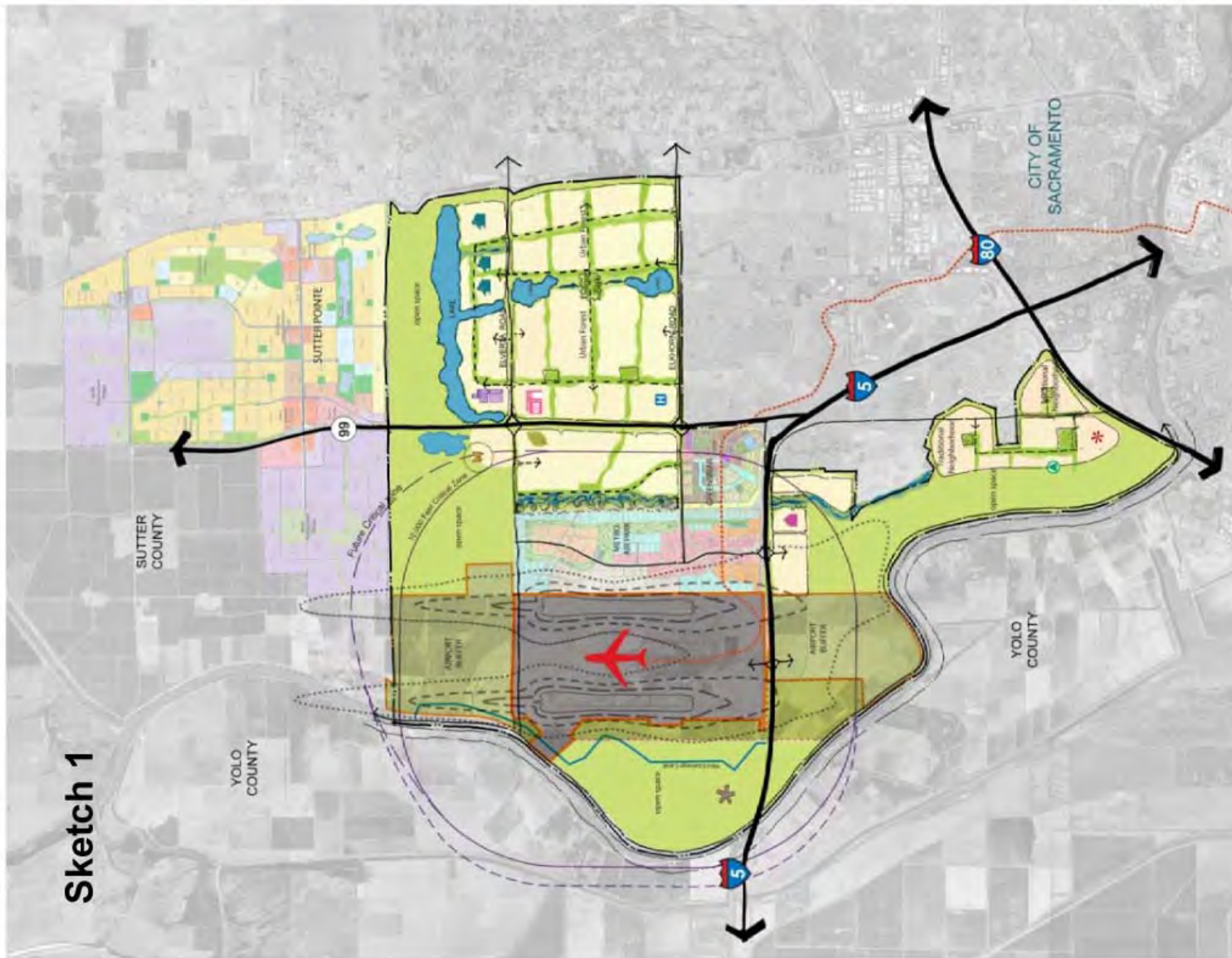


LEGEND

-  Sacramento International Airport
-  University
-  Interpretive/ Nature Center
-  Zoo/ Botanical Garden
-  Medical Campus
-  Farmer's Market
-  Equestrian Center
-  Executive Housing
-  Corporate Campus
-  Hotel/ Conference Center
-  Regional Mall
-  Proposed DNA line

Airport Legend

-  Airport Boundary
-  Airport Buffer
-  Airport Land Acquisition Program



Sketch 1

- LEGEND**
-  Sacramento International Airport
 -  Sports Training Center
 -  Intepretive/ Nature Center
 -  Zoo/ Botanical Garden
 -  Medical Campus
 -  Farmer's Market
 -  Equestrian Center
 -  Executive Housing
 -  Corporate Campus
 -  Hotel/ Conference Center
 -  Regional Mall
 -  Proposed DNA Line
- Airport Legend**
-  Airport Boundary
 -  Airport Buffer
 -  Airport Land Acquisition Program



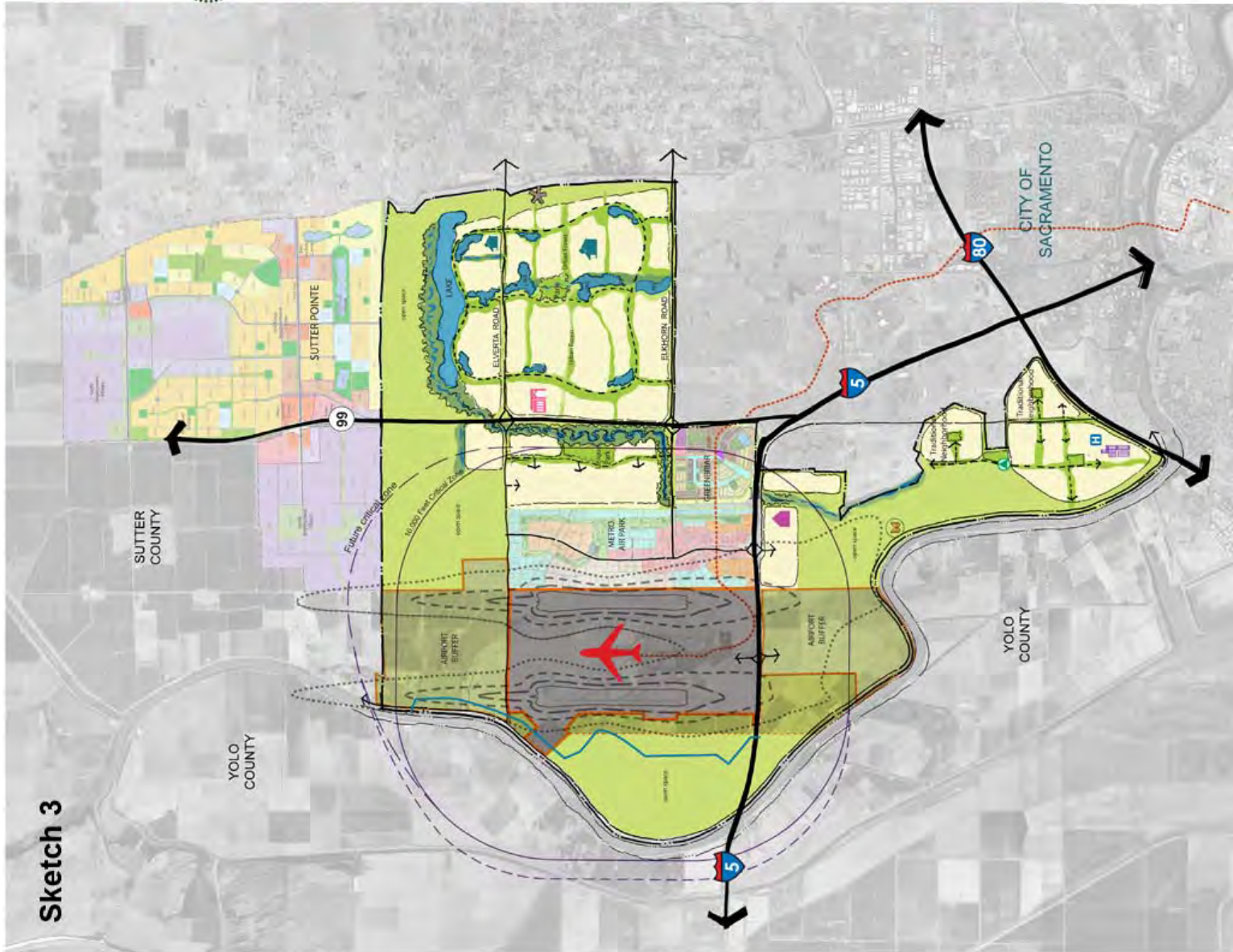
Sketch 2

LEGEND

-  Sacramento International Airport
-  Interpretive/ Nature Center
-  Medical Campus
-  Farmer's Market
-  Equestrian Center
-  Executive Housing
-  Corporate Campus
-  Hotel/ Conference Center
-  Regional Mall
-  Proposed DNA Line

Airport Legend

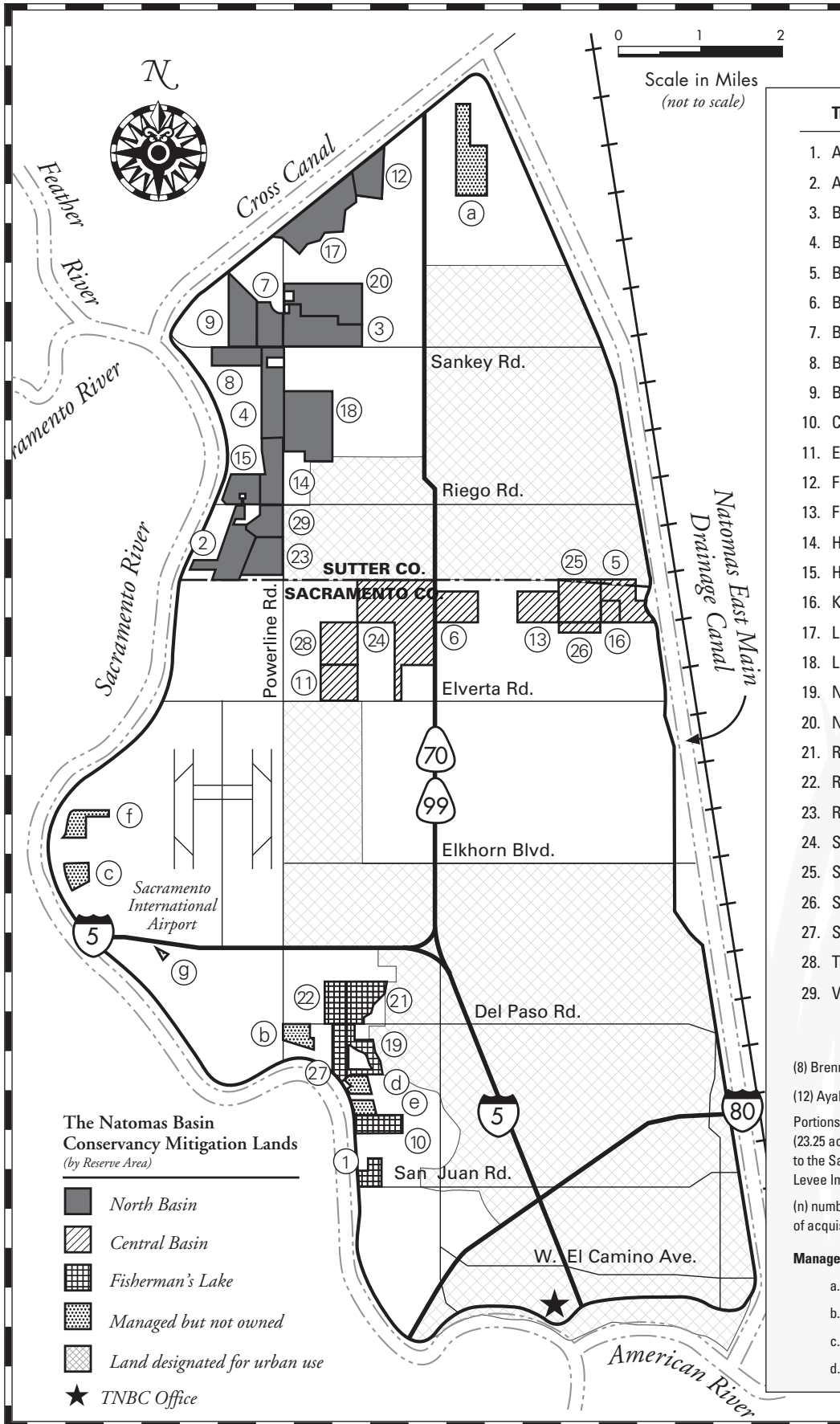
-  Airport Boundary
-  Airport Buffer
-  Airport Land Acquisition Program



Sketch 3

2015 BASE MAP

THE NATOMAS BASIN CONSERVANCY



Tract	Acq. Date	Acres
1. Alleghany (14)	11.07.02	50.26
2. Atkinson (16)	06.12.03	199.40
3. Bennett North (4)	05.17.99	226.68
4. Bennett South (5)	05.17.99	132.49
5. Betts (2)	04.05.99	138.99
6. Bianchi West (28)	11.07.06	110.16
7. Bolen North (23)	04.29.05	113.62
8. Bolen South (24)	04.29.05	102.38
9. Bolen West (26)	09.01.06	155.14
10. Cummings (15)	11.07.02	66.83
11. Elsie (29)	11.07.06	158.03
12. Frazer North (9)	07.31.00	92.60
13. Frazer South (30)	11.07.06	110.37
14. Huffman East (19)	09.30.03	135.75
15. Huffman West (18)	09.30.03	157.85
16. Kismat (3)	04.16.99	40.46
17. Lucich North (6)	05.18.99	267.99
18. Lucich South (7)	05.18.99	351.89
19. Natomas Farms (11)	07.09.01	55.19
20. Nestor (27)	09.01.06	233.16
21. Rosa East (21)	03.23.05	106.28
22. Rosa Central (22)	03.23.05	100.02
23. Ruby Ranch (17)	06.23.03	91.08
24. Sills (13)	07.15.02	436.41
25. Silva (1)	01.07.99	159.20
26. Silva South 1 (31)	09.28.12	29.12
27. Souza (10)	07.02.01	40.00
28. Tufts (20)	09.29.04	147.95
29. Vestal (25)	09.12.05	94.95
		<hr/>
		4,104.25

(8) Brennan tract, acquired 6.15.00, exchanged 9.1.06. (242.38 acres)

(12) Ayala tract, acquired 2.20.02, exchanged 11.3.06. (317.37 acres)

Portions of the Atkinson tract (6.76 acres), the Huffman West tract (23.25 acres), and the Natomas Farms tract (41.27 acres) were sold to the Sacramento Area Flood Control Agency for the Natomas Levee Improvement Program (NLIP).

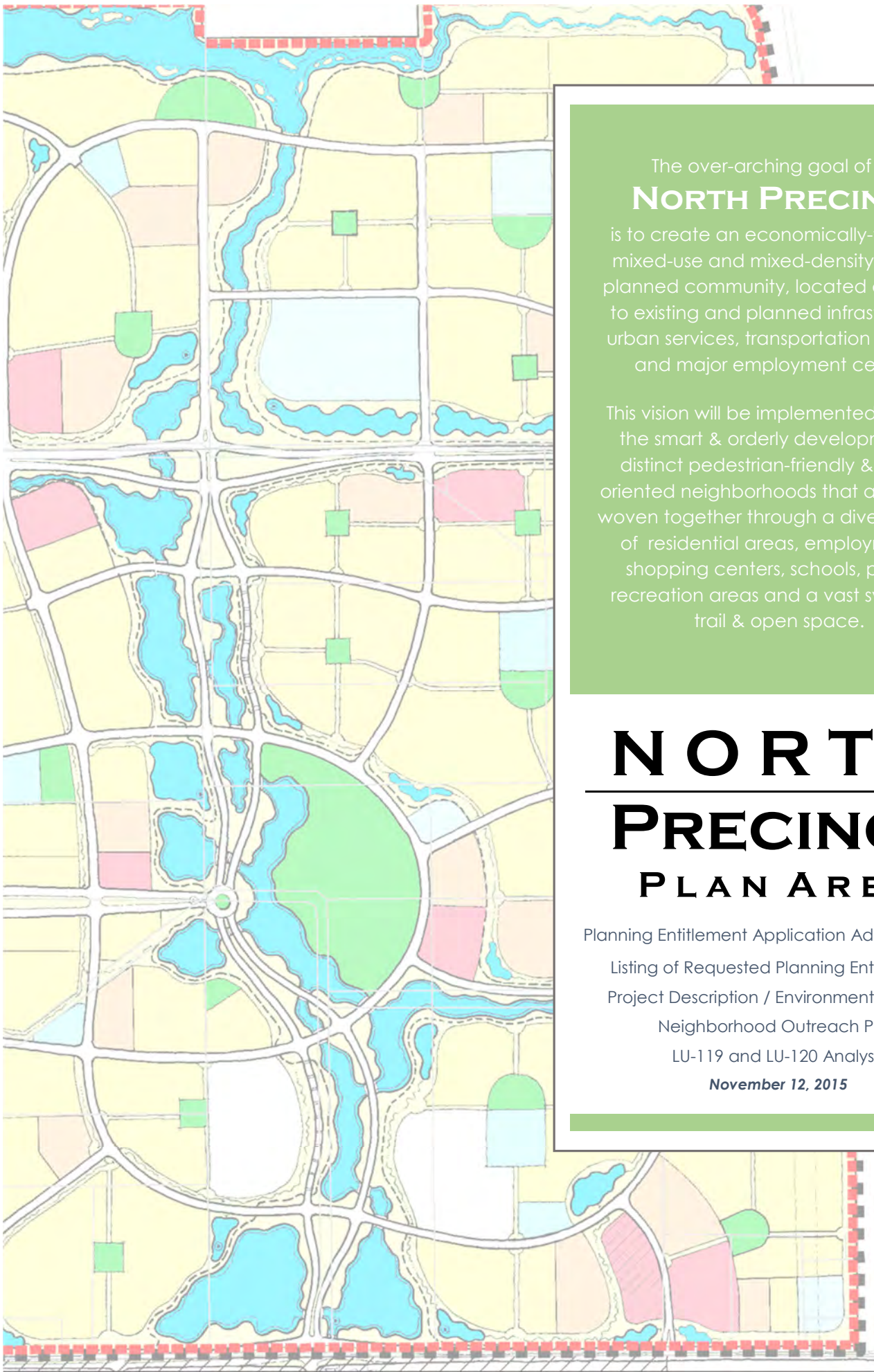
(n) number in parentheses represents chronological order of acquisition

Managed but not owned (SAFCA)

- a. Brookfield 180.00 acres
- b. Novak 52.753 acres
- c. Pappa Rosa 35.77 acres
- d. Sharma 20.81 acres
- e. AKT 16.01 acres
- f. South Sutter 75.08 acres
- g. Willey 4.69 acres

Technical Studies for EIR

Technical Study	Date of Study	Notes
Biological Resources		
Wetland Delineation		<ul style="list-style-type: none"> • Standard delineation for applicant-owned property. • Use existing aerial photography and GIS to approximate wetland boundaries and acreage on properties not owned by applicant or where permission to enter has not been granted.
Special Status Species Survey		Can include plants and vernal pool branchiopods. If not already done, EIR analysis can rely on CNDDDB and USFWS species lists.
Arborist Report		<ul style="list-style-type: none"> • Should include all trees due to General Plan policies for tree canopy • Use existing aerial photography and GIS to calculate approximate tree canopy acreage on properties not owned by applicant or where permission to enter has not been granted.
Bird/Wildlife Aircraft Strike Hazard Analysis		SCAS will request this in the TAC meeting.
Cultural Resources		
Cultural Resources Assessment		Should be performed to Section 106 standard for use in federal permitting process
Noise		
Sacramento International Airport Noise Assessment		May be able to get adequate info from Airports re: flight paths and associated noise levels
Traffic noise analysis		Relies on ADT data from TIS
Infrastructure		
Drainage Study		
Sewer Study		
Water Supply Assessment		Water purveyor needs to be identified
Traffic Study		
Other		
Phase I Environmental Site Assessment		
Air Quality		Consultant to prepare.
Climate Change/GHG emissions		Consultant to prepare. Relies on VMT data from TIS for GHG emissions from transportation sector.



The over-arching goal of the
NORTH PRECINCT

is to create an economically-feasible, mixed-use and mixed-density master-planned community, located adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers.

This vision will be implemented through the smart & orderly development of distinct pedestrian-friendly & transit-oriented neighborhoods that are tightly-woven together through a diverse fabric of residential areas, employment & shopping centers, schools, parks & recreation areas and a vast system of trail & open space.

NORTH PRECINCT PLAN AREA

Planning Entitlement Application Addendum:

Listing of Requested Planning Entitlements

Project Description / Environmental Setting

Neighborhood Outreach Plan

LU-119 and LU-120 Analysis

November 12, 2015

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 - B.9.f. Circulation Plan
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SECTION A: Executive Summary

A.1. Project Background

Efforts began on the Natomas Joint Vision plan (also known as the Northwest Special Planning Area Master Plan) in the 1990's with an urban services boundary special study that ultimately resulted in the 2002 Memorandum of Understanding (MOU) between the City of Sacramento and the County. This resulted in collaborative work on an open space strategy, a Broad Visioning process, and technical studies to assist in preparing a conservation strategy. On January 13, 2010, the Board of Supervisors initiated proceedings for a Special Planning Area (SPA). On February 7, 2012 the Board of Supervisors initiated a Master Plan process that includes moving the Urban Services Boundary (USB) and Urban Policy Area (UPA), and associated General Plan Amendments, Rezones, and an SPA.

The Natomas Joint Vision Plan Area includes numerous important assets and unique opportunities to the County and the Region. The area contains the intersection of two major north/south and east/west interstates; will be served by the future Downtown/Natomas/Airport Light Rail line; is within four to seven miles of downtown Sacramento; and is identified as a future growth area in the regional "Blueprint" Plan. The Sacramento International Airport represents a significant investment of both public and private funds and is a major regional economic asset. Immediately to the east of the airport is the Metro Airpark business park that in the future will be available for construction of major employment and business activity. In addition, major investments of local, state and federal funds are underway to complete massive levee improvements in order to protect existing homes and residents, the airport, the interstate freeways and other significant investments within the larger Natomas Basin. Finally, solutions to addressing the preservation of habitats and species, notably the Swainson's Hawk and Giant Garter Snake, are being studied and will be an important component of the planning process.

Pre-Application Studies

Recent activities with the Natomas Landowner's group (consisting of Brookfield Natomas, LLC, Ose Properties, Inc., and Demeter Development, LP), will help to define the environmental issues and possible solutions related to the project:

- The Landowners' Group has been actively engaged in developing a conservation strategy given the existence of biological species in the area (Swainson's Hawk and Giant Garter Snake). This will lead to either a new or amended Habitat Conservation Plan (HCP).
- The Landowners' Group has begun work on the Board of Supervisors-initiated SPA study to facilitate the vision anticipated in the 2002 MOU recognizing the value of the permanent preservation of open space for habitat, agriculture or other purposes, and protecting existing and future airport operations.

Northwest Special Planning Area Master Plan - Board Initiation.

On February 7, 2012, the Board of Supervisors initiated a Master Plan process, including the initiation of an amendment to the General Plan to move the Urban Services Boundary (USB) and Urban Policy Area (UPA) within the Natomas Joint Vision Area with the boundary locations to be determined through the Master Plan process. The initiation process simply allows the planning and environmental processes to begin. Full analyses, including public input opportunities, will follow.

Special Planning Area Proceedings Initiation

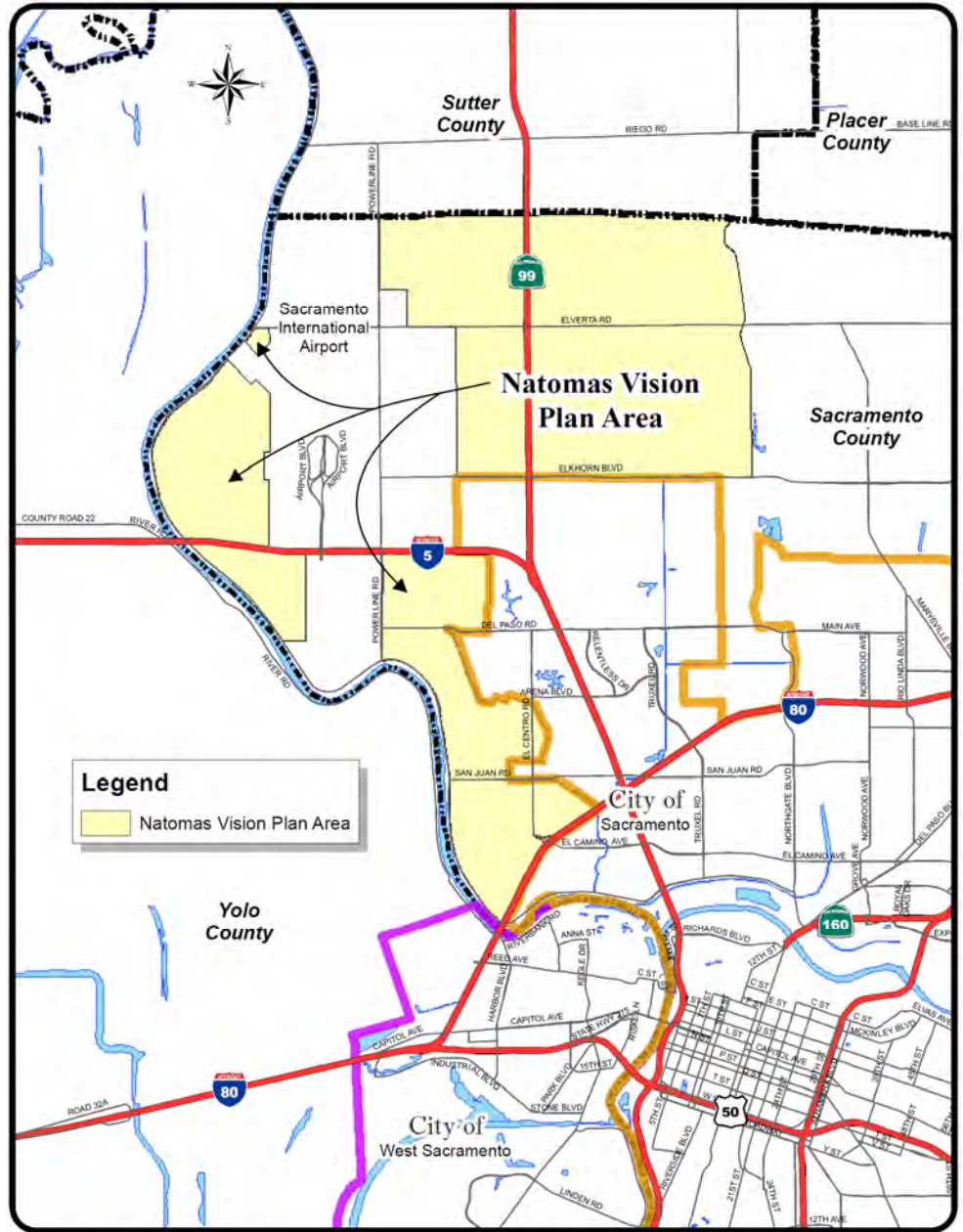
On January 13, 2010 the Board of Supervisors initiated proceedings for a Special Planning Area zone (SPA). This Board action allowed the County to enter into a contract with the Natomas Landowners groups to pay for staff time in developing the Special Planning Area.

Related Amendment to the Sacramento County General Plan

In November 2011, the Board of Supervisors approved the 2030 General Plan which included an overlay for the Natomas Joint Vision (Northwest Master Plan) plan area. The overlay reads as follows:

“Natomas Joint Vision Area. On December 10, 2002, the Sacramento City Council and Board adopted a Memorandum of Understanding (MOU) outlining principles of land use and revenue sharing between the City and County of Sacramento for the Natomas area, setting the stage for what has come to be known as the “Natomas Joint Vision.” The “Natomas Joint Vision Study Area” overlay on the Land Use Diagram indicates the area addressed by this MOU. The cooperative effort addresses land use, economic development, and environmental opportunities and challenges in Natomas. The result will be quality development balanced with permanent open space preservation systems. Additionally, SACOG’s Blueprint shows significant development in the Natomas Joint Vision Area. Because of the MOU, the Blueprint and the importance of the Natomas Joint Vision Area to the region, the County anticipates development in portions of the Natomas Basin within the timeframe of the General Plan. Subject to the preparation and certification of the appropriate environmental documentation, this development shall be accomplished either by an expansion of the USB, the City’s Sphere of Influence, or both. See related policy LU-114 and Implementation Measure C in the “Regional and Local Agency Coordination” section of this Element.”

Exhibit 1- Natomas Vision Plan Area



Entitlement Application

Submittal – NATOMAS VISION PLAN AREA

On September 2, 2014 the entitlement application for the Natomas Vision Plan Area was submitted to the County of Sacramento. This Application included a wide expansion of the Urban Services Boundary (USB) area to include multiple areas that may be suitable for future urban development and an expansion of the Urban Policy Area (UPA) to include only the North Precinct area as this area was the only area organized and ready to pursue further land use entitlements at this time. The Natomas Vision Plan Area application included the land areas as shown on **Exhibit 1 – Natomas Vision Plan Area**.

A.2. Current Entitlement Application – NORTH PRECINCT

In November of 2015, the Natomas Vision Plan Area application was simplified with the project area reduced to include an expansion of both the USB and UPA areas to include only the lands primarily controlled by the project applicants: the North Precinct of the Natomas Joint Vision Plan Area, a project referred to and referenced in this document as the “**NORTH PRECINCT**”. The subject of this document is the proposed entitlement application for the North Precinct Plan Area as shown in **Exhibit 2-North Precinct Plan Area**.

Exhibit 2- North Precinct Plan Area

A.3. Listing of Requested Planning Entitlements

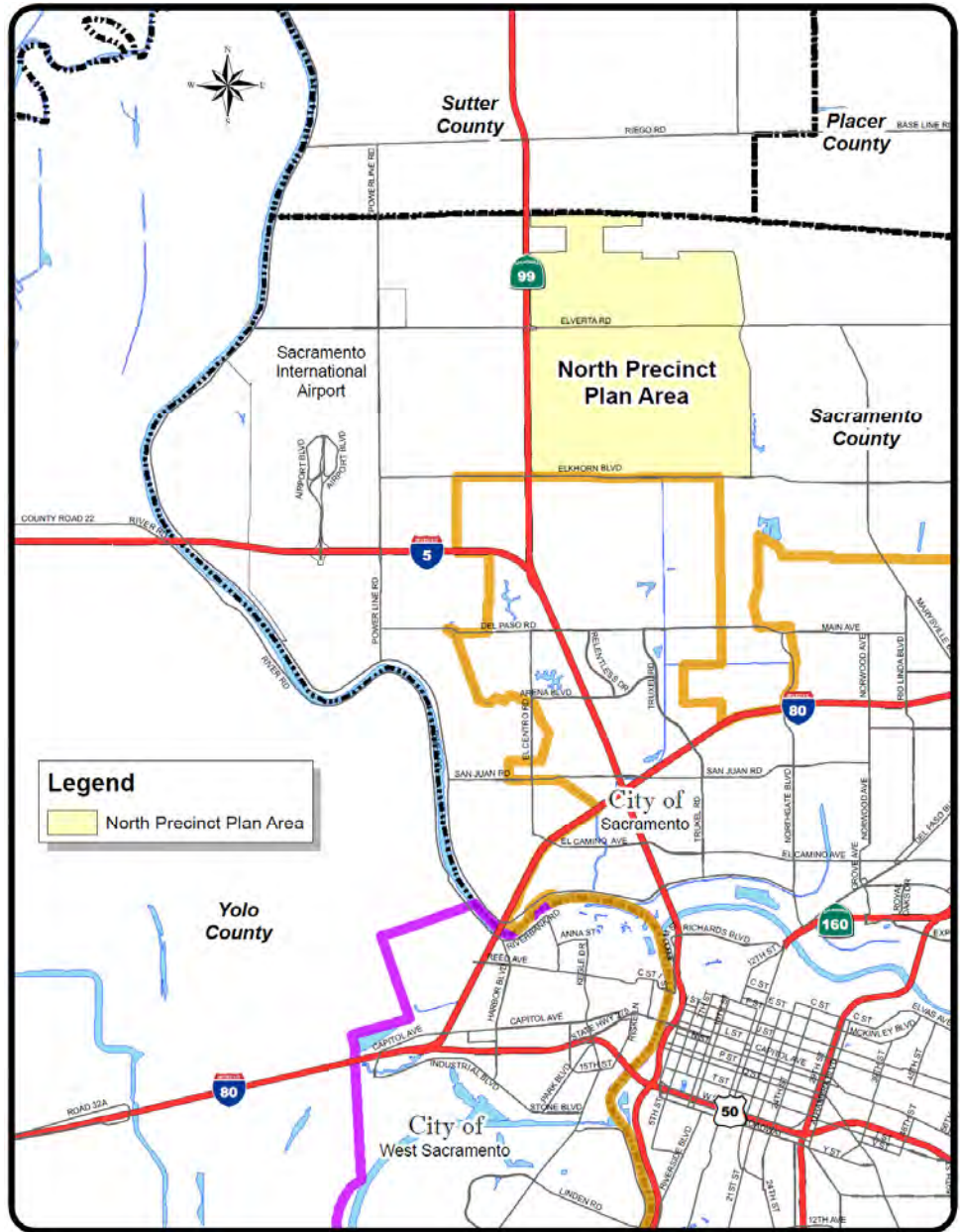
The North Precinct entitlement application proposes a number of amendments to the Sacramento County General Plan, as well as a number of other land use entitlements that will facilitate the development of the northernmost land use Precinct of the Natomas Joint Vision Plan Area.

This Application proposes to amend the Urban Services Boundary and the Urban Policy Area Boundary to include the North Precinct plan area, as shown on **Exhibit 7- Urban Services Boundary Amendment** and **Exhibit 8- Urban Policy Area Amendment**.

This Application proposes to amend the General Plan land use designations as shown on **Exhibit 9- General Plan Amendment** and **Exhibit 10-General Plan Designations**.

This Application proposes to amend the Zoning designations as shown on **Exhibit 11- Zoning Designations**. The North Precinct will be the subject of a Master Plan/Special Planning Area (SPA) and as such the Plan Area will be re-zoned from the existing zoning to Special Planning Area (SPA). The non-participating properties within the North Precinct will also be zoned “SPA” but in addition will retain their existing underlying zone designations as well (including Flood Combining Designations, as applicable).

Additionally, the North Precinct will establish a special set of land use/zoning designations and regulations, specific to the Plan Area, which will further define the intended land uses for North Precinct, as shown on **Exhibit 13- Conceptual Land Use Plan**.



The Planning Entitlements sought with this application include:

1. **Amend the Urban Services Boundary (USB)** to include North Precinct ($\pm 5,699.3$ acres).
2. **Amend the Urban Policy Area (UPA) Boundary** to include North Precinct ($\pm 5,699.3$ acres).
3. **Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations** within North Precinct from Agricultural Cropland ($\pm 5,699.3$ acres) to Low Density Residential ($\pm 2,560.6$ acres), Medium Density Residential (± 265.7 acres), Commercial & Office (± 703.3 acres), Public/Quasi-Public (± 241.9 acres), and Recreation ($\pm 1,927.9$ acres).
4. **Amend the General Plan Transportation Plan Diagram** to include North Precinct ($\pm 5,699.3$ ac).
5. **Amend the General Plan Bicycle Master Plan Diagram** to include the North Precinct ($\pm 5,699.3$ ac).
6. **Amend the Zoning Diagram to change the Zoning Designations** in the North Precinct Plan area ($\pm 5,699.3$ acres) to Special Planning Area (SPA) ($\pm 5,699.3$ acres). (Note: non-participating properties will also retain their existing zoning designation, including any Flood Combining (F) designation, as underlying zoning in addition to the SPA designation.)
7. **Adopt the North Precinct Master Plan/SPA** ($\pm 5,699.3$ acres) (including land use plan, design guidelines and development standards) to establish land use/zoning designations including Very Low Density Residential (± 192.3 acres), Low Density Residential ($\pm 1,559.3$ acres), Medium Density Residential (± 808.9 acres), High Density Residential (± 265.7 acres), Regional Commercial (± 197.7 acres), Regional Mixed-Use/Entertainment (± 108.3 acres), General Commercial (± 108.0 acres), Commerce District (± 156.5 acres), Commercial/Mixed-Use (± 50.0 acres), Neighborhood Commercial (± 82.9 acres), Public/Quasi-Public (± 241.9 acres), Parks and Recreation (± 203.9 acres), and Open Space/Drainage ($\pm 1,724.0$ acres).
8. **Adopt a Water Supply Master Plan** for the North Precinct ($\pm 5,699.3$ ac). Requires Sacramento County Water Agency Board of Directors approval.
9. **Adopt a Public Facilities Financing Plan** for the North Precinct ($\pm 5,699.3$ ac).
10. **Adopt a Development Agreement(s)** for the North Precinct ($\pm 5,699.3$ ac).
11. **Approve a Water Supply Assessment** for the North Precinct ($\pm 5,699.3$ ac). Required by the California Water Code to link land use and water supply planning activities. Requires Sacramento County Water Agency Board of Directors approval.

In addition to the above entitlements, separate Service District Annexation requests for the North Precinct Plan Area are proposed to include:

- **Annexation to County Service Area (CSA) 10 and/or creation of a new CSA.** Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
- **Annexation to Sacramento Regional County Sanitation District (SRCSD).**
- **Annexation to Sacramento Area Sewer District (SASD).**

A.4. Application Process Outline

The general application process described below was developed in collaboration with the County and the project applicants; It is intended to help guide the cooperative processing of the various entitlement requests being sought for the **NORTH PRECINCT** and may be modified as the project needs are refined.

1. General Plan

1. USB Amendment
2. UPA Amendment
3. GP Amendment - Land Use Designations
4. GP Amendment – Transportation Plan Diagram
5. GP Amendment – Bicycle Master Plan Diagram

2. Zoning

1. Zoning Amendment –Rezone to “Special Planning Area” “SPA”
(Non-participating properties will retain their existing zoning designations in addition to “SPA”)

3. Master Plan/SPA

1. Master Plan/SPA or Specific Plan Document *
 - i. Executive Summary
 - ii. Introduction
 - iii. Existing Conditions and Site Analysis
 - iv. Development Plan & Project Concept
 - v. Public Facilities and Services
 - vi. Design Guidelines & Dev. Standards
 - vii. Implementation & Administration
2. Development Agreement(s)
3. Service District Annexations
 - i. Annexation to County Service Area (CSA) 10 and/or creation of a new CSA
 - ii. Annexation to Sacramento Regional County Sanitation District (SRCSD)
 - iii. Annexation to Sacramento Area Sewer District (SASD)
4. Master Plan/SPA Amendment Process

4. Future Entitlements

1. Master Tentative Subdivision Maps
2. Tentative Subdivision Maps
3. Tentative Parcel Maps
4. General Plan Amendments/Rezoning
5. Development Agreement(s)/Amendment(s)
6. Design Review/Other

*NOTE: Throughout this document, the North Precinct is referred to as a “Master Plan/SPA”; however during the project processing it may be determined that a Specific Plan process is more appropriate to meet project goals & objectives and implement the development vision of the project. If that is the case, “Master Plan/SPA” may be changed to “Specific Plan” and will remain consistent with this Application Addendum.



SECTION B: Project Description and Environmental Setting

B.1. Introduction

The **NORTH PRECINCT** is a ±5,699.3 acre mixed-use project located in the Natomas community of unincorporated northwestern Sacramento County, surrounding Sacramento International Airport, and north and west of the City of Sacramento, as shown in **Exhibit 3- Regional Context Map**.

B.2. Project Proponents

The following land owners are the proponents/ applicants with regard to establishing the North Precinct Plan Area.

- Brookfield Natomas, LLC.
- Ose Properties, Inc.
- Demeter Development, LP

This Application includes the submittal of the County-required 500' Radius Map, List and Labels for the ±5,699.3-acre Plan Area as well as a listing of the numerous properties included in the Application requests. Please refer to that listing for further information in this regard.

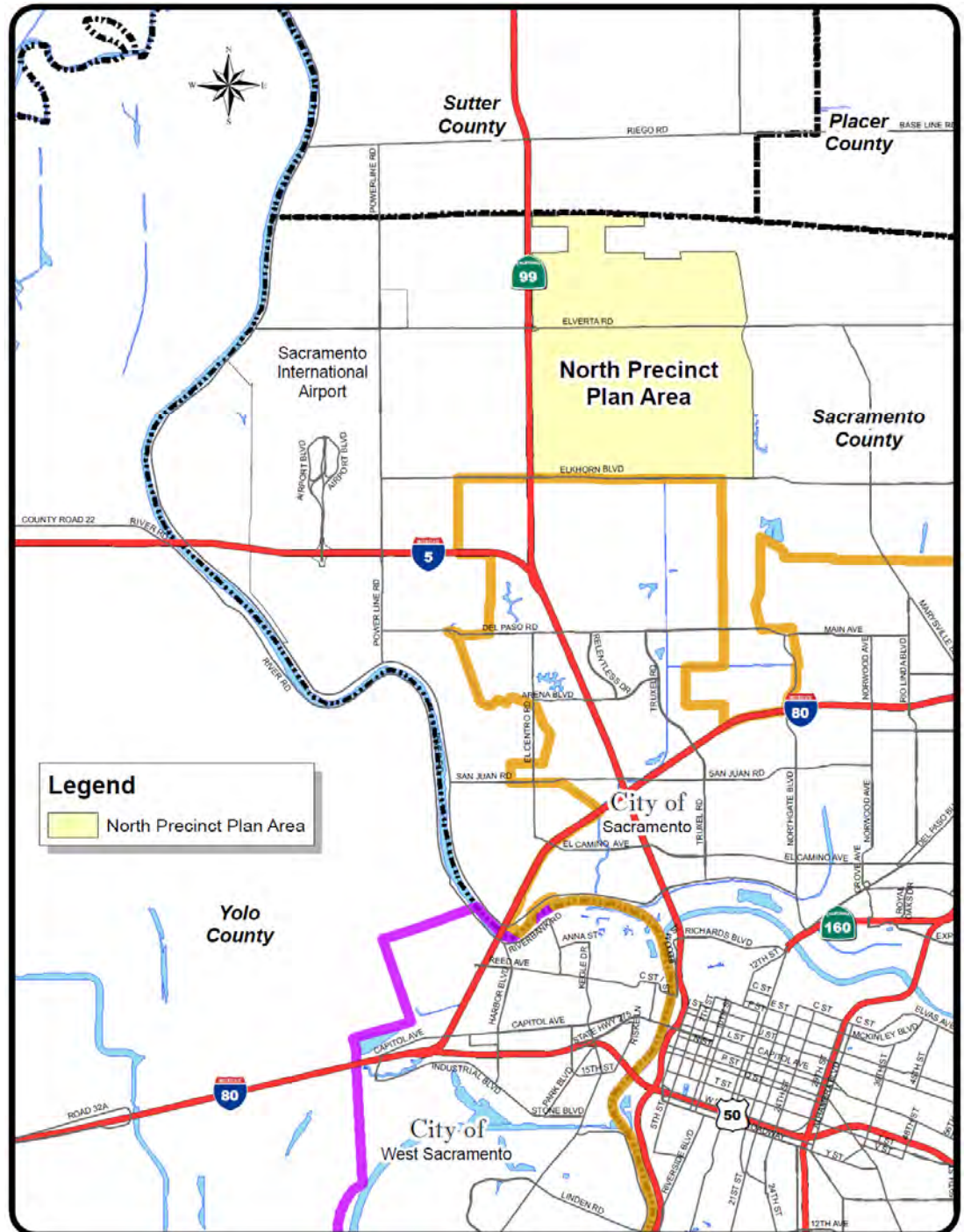


Exhibit 3- Regional Context Map

The **NORTH PRECINCT** Plan Area is outside the existing Sacramento County Urban Services Boundary (USB) and Urban Policy Area (UPA), as shown on **Exhibit 4- Existing Urban Services Boundary and Urban Policy Area**.

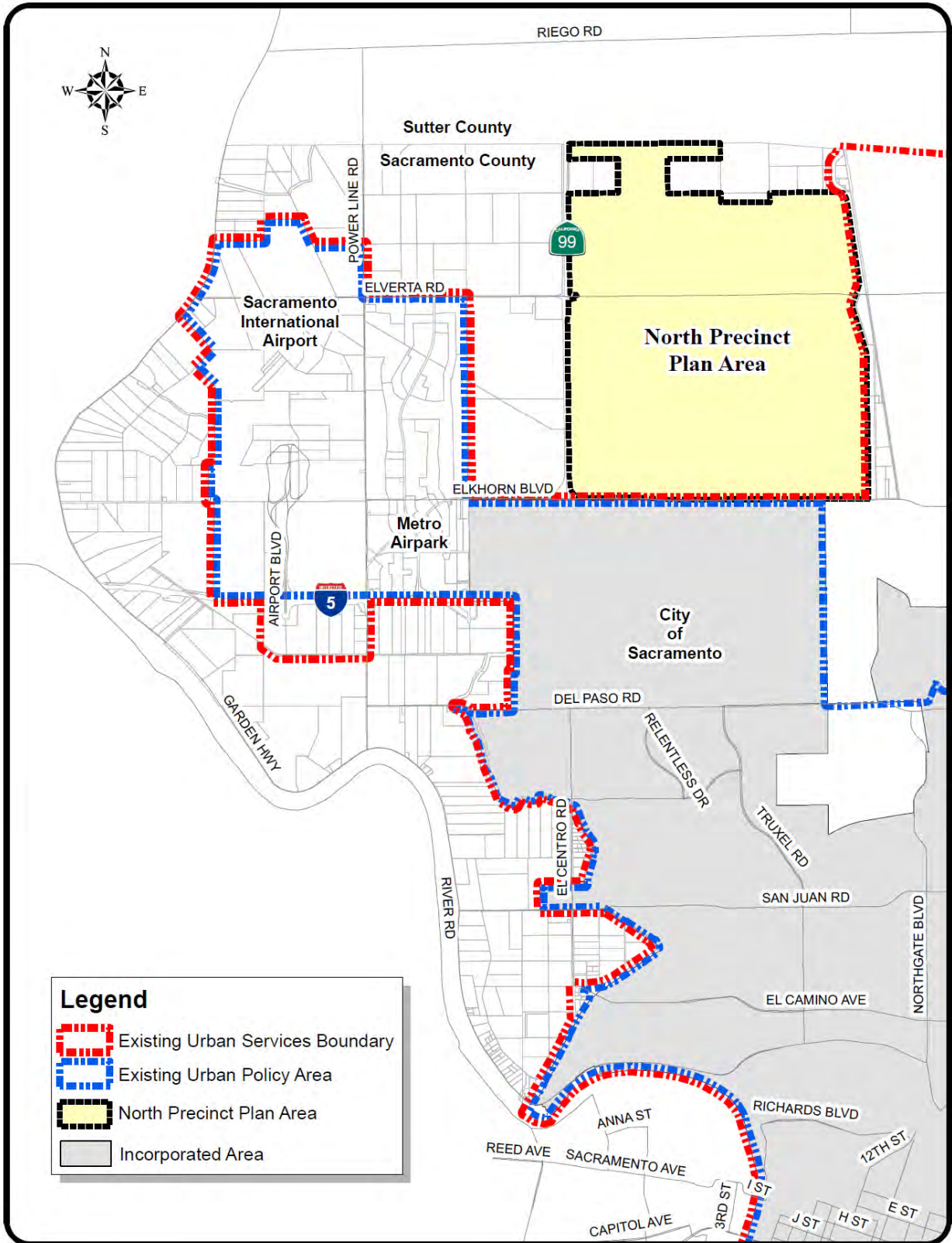


Exhibit 4- Existing Urban Services Boundary and Urban Policy Area

B.3. Environmental and Land Use Setting

The majority of the **NORTH PRECINCT** is currently irrigated agriculture or fallow farm lands. The Plan Area was previously included in possible mitigation areas identified in the Natomas Basin Habitat Conservation Plan (NBHCP) and the Metro Air Park Habitat Conservation Plan (MAPHCP). The NBHCP and MAPHCP are supporting documents for federal Endangered Species Act Section 10(a)(1)(B) and State Fish & Game Code Section 2081 permits. The Habitat Conservation Plans limit urban development in their Permit Areas to a combined total of 17,500 acres, (the City of Sacramento (8,050 acres), Sutter County (7,467 acres) and Metro Air Park in Sacramento County (1,983 acres)).

B.4. Sacramento International Airport

The Sacramento International Airport, with its existing airport operational / security and buffer areas, is located outside the Plan Area, as shown on **Exhibit 5- Airport Operations, Management and Expansion Areas**. In addition, the airport has designated ±754 acres of lands for “airport expansion” which are owned by private parties also not included in the Plan Area.

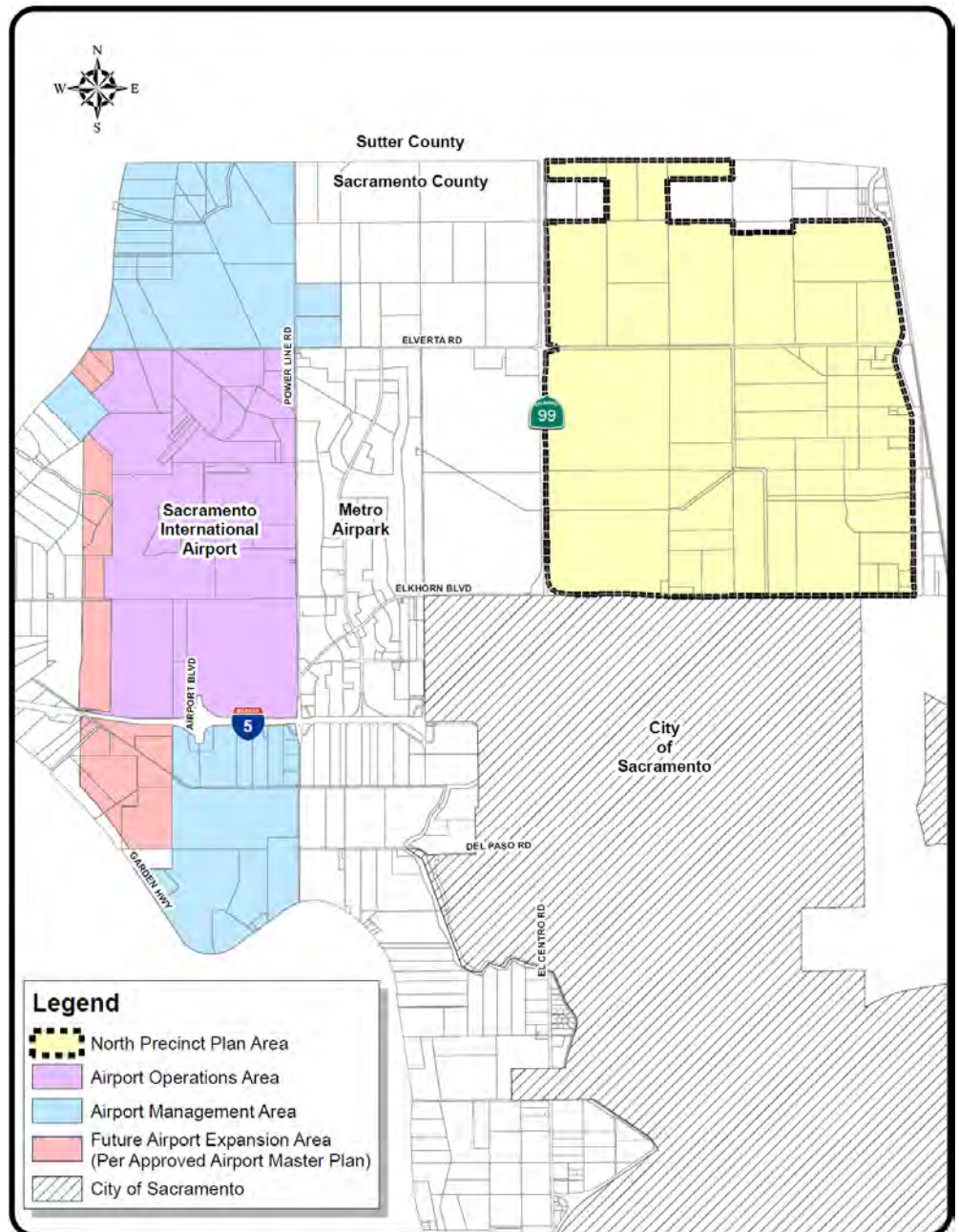


Exhibit 5- Airport Operations, Management and Expansion Areas

B.5. Adjacent Growth Areas

The **NORTH PRECINCT** is surrounded by a number of growth areas. Immediately to the south in the City of Sacramento is the North Natomas Community Plan Area. To the north in Sutter County is Sutter Pointe Specific Plan. Immediately east of the airport is the approved Metro Air Park, industrial and airport-support use master plan.

Easterly, across the Natomas East Main Drainage Canal (NEMDC or Steelhead Creek) lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan (ESP) area that is just now beginning to develop.

Each of these approved growth areas, and several other adjacent growth areas in the vicinity of the Plan Area, are shown on **Exhibit 6- Adjacent Growth Areas**.

The approved land uses in these growth areas are shown on **Table 1- Adjacent Growth Areas**.

Exhibit 6- Adjacent Growth Areas

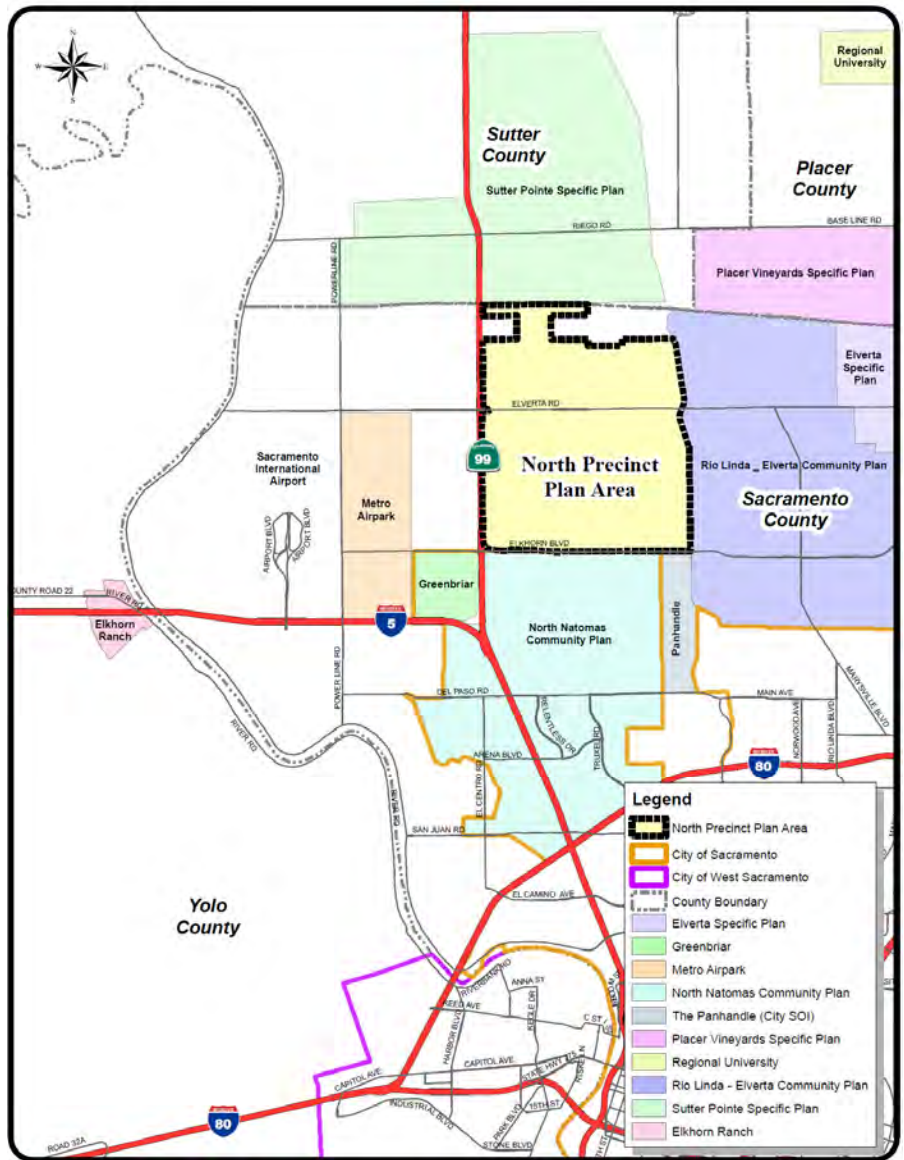


Table 1 - Adjacent Growth Areas

Project	Acreage	Residential (DU)	Commercial (AC)	Office (AC)
Elverta Specific Plan	1,745±	4,950±	15±	4±
Greenbriar	577±	3,473±	32±	0
Metro Air Park	1,900±	0	1,900±	0
North Natomas Community Plan	9,038±	30,182±	273±	1,228±
The Panhandle (City SOI)	595±	3,075±	23±	
Placer Vineyards Specific Plan	5,230±	14,132±	127±	182±
Regional University	1,158±	4,387±	22±	0
Sutter Pointe Specific Plan	7,528±	17,500±	342±	2,163±
Elkhorn Ranch (Yolo County)	365±	0	365±	0
TOTAL	28,136±	77,699±	3,099±	3,577±

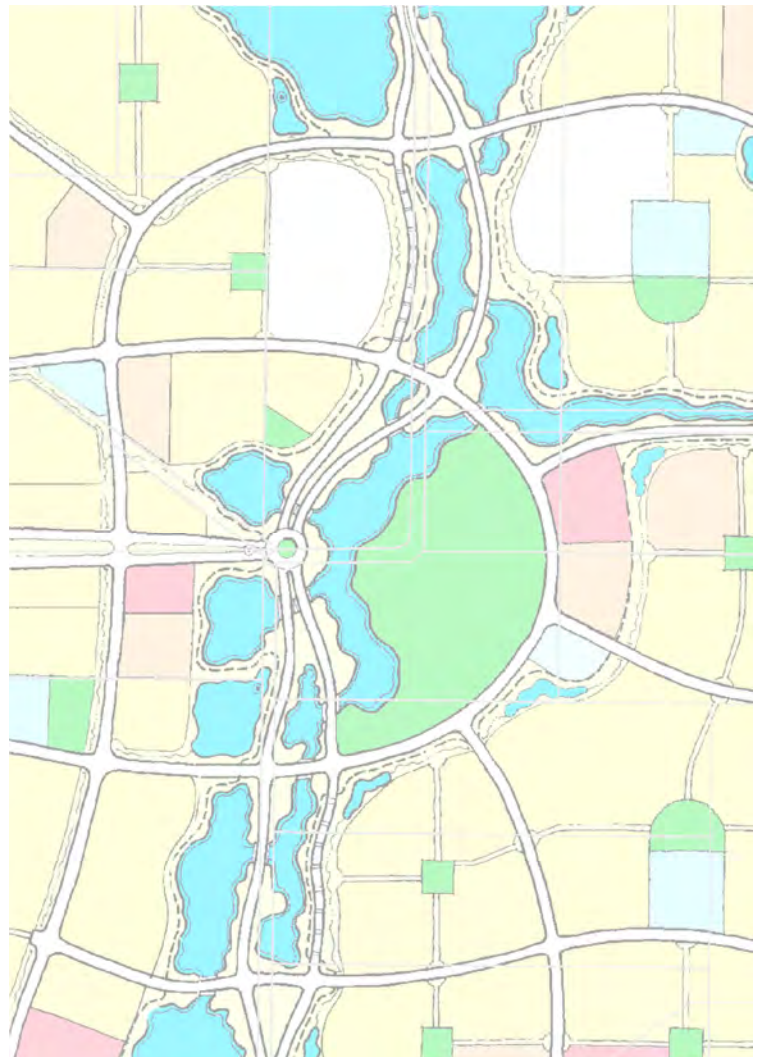
B.6. Project Objectives

The **NORTH PRECINCT** Plan Area will establish a development framework for land use, circulation, utilities and services, resource protection and implementation. The intent is to promote the systematic and orderly development of the project area, consistent with the overarching vision for the Plan Area.

All subsequent development projects and related activities are required to be consistent with the vision, spirit and intent of the projects' primary objectives.

The primary objectives for the **NORTH PRECINCT** are summarized as follows:

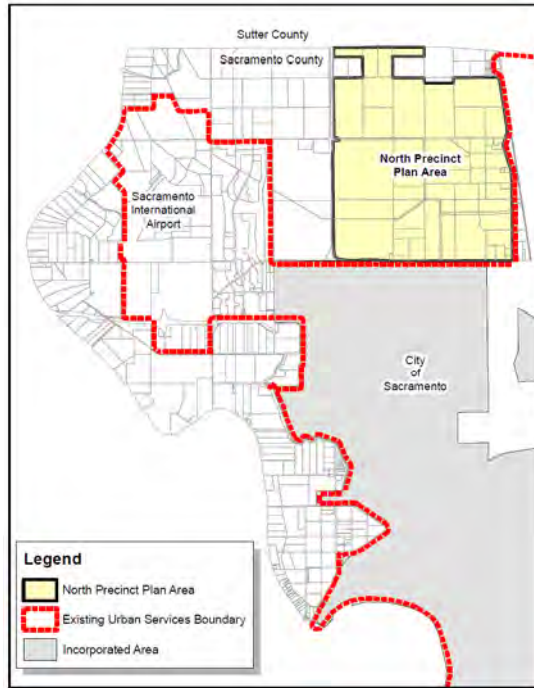
1. Develop a **large-scale mixed-use and mixed-density community** in northwestern Sacramento County with employment-generating land uses and a variety of residential housing types.
2. Develop an **economically feasible master-planned community** that can be reasonably served by existing and proposed public infrastructure in a manner that would foster orderly urban development, discourage leapfrog or piecemeal development and urban sprawl, and preserve the agricultural character of the lands surrounding the Sacramento International Airport and along the Sacramento River.
3. Develop several **distinct neighborhoods** within the project site, **connected by substantial open space** areas and recreational trail networks.
4. Provide **neighborhood- and regional-serving retail and commercial areas** within the project site, and **residential housing in close proximity to existing and proposed regional job centers**.
5. Accommodate projected regional growth in a location **adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers**.
6. Create a **pedestrian-friendly, transit-orientated development**.
7. Develop a community that **can maintain flexibility to adapt and adjust to changing economic and market conditions**.
8. Create a development that has a **positive overall economic impact** on the County and achieves a neutral-to-positive fiscal impact on the County's finances.



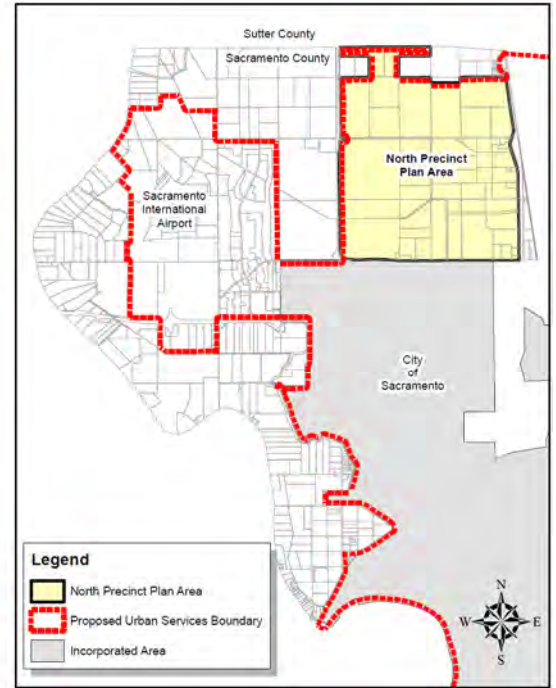
B.7. Urban Services Boundary Amendment and Urban Policy Area Amendment

The **NORTH PRECINCT** is currently located outside the existing County of Sacramento Urban Services Boundary (USB) and Urban Policy Area (UPA), as shown in **Exhibit 4- Existing Urban Services Boundary and Urban Policy Area**. This application proposes to amend the Urban Services Boundary (USB) And Urban Policy Area Boundary (UPA) to include all of the Plan Area ($\pm 5,699.3$ acres), as shown on **Exhibit 7- Urban Services Boundary Amendment** and **Exhibit 8- Urban Policy Area Boundary Amendment**.

Exhibit 7- Urban Services Boundary Amendment

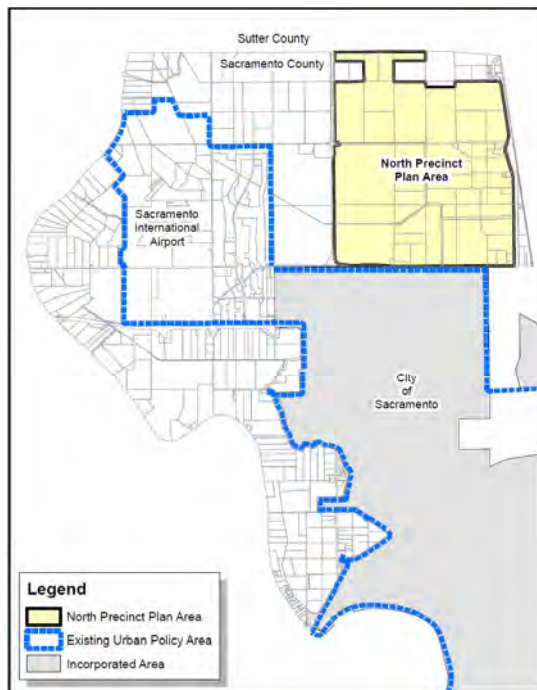


**North Precinct Plan Area
Existing Urban Services Boundary**

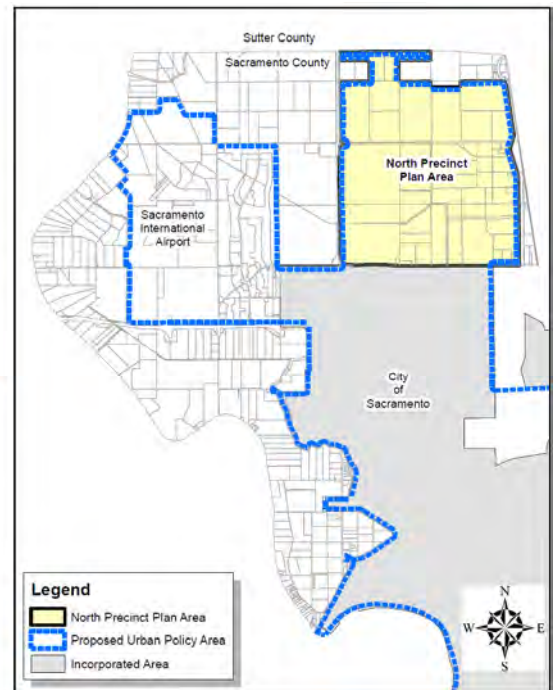


**North Precinct Plan Area
Proposed Urban Services Boundary**

Exhibit 8- Urban Policy Area Amendment



**North Precinct Plan Area
Existing Urban Policy Area**



**North Precinct Plan Area
Proposed Urban Policy Area**

B.8. General Plan and Zoning Amendments

General Plan Amendments and Zoning Amendments are proposed for the **NORTH PRECINCT**. The Plan Area will be designated as a Master Plan/Special Planning Area (SPA) and will have specific zoning and development regulations as a part of the Master Plan process. Non-participating properties within the Plan Area will retain their existing underlying zone designation (including any Flood Combining zone, as applicable) in addition to the SPA zoning designation. At time of future planning entitlements, a Zoning Ordinance Amendment will be required of the non-participating properties to remove their existing underlying zone and replace with simply "SPA" consistent with the rest of the Plan Area.

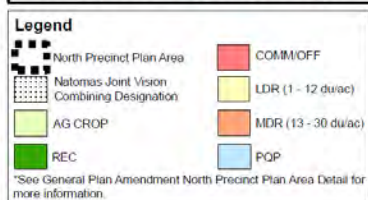
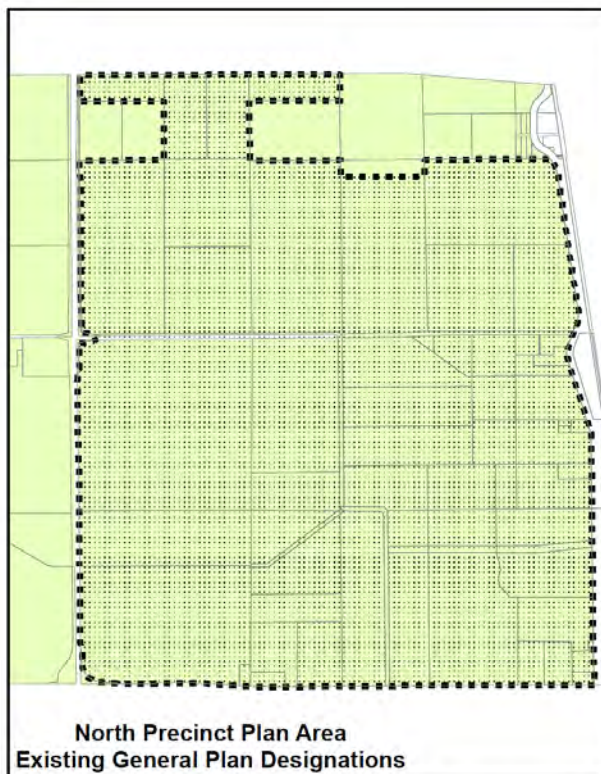
B.8.a General Plan Amendment

As previously identified, this application proposes to amend the General Plan Land Use Diagram to change the land use designations within the Plan Area (\pm 5,699.3 acres) to the land use designations as shown in **Table-2 General Plan Amendment Land Use Summary**. The proposed General Plan Amendment is shown on **Exhibit 9- General Plan Amendment** and **Exhibit 10-General Plan Designations**.

PROPOSED General Plan Designations		Acres
LDR	Low Density Residential (1-12 du/ac)	2,560.6
MDR	Medium Density Residential (13-30 du/ac)	265.7
C/O	Commercial and Office	703.3
P/QP	Public/Quasi-Public	241.9
R	Recreation	1,927.9
TOTAL		5,699.3

Table 2- General Plan Amendment Land Use Summary

Exhibit 9-
General
Plan
Amendment





North Precinct Plan Area General Plan Designations



Exhibit 10- General Plan Designations

B.8.b. Zoning Amendment and SPA Designation

The **NORTH PRECINCT** application proposes to amend the current Zoning within the Plan Area (±5,699.3 acres) to Special Planning Area (SPA). Non-participating properties will retain their existing zoning designation (as underlying zoning) in addition to the SPA designation, whereas properties that are active participants in this Master Plan/SPA application will have their existing zoning replaced with SPA only. Non-participating properties within the Plan Area that are currently also zoned “Flood Combining Designation” (F) will retain that designation as well.

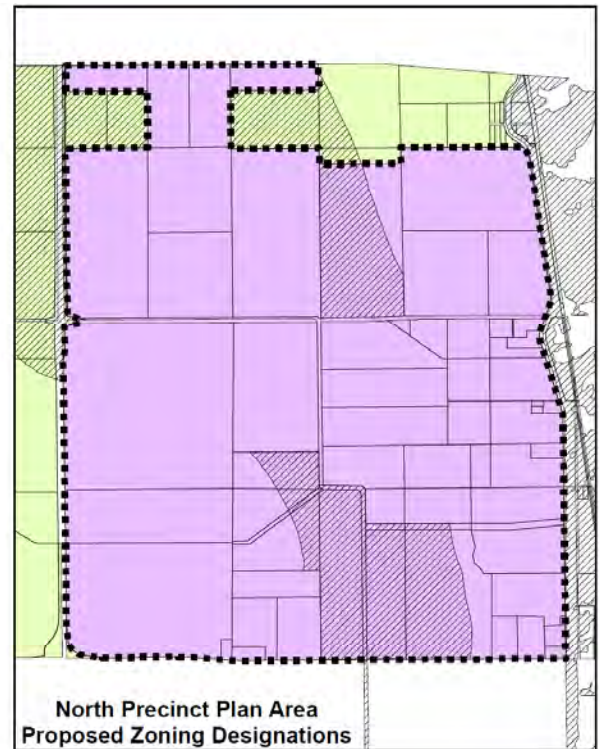
The proposed Zoning Amendment is shown on **Table 3 – Zoning Amendment Summary, Exhibit 11- Zoning Amendment** and **Exhibit 12-Zoning Designations**.

At time of future entitlements for the non-participating properties, a Zoning Ordinance Amendment will be required (among other entitlements) to change the zoning designation from SPA with the existing underlying zone to simply “SPA”, consistent with the other properties in the Master Plan/SPA. This process will establish the actively-participating properties as a “Priority Development Area” over the non-participating properties of the Plan. All properties in the Master Plan/SPA will be included in the Master Plan/SPA (discussed in detail in sub-section B.9 of this document) and have specific established Master Plan/SPA land use/zoning designations and regulations; however only the active-participating properties will have their specific land use/zoning designations approved with this entitlement application.

PROPOSED Zoning	Acres
	SPA Special Planning Area
TOTAL	5,699.3

Table 3- Zoning Amendment Summary

**Exhibit 11-
Zoning
Amendment**

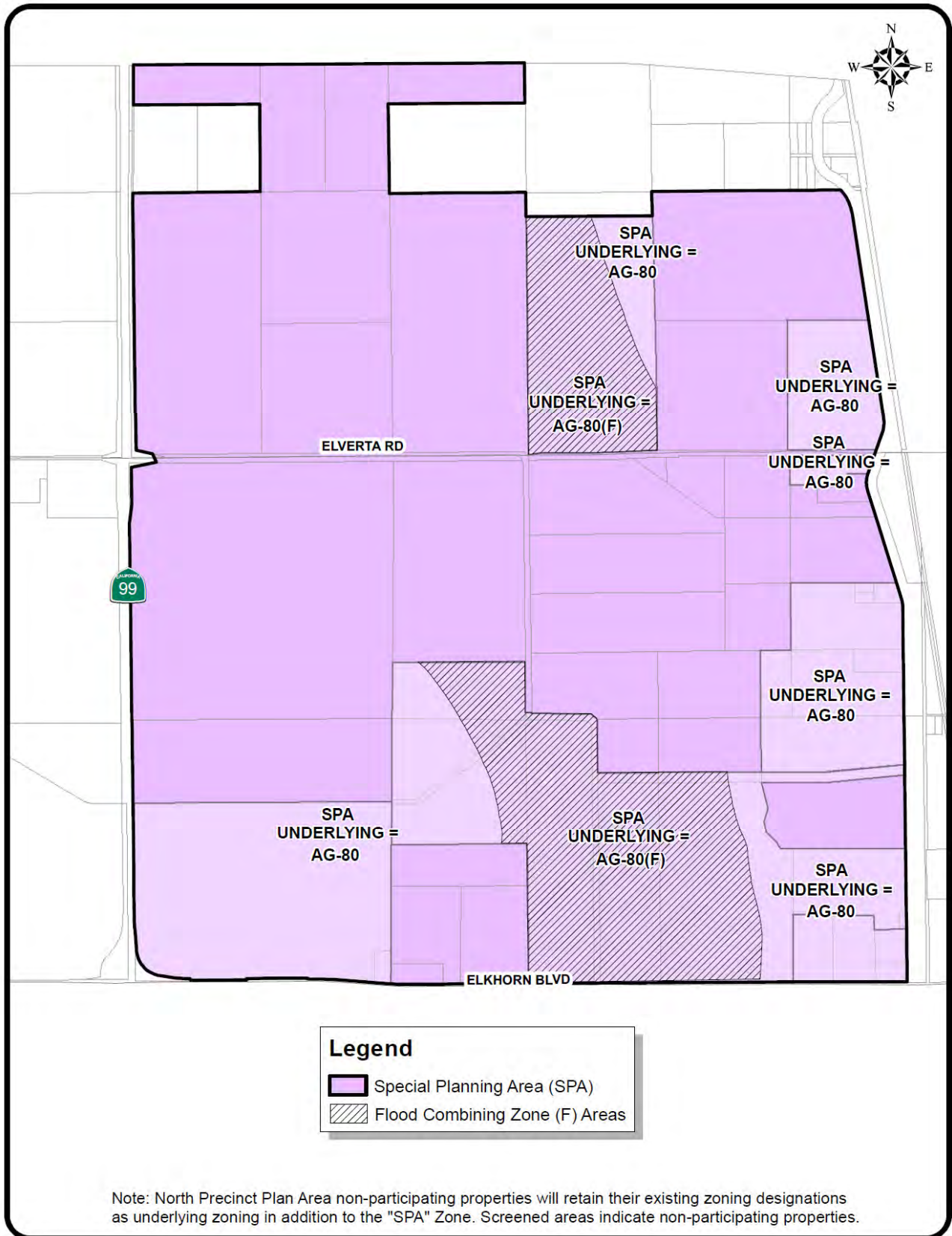


Legend

- North Precinct Plan Area
- AG80
- Special Planning Area (SPA)
- Flood Combining Zone (F) Areas

Note: North Precinct Plan Area non-participating properties will retain their existing zoning designations as underlying zoning in addition to the “SPA” Zone.





Legend

- Special Planning Area (SPA)
- Flood Combining Zone (F) Areas

Note: North Precinct Plan Area non-participating properties will retain their existing zoning designations as underlying zoning in addition to the "SPA" Zone. Screened areas indicate non-participating properties.

Exhibit 12- Zoning Designations

B.9. Master Plan/SPA

The **NORTH PRECINCT** application includes the proposed adoption of the North Precinct Master Plan/SPA (including a Master Plan Land Use Diagram, Design Guidelines, and Development Standards) to establish detailed land use/zoning designations and guide the development within the Plan Area (±5,699.3 ac). The conceptual land use plan is shown on **Exhibit 13- Conceptual Land Use Plan**.

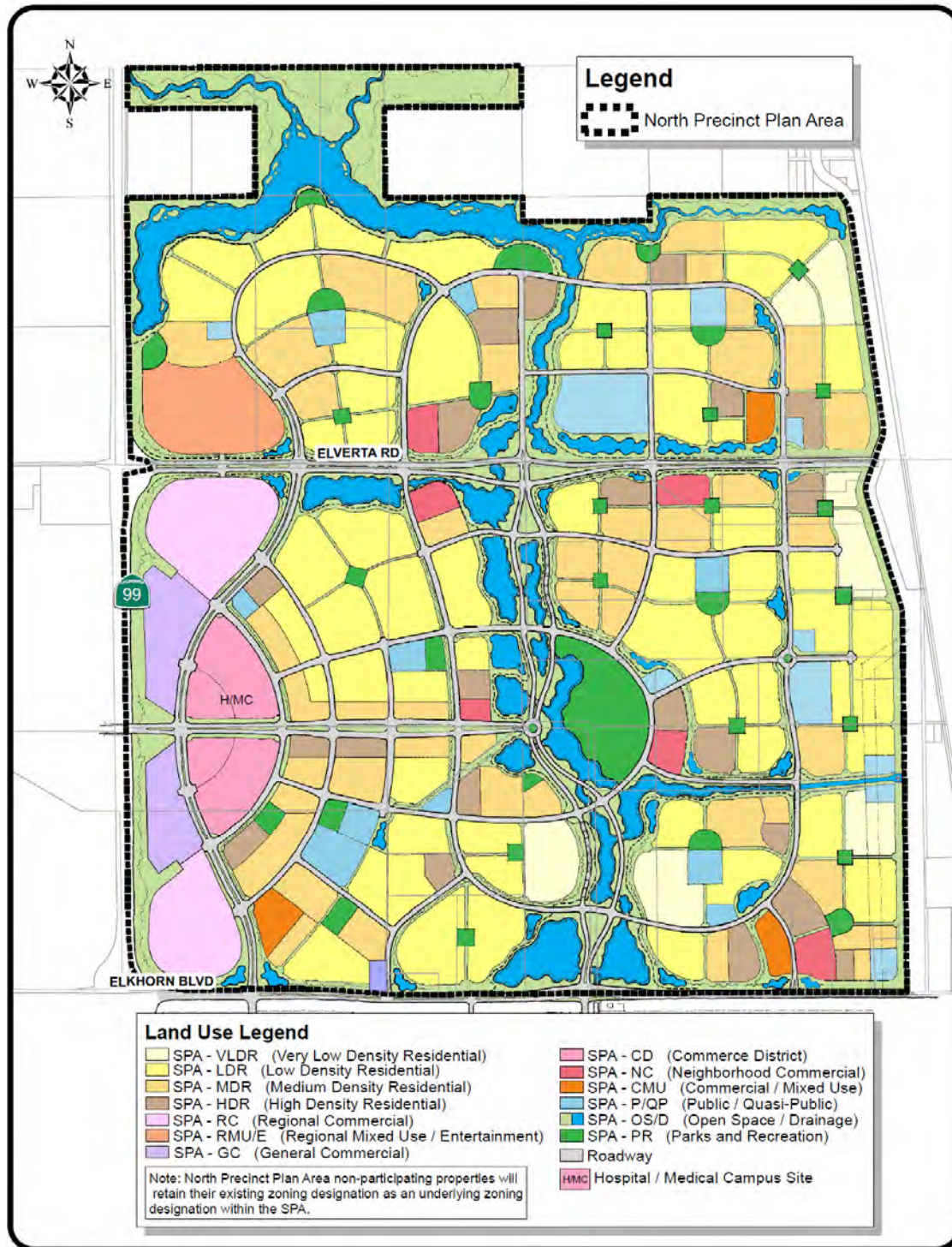


Exhibit 13- Conceptual Land Use Plan

B.9.a Participating and Non-Participating Properties

The **NORTH PRECINCT** includes all properties, active-participating and non-participating, however only the actively-participating properties will also have specific Master Plan/SPA land use/ zoning designations approved with the Master Plan/SPA.

Non-participating properties will retain their existing zoning as underlying zoning to the SPA zoning, and at time of future entitlements these properties will be required to request a Zoning Ordinance Amendment (among other entitlements) to modify their existing designations and replace with simply "SPA".

The Plan Area actively-participating property owners include the lands of Brookfield Natomas, LLC, Ose Properties, Inc., and Demeter Development, LP. As shown on **Exhibit 14- Participating Properties/ Ownership Map**.

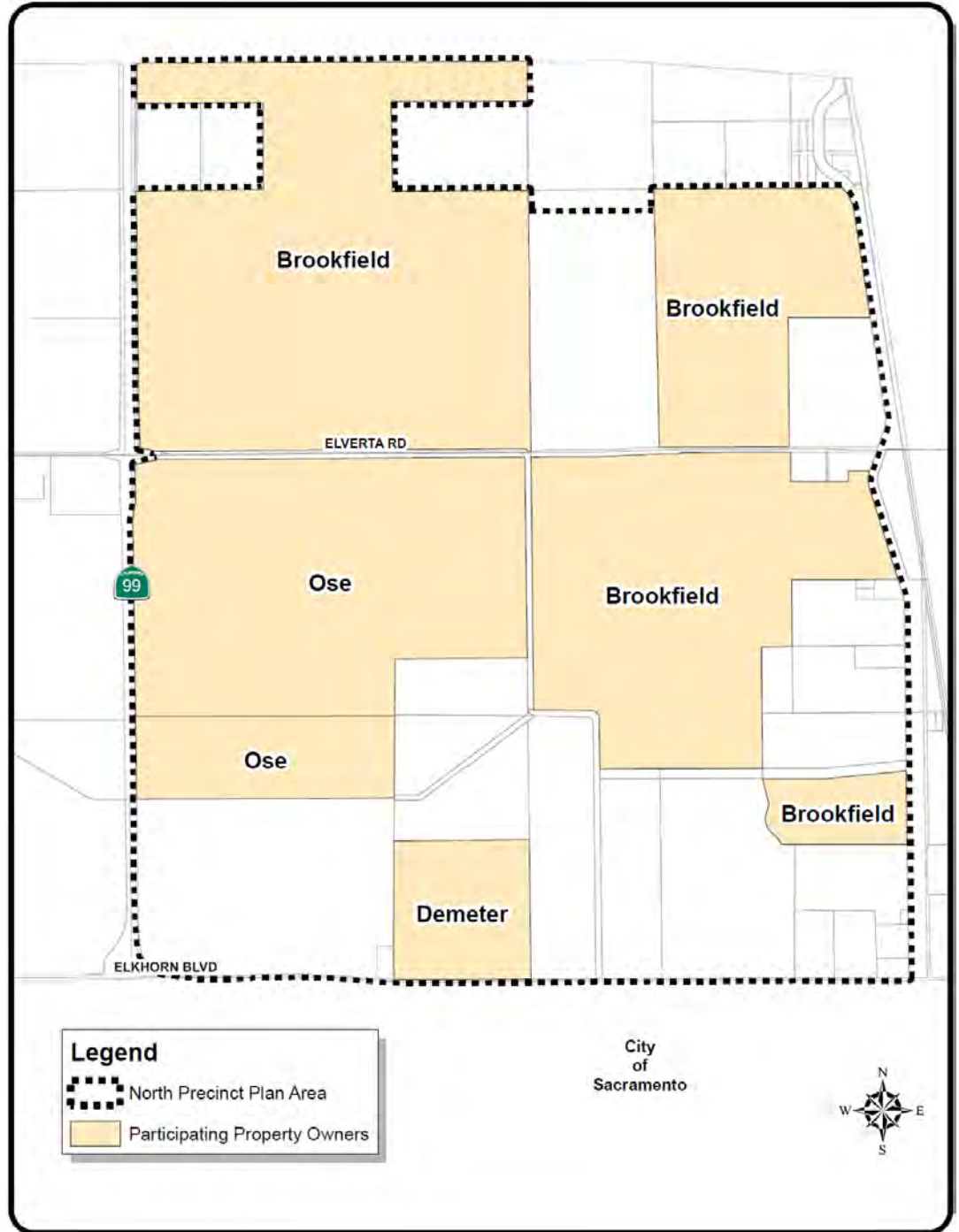


Exhibit 14- Participating Properties/Ownership Map

The **NORTH PRECINCT** participating and non-participating properties are shown on **Exhibit 15- Master Plan/SPA Land Use/Zoning Map - Participating and Non-Participating Properties**. Non-participating properties are shown "screened" with their underlying zoning labeled.

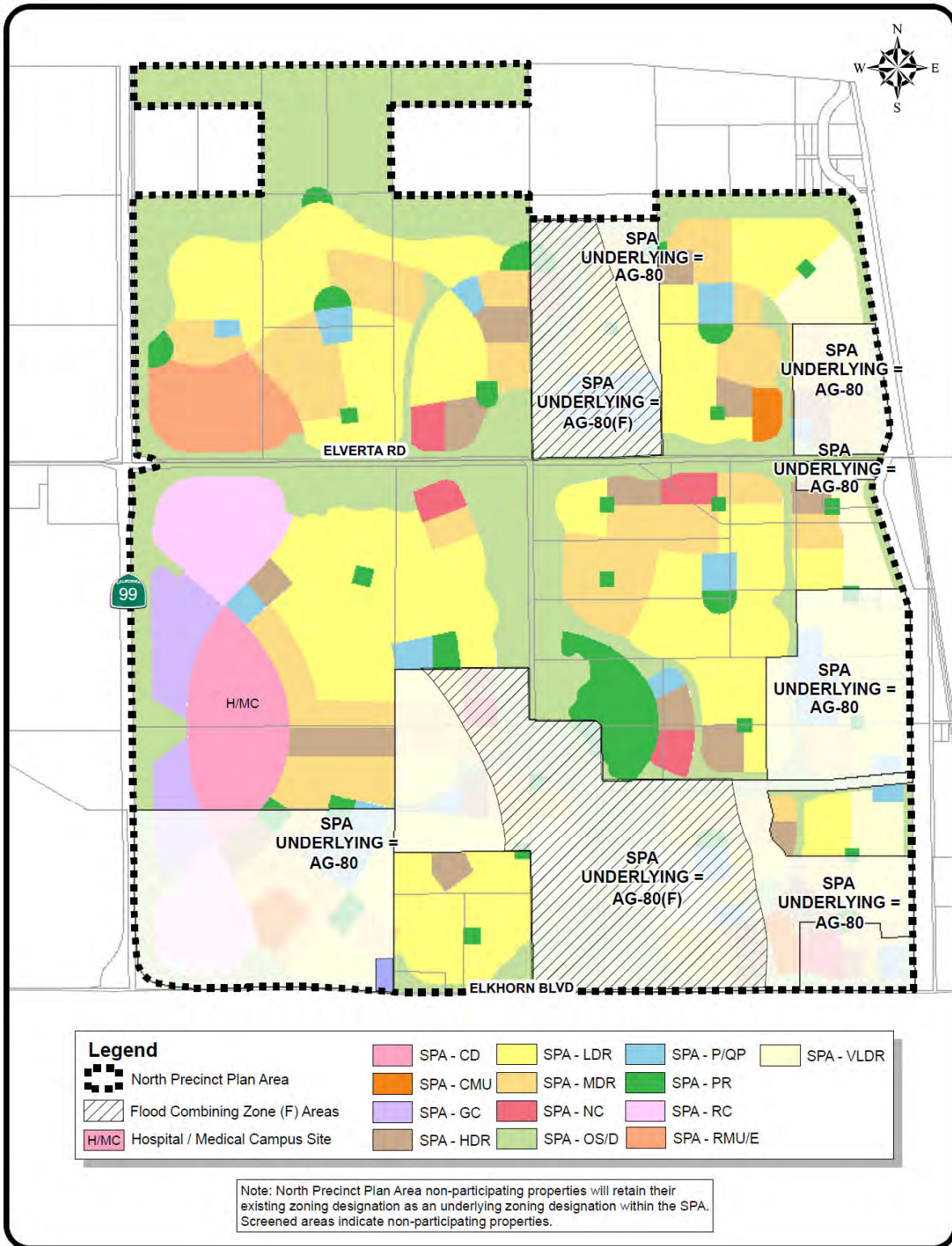


Exhibit 15- Master Plan/SPA Land Use/Zoning Map-Participating and Non-Participating Properties

B.9.b. Master Plan/SPA Land Use/Zoning Designations

With the adoption of the **NORTH PRECINCT MASTER PLAN/SPA**, this Application proposes to further amend the land use/zoning designations within the Plan Area to the very specific land use/zoning designations created for the Master Plan/SPA, as shown on **Table 4- Master Plan/SPA Land Use/Zoning Summary** and **Exhibit 16- Master Plan/SPA Designations**.

The Master Plan/SPA includes a broad range of residential land uses, as well as commercial and employment land uses and schools and parks to support the residential land uses. Medium and high density uses are not clustered in only one area, but organized around transit corridors and community nodes. Commercial land uses of varying sizes and intensities, are located throughout the Plan Area and situated for visible freeway access and at major intersection nodes as appropriate to attract businesses and merchants to the Plan Area. Elementary, middle and high school sites are located in the Plan in conjunction with the needs of the School District and student generation of the Plan. Parks, recreation and open space uses are distributed throughout the Plan and vary in size and intended use appropriate to the neighborhood in which they are situated. Where appropriate, neighborhood parks are located adjacent to local school sites to maximize the joint-use efficiencies of these compatible uses.

The Master Plan/SPA identifies proposed residential acreage and densities for the Plan Area. The Master Plan/SPA identifies four (4) different residential categories including **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac), **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac; 5du/ac average), **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac), and **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac). Additionally, the residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be addressed in the projects Development Agreement.

Various commercial, office, and mixed-use land designations throughout the Plan Area. Varying commercial use intensities are located where appropriate next to the highways and major thoroughfares and at commercial and neighborhood nodes at key intersections. The Plan offers six (6) distinct and different types of commercial uses including **(SPA-RC)** Regional Commercial, **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-GC)** General Commercial, **(SPA-CD)** Commerce District, **(SPA-CMU)** Commercial/Mixed-Use and **(SPA-NC)** Neighborhood Commercial; the commercial areas will accommodate sub-regional, community and neighborhood-serving uses. One of the CD sites is the target for a Hospital/Medical Campus (shown as "H/MC") and three (3) of the commercial land use types contain mixed-use components on a portion of the acreage and allow High-Density Residential units to be either vertically or horizontally integrated on the mixed-use sites, this includes RMU/E, CD, and CMU designations, and shown on **Table 4- Master Plan/SPA Land Use/Zoning Summary**.

Throughout the Plan Area various **(SPA-P/QP)** Public/Quasi-Public uses such as schools, civic uses, and public utility uses are provided to serve the needs of the residents. Numerous schools, including elementary, middle and a high school, are sited in the Plan area; final locations of which will be determined by the County and the School District.

The Plan provides numerous **(SPA-PR)** Parks and Recreation land uses, as well as **(SPA-OS/D)** Open Space/Drainage land uses which include active parklands of varying sizes and intended use intensities (community parks, neighborhood parks and mini-parks). Open space lands within the Plan Area include natural open space, water quality/detention/conveyance areas, landscape and natural buffers areas, pedestrian paseos and linear open space linkages between land uses, and landscape corridors along major roadway corridors.

Non-participating properties in the Plan Area will retain their existing zoning, including Flood Combining Zoning as applicable, as shown herein. Non-participating properties account for ±1,963.6 acres of the Plan Area.

Table 4- Master Plan/SPA Land Use/Zoning Summary

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519	3.0	1,407	7.6	-
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017	5.0	19,016	102.4	-
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824	8.0	15,784	85.0	-
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859	24.5	15,877	71.5	-
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219	-	-	-	-
SPA-RC Regional Commercial	197.7	177.9	-	-	-	-	8,894
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	97.4	620	24.8	1,680	7.6	4,872
SPA-GC General Commercial	108.0	97.2	-	-	-	-	4,860
SPA-CD Commerce District (assumes up to 5ac HDR & up to 63ac H/MC)	156.5	140.9	150	30.0	407	1.8	7,043
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488	25.7	1,323	6.0	2,249
SPA-NC Neighborhood Commercial	82.9	74.6	-	-	-	-	3,731
COMMERCIAL Subtotal	703.3	633.0	1,258	-	-	-	31,649
SPA-P/QP Public/Quasi-Public	241.9	217.7	-	-	-	-	4,354
SPA-PR Park and Recreation (3)	203.9	183.5	-	-	-	-	-
SPA-OS/D Open Space/Drainage	1,724.0	1,551.6	-	-	-	-	-
PARKS AND OPEN SPACE Subtotal	1,927.9	1,735.1	-	-	-	-	-
10% land area for major roadways and landscape corridors	-	569.9	-	-	-	-	-
TOTAL	5,699.3	5,699.3	20,477	-	55,494	281.9	36,003

- (1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).
- (2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).
- (3) Park acreage provided includes neighborhood/community parks (±183.5 ac), paseos (±76 ac), 10% of the open space (±155.2 ac). (10% of ±1,551.6 ac of open space=±155.2 ac. of usable park area). Total parkland provided=414.6ac.



North Precinct Plan Area
Land Use / Zoning Designations

Legend							
	North Precinct Plan Area		SPA-MDR		SPA-GC		SPA-P/QP
	SPA-VLDR		SPA-HDR		SPA-CD		SPA-PR
	SPA-LDR		SPA-RC		SPA-CMU		SPA-OS/D
			SPA-RMU/E		SPA-NC		H/MC Hospital / Medical Campus Site

Note: North Precinct Plan Area non-participating properties will retain their existing zoning designation as an underlying zoning designation within the SPA.

Exhibit 16- Master Plan/SPA Designations

B.9.c. Residential Land Uses

The **NORTH PRECINCT MASTER PLAN/SPA** identifies proposed residential acreage and densities for the Plan Area. The Master Plan/SPA identifies four (4) different residential categories including **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac), **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac), **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac), and **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac). The Plan also allocates units in the commercial areas of the Plan that incorporate Mixed-Use, specifically **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-CD)** Commerce District and **(SPA-CMU)** Commercial/Mixed-Use. Additionally, the residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be addressed in the projects Development Agreement. Residential and Commercial uses are shown in **Table 5, Master Plan/SPA Residential and Commercial Land Uses**.

Table 5–Master Plan/SPA Residential and Commercial Land Uses

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519	3.0	1,407	7.6	-
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017	5.0	19,016	102.4	-
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824	8.0	15,784	85.0	-
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859	24.5	15,877	71.5	-
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219	-	-	-	-
SPA-RC Regional Commercial	197.7	177.9	-	-	-	-	8,894
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	97.4	620	24.8	1,680	7.6	4,872
SPA-GC General Commercial	108.0	97.2	-	-	-	-	4,860
SPA-CD Commerce District (assumes up to 5ac HDR & up to 63ac H/MC)	156.5	140.9	150	30.0	407	1.8	7,043
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488	25.7	1,323	6.0	2,249
SPA-NC Neighborhood Commercial	82.9	74.6	-	-	-	-	3,731
TOTAL	703.3	633.0	1,258	-	-	-	31,649

(1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).

(2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).

(3) Park acreage provided includes neighborhood/community parks (±183.5 ac), paseos (±76 ac), 10% of the open space (±155.2 ac). (10% of ±1,551.6 ac of open space=±155.2 ac. of usable park area). Total parkland provided=414.6ac.

B.9.d. Commercial Land Uses

The **NORTH PRECINCT MASTER PLAN/SPA** identifies commercial land designations throughout the Plan Area. Varying commercial use intensities are located where appropriate next to the highways and major thoroughfares and at commercial and neighborhood nodes at key intersections. The Plan offers six (6) distinct and different types of commercial uses including **(SPA-RC)** Regional Commercial, **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-GC)** General Commercial, **(SPA-CD)** Commerce District, **(SPA-CMU)** Commercial/Mixed-Use and **(SPA-NC)** Neighborhood Commercial; the commercial areas will accommodate sub-regional, community and neighborhood-serving uses as shown in **Table 6- Master Plan/SPA Residential and Commercial Land Uses**. One of the CD sites is the target for a Hospital/Medical Campus (shown as "H/MC") and three (3) of the commercial land use types contain mixed-use components on a portion of the acreage and allow High-Density Residential units to be either vertically or horizontally integrated on the mixed-use sites, this includes RMU/E, CD, and CMU designations.

B.9.e. Parks and Open Space

The **NORTH PRECINCT MASTER PLAN/SPA** provides numerous **(SPA-PR)** Parks and Recreation land uses, as well as **(SPA-OS/D)** Open Space/Drainage land uses which include active parklands of varying sizes and intended use intensities (community parks, neighborhood parks and mini-parks). Open space lands within the Plan Area include natural open space, water quality/detention/conveyance areas, landscape and natural buffers areas, pedestrian paseos and linear open space linkages between land uses, and landscape corridors along major roadway corridors.

Along the major drainage corridor in the center of the Plan Area a vast open space is organized around the central requirements of the flood control facilities in that area, but with emphasis on creating a user-friendly and attractive environment. The central channel will be surrounded by regional and local flood-control space designed to accommodate visual and pedestrian access in non-flood periods.

A "central parkway" which meanders through the major open space core and a regional park are proposed on adjacent uplands. Pedestrian paseos, parks and detention facilities will also be designed and organized to connect to the major open spaces. Parks and open space associated with the PDP are listed on **Table 6- Master Plan/SPA Parks and Open Space Land Uses**.

Table 6- Master Plan/SPA Parks and Open Space Land Uses

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-P/QP Public/Quasi-Public	241.9	217.7	-	-	-	-	4,354
SPA-PR Park and Recreation (3)	203.9	183.5	-	-	-	-	-
SPA-OS/D Open Space/Drainage	1,724.0	1,551.6	-	-	-	-	-
PARKS AND OPEN SPACE Subtotal	1,927.9	1,735.1	-	-	55,494	281.9	

(1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).

(4) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).

(5) Park acreage provided includes neighborhood/community parks (±183.5 ac), paseos (±76 ac), 10% of the open space (±155.2 ac). (10% of ±1,551.6 ac of open space=±155.2 ac. of usable park area). Total parkland provided=414.6ac.

The park acreage requirement under the Quimby Act is 5 acres per 1,000 residents. The proposed 20,477 dwelling units within the Plan Area will yield an estimated population of 55,494 people at the general rate of 2.71 persons/household (Sacramento County Dept. of Finance Table DP-1: 2.71 persons/household (2010)). Parkland dedication generation is based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Based on this estimate, ±281.9 acres of neighborhood and community parks are required within the Plan Area. This requirement is met and exceeded by the active and passive parklands, linear paseos, lake features and open space that are provided in the Plan Area, as shown on **Exhibit 13- Conceptual Land Use Plan**. Total park acreage in the Plan Area is approximately 414.6 acres and includes neighborhood/community parks (±183.5 ac), paseos (±76 ac), 10% of the open space (±155.2 ac). (10% of ±1,551.6 ac of open space = ±155.2ac. of usable park area).

The Plan Area is within the boundary of the Rio Linda Recreation and Park District, as shown on **Exhibit 17- Sacramento County Park Districts**. The parks shown in the Plan Area will be reviewed and coordinated with the Park District as a part of the entitlement review process.

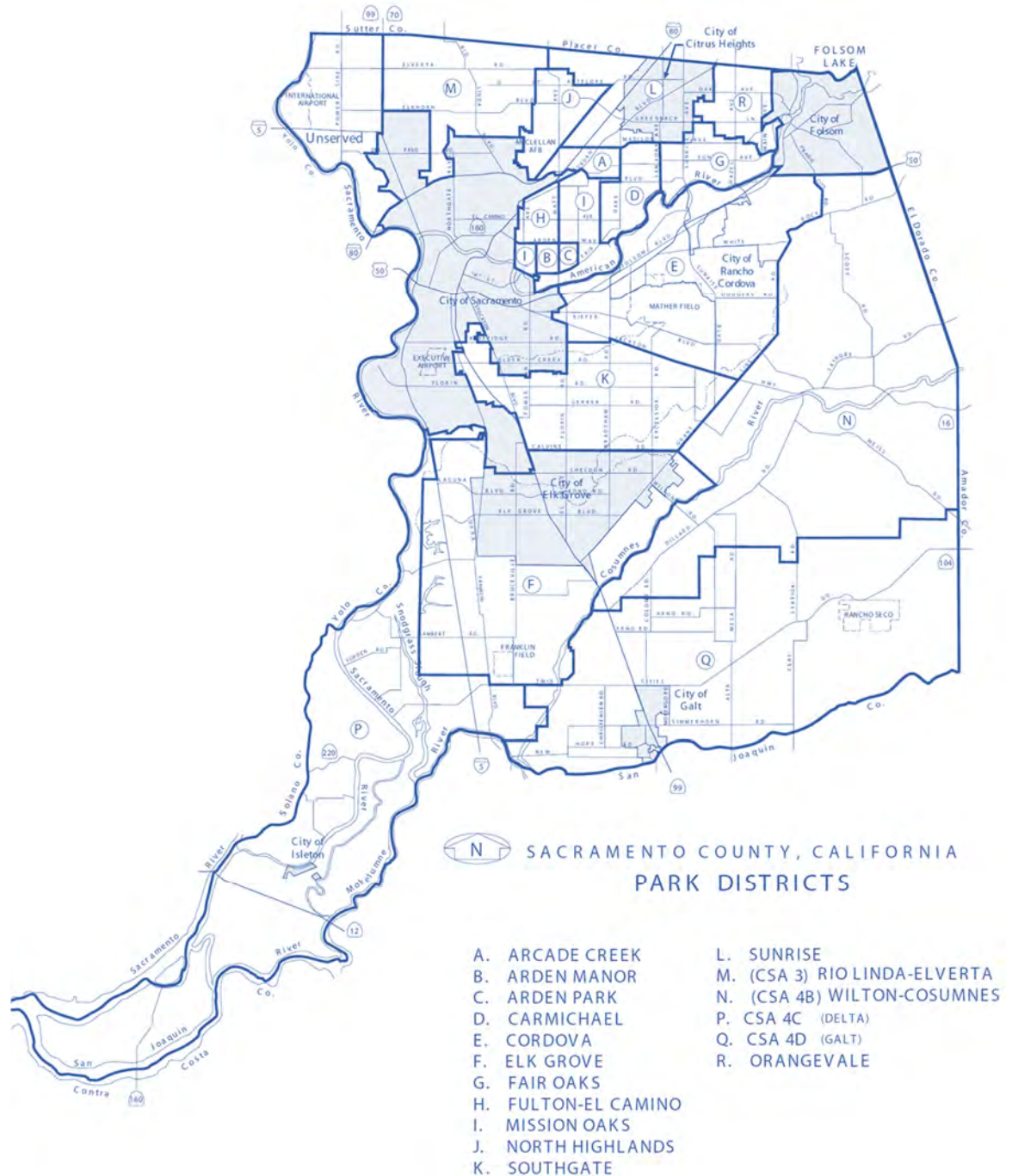


Exhibit 17- Sacramento County Park Districts

B.9.f. Circulation Plan

As noted in the Requested Planning Entitlements sub-section of this document, this Application requests a General Plan Amendment to the Transportation Plan Diagram. As shown on **Exhibit 18- Transportation Plan**, the design for primary roads in the Plan Area utilizes a circulation pattern that creates an emphasis on access to the regional-serving commercial uses along Highway 99 and the central parkway. The major roadways within the Plan Area total approximately 569.9-acres± (including the associated landscape corridors).

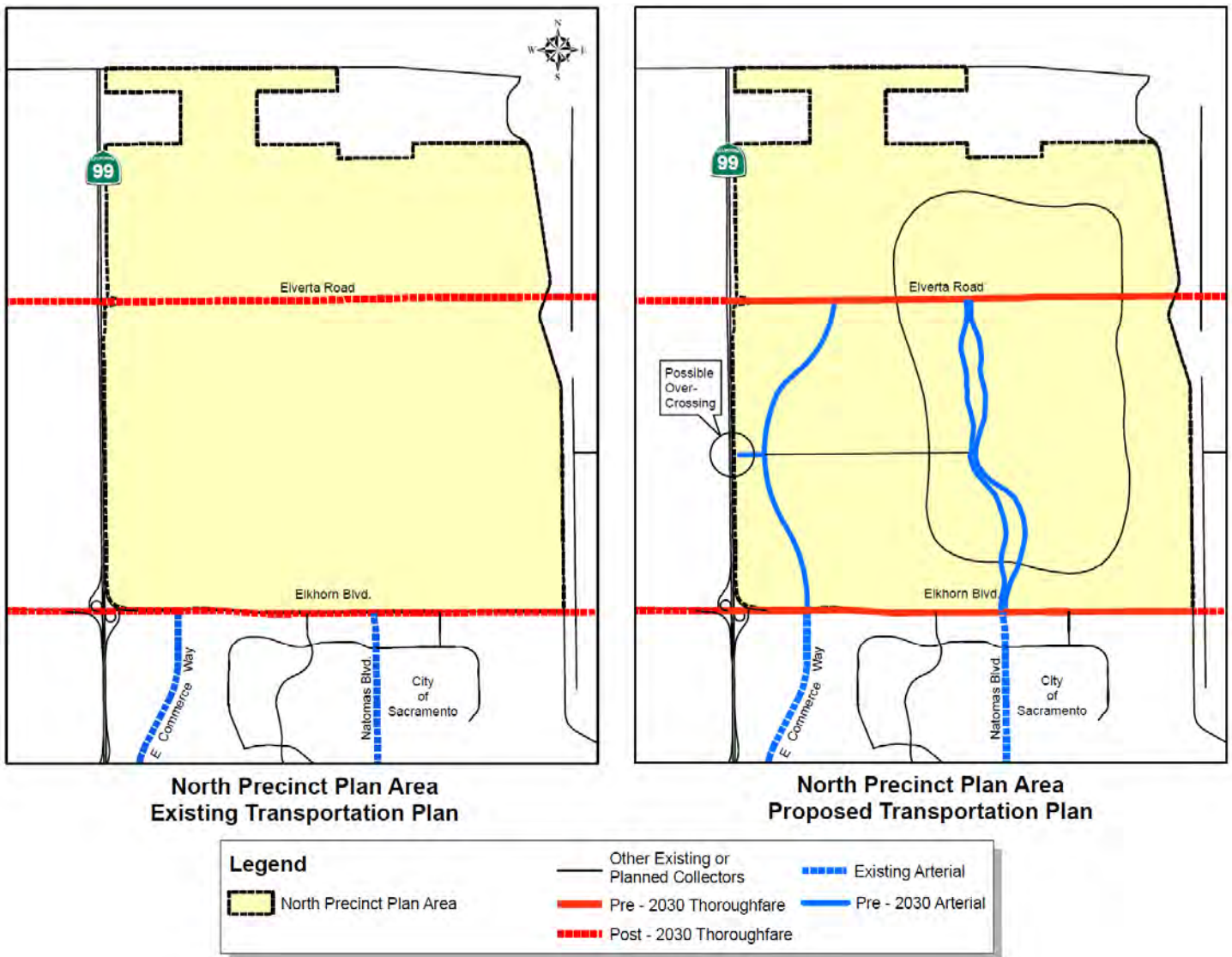


Exhibit 18- Transportation Plan

As noted in the Requested Planning Entitlements sub-section of this document, this Application also requests a General Plan Amendment to the Bicycle Master Plan Diagram to expand off- and on-street bicycle paths, as shown in **Exhibit 19- Bicycle Master Plan**.

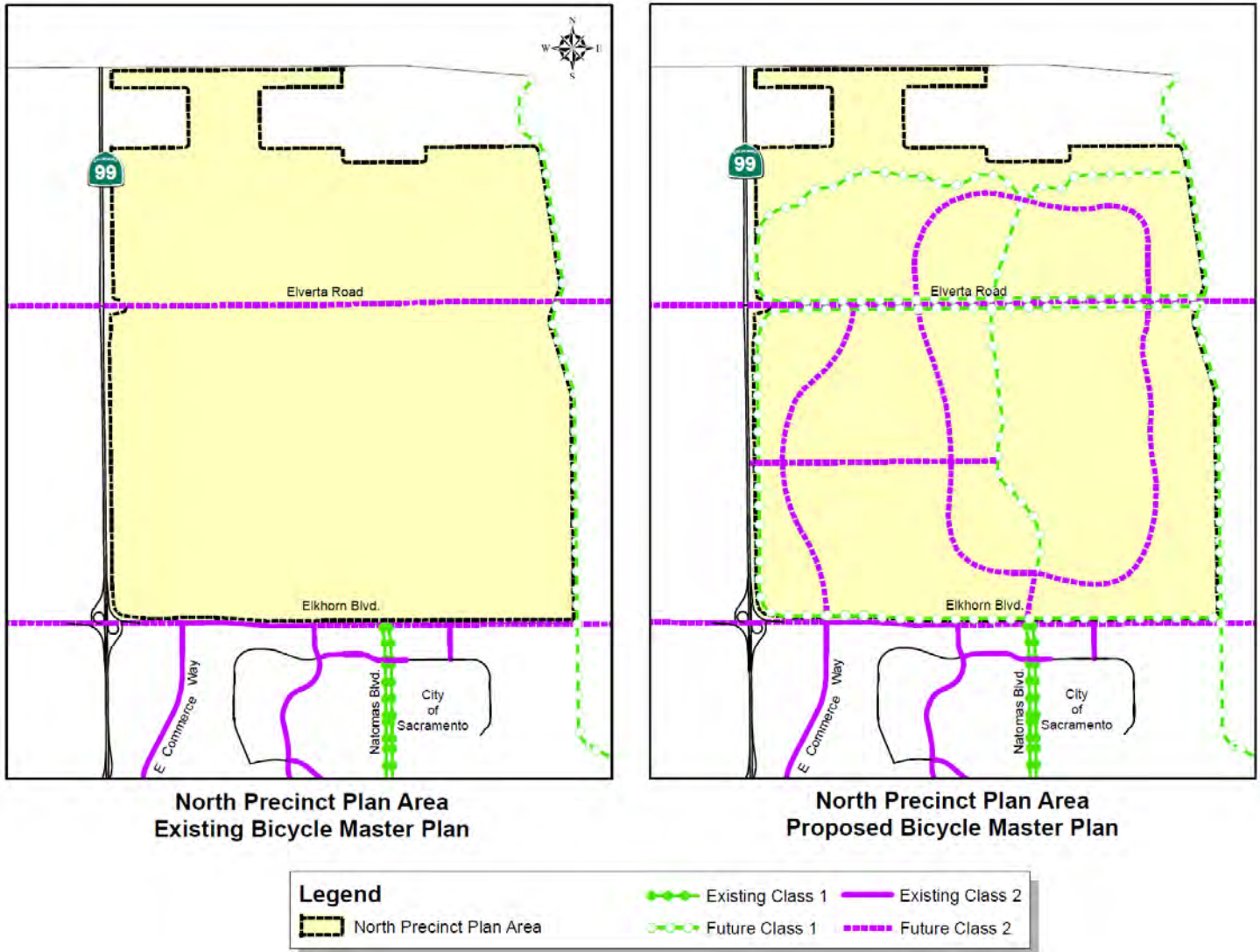


Exhibit 19- Bicycle Master Plan

B.9.g. Public Services, Facilities, and Utilities

Schools

The **NORTH PRECINCT** is located within two school districts, the Twin Rivers Unified School District (TRUSD) and the Elverta Joint Elementary School District (EJESD), as shown on **Exhibit 20- School District Boundaries**. The EJESD provides elementary and middle school facilities only, and the TRUSD provides elementary and middle schools in the district and high school facilities in both districts.

The Plan Area provides various **(P/QP)** Public/Quasi-Public uses such as schools, civic uses, and public utility use to serve the needs of the residents. Numerous schools, including elementary, middle and high school, are sited in the Plan Area as shown on **Exhibit 13- Conceptual Land Use Plan**.

Actual final locations of school facilities will be determined by the County and the School District(s).

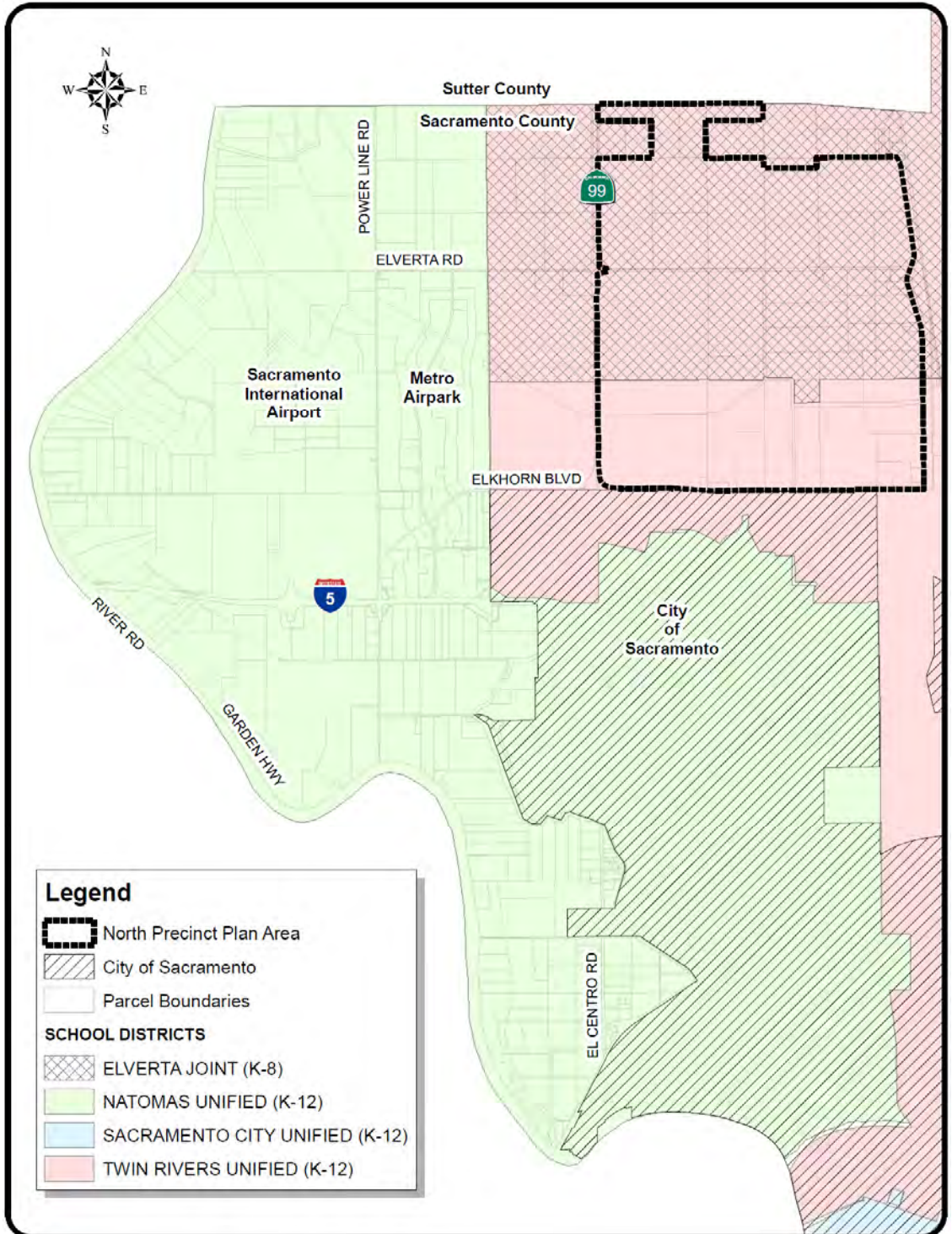


Exhibit 20- School District Boundaries

Utility Service

The **NORTH PRECINCT** is proposed to be served by SMUD (electrical service), Pacific Gas & Electric Company (natural gas service), AT&T (telephone service) and Comcast (cable service). Utility service providers will extend facilities as needed to serve development within the Plan Area.

Water Supply

Water service to the Plan Area may come from one or more of the following service providers:

- **Sacramento County Water Agency.** The Sacramento County Water Agency (SCWA) could provide water service to the Plan Area. Water sources available to SCWA could include purchases from the City of Sacramento, the Natomas Central Mutual Water Company among others. Initially, groundwater underlying the lands within the Plan Area could be used to provide service to the initial phases of development. The groundwater and surface water supplies could be integrated into a joint conjunctive use water supply program as The Plan Area develops over time.
- **City of Sacramento.** The City could serve the Plan Area under its American and/or Sacramento River Water Rights. Initially, the groundwater basin underlying the lands within this planning precinct could be developed to provide water service to the initial phases of development. The groundwater and surface water supplies could be integrated into a joint conjunctive use water supply program as this planning precinct develops over time.

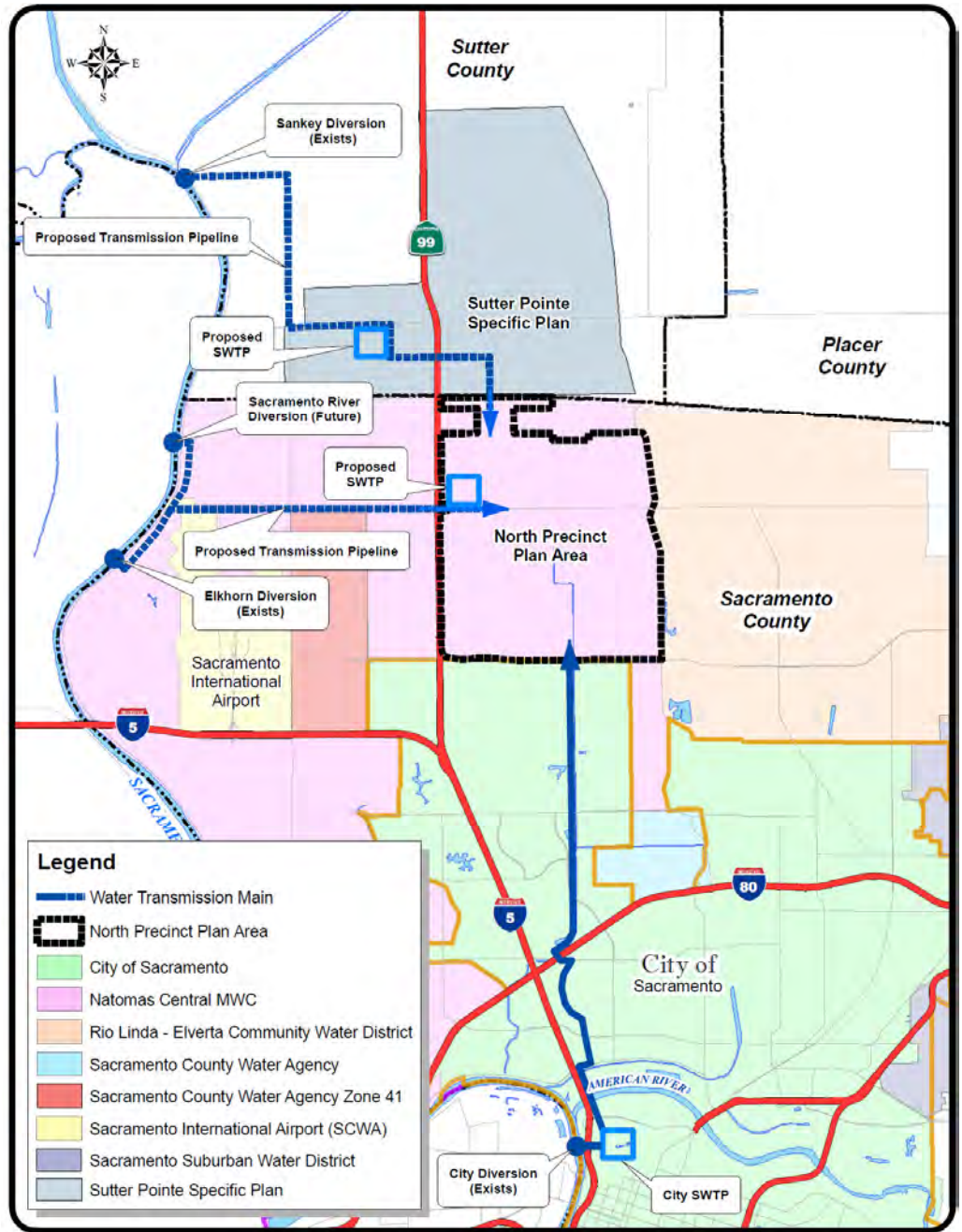
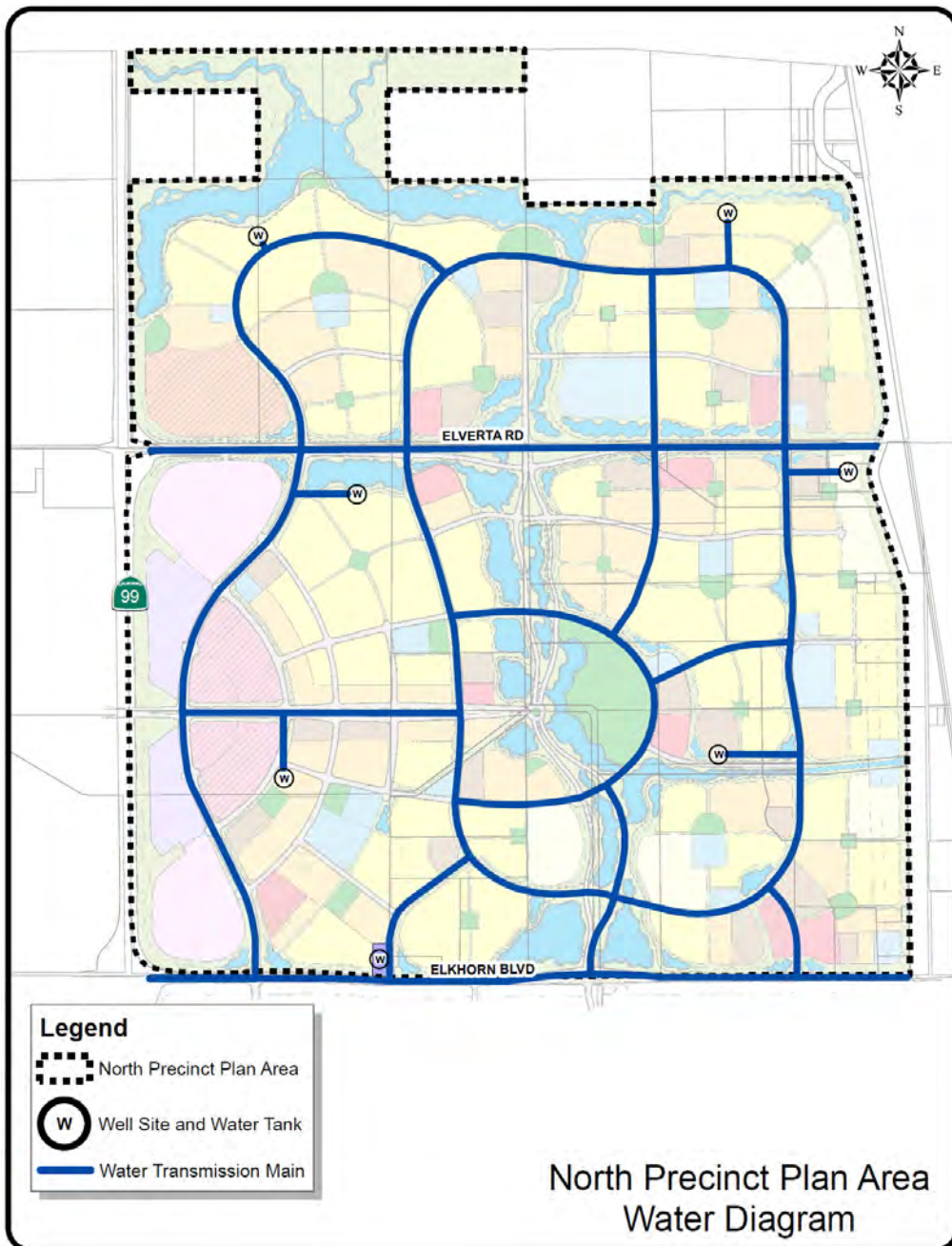


Exhibit 21- Regional Water Agencies

- **Rio Linda/Elverta Community Water District.** The Rio Linda/Elverta Community Water District (RLECWD) could serve the Project. While RLECWD currently doesn't have excess water to serve the Project area, the District is planning a major surface water diversion project from the Sacramento River to serve the long term needs of their existing service area. RLECWD envisions that excess NCMWC surface water rights would be utilized for this purpose. This diversion project could be utilized to divert and convey NCMWC water to the Project area.
- **Golden State Water Company.** Golden State Water Company (GSWC), through its parent company (American States Water Company), entered into an agreement with NCMWC on July 1, 2004 to provide municipal and industrial (M&I) water service within the NCMWC service area. GSWC is an investor owned, California Public Utilities Commission (PUC) regulated, private water company. GSWC, however, previously expressed the intent to not be a potable water service purveyor within the Sacramento County portions of the NCMWC service area.



The Plan Area major water infrastructure is shown on **Exhibit 21- Regional Water Agencies** and **Exhibit 22- Water Diagram**.

North Precinct Plan Area
Water Diagram

Exhibit 22- Water Diagram

Sewer Service

Sewer service to the **NORTH PRECINCT** is proposed to be provided by the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD is proposed to provide collection and trunk main services within the urbanized lands, while SRCSD is proposed to provide interceptor, treatment and disposal services from the development area to its regional wastewater treatment plant.

The urbanizing lands within the Plan Area are proposed to be annexed to SASD and SRCSD. The potential locations and/or alignments of the major sewer infrastructure described above are shown on **Exhibit 23- Sewer Diagram**.

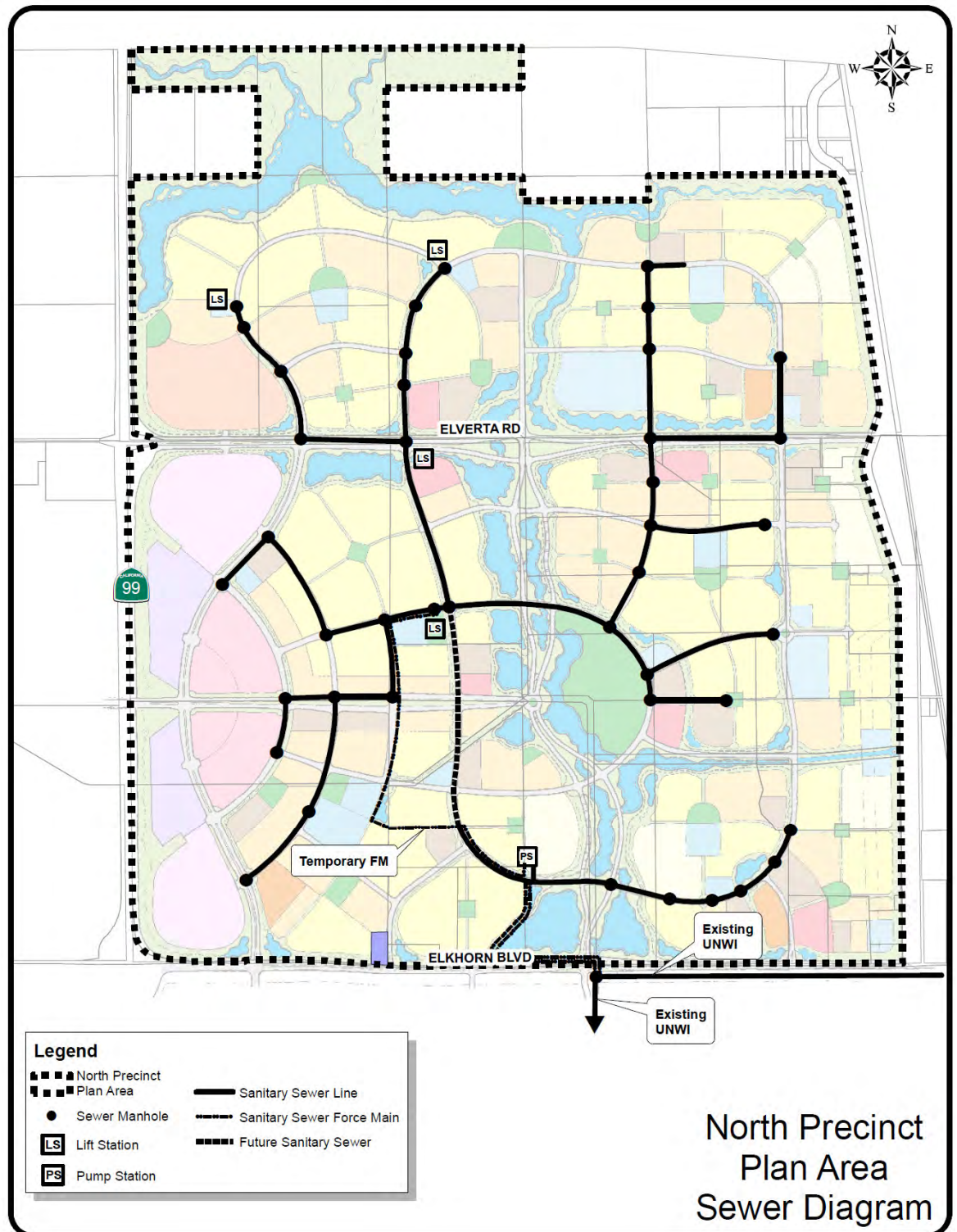


Exhibit 23- Sewer Diagram

North Precinct Plan Area Sewer Diagram

Drainage & Flood Protection

Drainage and flood protection service to the **NORTH PRECINCT** are proposed to be provided by the Sacramento County Water Agency (SCWA) and Reclamation District No. 1000 (RD 1000). It is proposed that SCWA provide drainage and flood protection services within the urbanized lands (through collection systems and on-site detention basins located behind the local levees) and then pump storm water runoff into the RD 1000 drainage canal system. Urbanizing lands within this planning precinct may need to be annexed to SCWA for drainage purposes. These lands could be annexed into an existing service area of SCWA, or SCWA could create a new service area to serve the Plan Area.

Storm water quality treatment will be provided within the on-site detention basins. Hydro-modification impacts to the RD 1000 system are not anticipated due to the very slow rate of runoff that will be allowed to discharge into the RD 1000 system.

RD 1000, which currently provides drainage and flood protection within the greater Natomas Basin, will convey and pump urban runoff from the development area to the Sacramento River. RD 1000 currently provides this service for agricultural drainage generated from the agricultural lands within the Plan Area.

The Plan Area is currently protected against any external flood threat from the surrounding rivers and creeks by a system of levees around the perimeter of the Natomas Basin. These levees are currently being improved and strengthened by RD 1000 in conjunction with the USACE and SAFCA. Potential drainage improvements within the Plan Area are shown on **Exhibit 13- Conceptual Land Use Plan**.

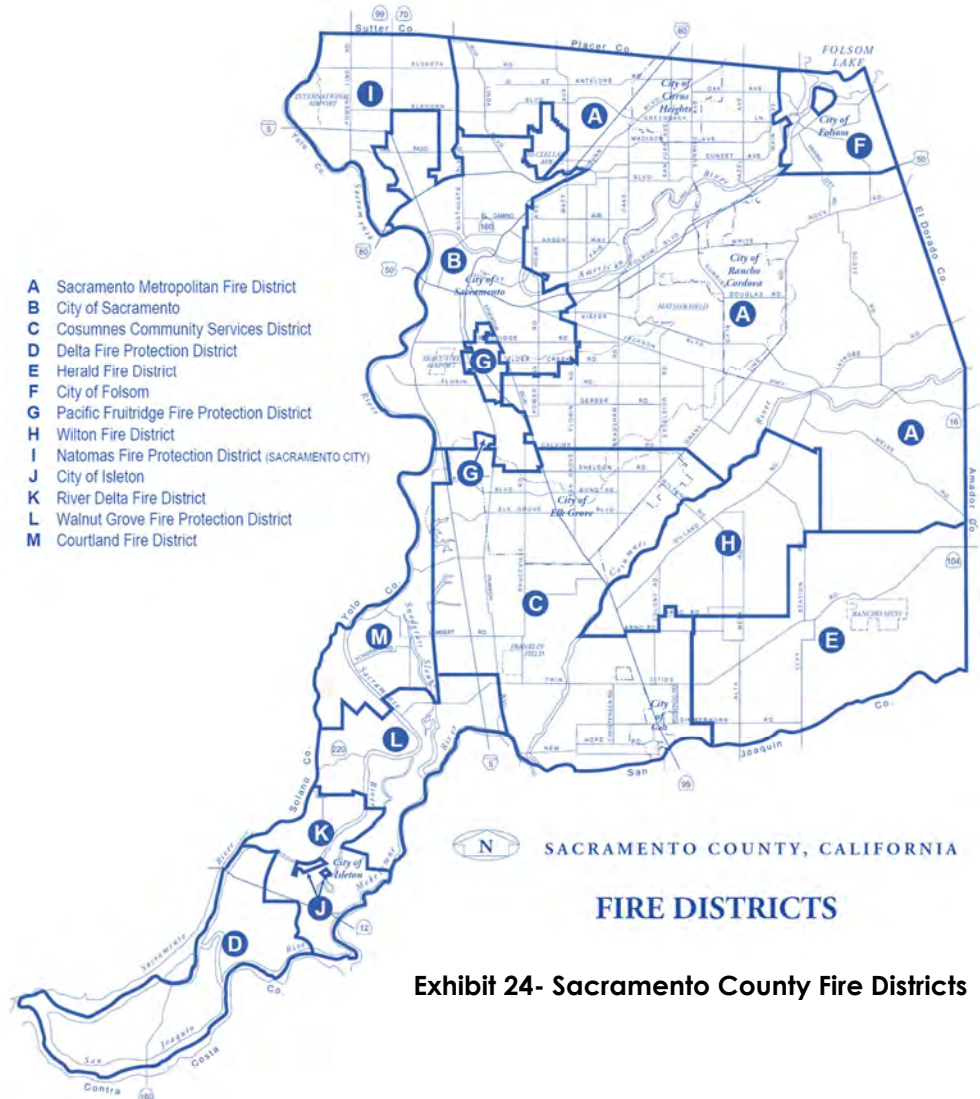


Exhibit 24- Sacramento County Fire Districts

Fire and Public Safety Services

Fire protection and prevention services for the Plan Area are currently provided by the fire department of the City of Sacramento. The Board of Supervisors as the governing body of the Natomas Fire District, a “dependent” fire protection district, has contracted with the city of Sacramento since 1984 for fire protection services for this portion of unincorporated area in Sacramento County. The city fire department will continue to provide fire protection services through the term of the contract which has been extended from time to time, to June, 2016. At that time, the Board of Supervisors may extend or terminate the contract. Sacramento County Fire Districts are shown on **Exhibit 24- Sacramento County Fire Districts**.

SECTION C: Neighborhood Outreach Plan

The **NORTH PRECINCT** Neighborhood Outreach Plan describes the manner in which the Applicants intend to inform the appropriate and neighboring jurisdictions, districts, councils, project proponents and property owners (those within a 500' radius of the subject properties) about the project and address any community concerns. Actual neighborhood outreach may take the form of individual private meetings, local or community public meetings, mailers, media releases, etc. as necessary to meet the outreach plan of the Applicant.

The following listing is intended to be a guide for the outreach plan and as such it is subject to change as the Project's processing dictates.

The Applicants have or will reach out to the appropriate Public Agencies, Districts and Councils, Groups, Individuals including, but not limited to, the following:

- Sacramento Area Council of Governments (SACOG)
- Human Services Coordinating Council (HSCC)
- Environmental Council of Sacramento (ECOS)
- County of Sacramento Community Development Department
- County of Sacramento Board of Supervisors
- Sutter County Community Development Department
- Yolo County Community Development Department
- City of Sacramento Community Development Department
- Sacramento Metro Chamber of Commerce
- Rio Linda/Elverta Community Advisory Council (CPAC)
- Natomas Community Advisory Council (CPAC)
- Sacramento County Water Agency (SCWA)
- Valley View Acres Community Association
- Natomas Community Association (NCA)
- Witter Ranch Community Association
- North Natomas Alliance
- Terrace Park Neighborhood Association
- Regency Park Neighborhood Association
- Natomas Mutual Water Company
- RD-1000
- Sacramento Area Flood Control Agency (SAFCA)
- Sacramento Regional County Sanitation District (SRCSD)
- Sacramento Area Sewer District (SASD)
- Sacramento Metropolitan Fire District
- Rio-Linda/Elverta Park District (CSA-3)
- Walk Sacramento
- Sacramento Area Bicycle Advocates
- Twin Rivers Unified School District
- Elverta Joint Elementary School District
- Sacramento Municipal Utility District (SMUD)
- Pacific Gas & Electric Company (PG&E)
- Sacramento Air Quality Management District (SAQMD)
- Regional Transit District
- US Army Corps of Engineers
- United States Fish & Wildlife Service
- Department of Fish & Game
- Local Area Formation Commission (LAFCO)
- Sacramento International Airport
- The Natomas Basin Conservancy (TNBC)
- Sutter Pointe Specific Plan
- Metro Airpark
- Greenbriar PUD
- Rio-Linda Elverta Community Pan
- Elverta Specific Plan
- Sacramento County Sheriff's Department
- Caltrans
- Various Adjoining Landowners



SECTION D: LU-119 and LU-120 Consistency Analysis

Sacramento County General Plan - Growth Management Strategy

D.1. Overview and Land Use Setting

The **NORTH PRECINCT** entitlement application includes the proposed adoption of the Master Plan/SPA including a Master Plan Land Use Diagram, Design Guidelines, and Development Standards to establish detailed land use/zoning designations within the Plan Area. The North Precinct Conceptual Land Use Plan is shown on **Exhibit 13, Conceptual Land Use Plan**.

Development of the Plan Area is the subject of this LU 120 Consistency Analysis. The Plan Area is located outside of the existing Urban Policy Area (UPA) and, therefore, must demonstrate its consistency with General Plan Policies LU-119 and LU-120.

With the adoption of the **NORTH PRECINCT MASTER PLAN/SPA**, this Application proposes to further amend the combination land use/zoning designations within the Plan Area to the following SPA designations.

- **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac)
- **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac)
- **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac)
- **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac)
- **(SPA-RC)** Regional Commercial
- **(SPA-RMU/E)** Regional Mixed-Use/Entertainment
- **(SPA-GC)** General Commercial
- **(SPA-CD)** Commerce District
- **(SPA-CMU)** Commercial/Mixed-Use
- **(SPA-NC)** Neighborhood Commercial
- **(SPA-P/QP)** Public/Quasi-Public
- **(SPA-PR)** Parks/Recreation
- **(SPA-OS/D)** Open Space/Drainage

The North Precinct land uses at full-build-out are shown on **Table 4- Master Plan/SPA Land Use/Zoning Summary** and **Exhibit 16- Master Plan/SPA Designations**.

Table 7- LU-119 and LU-120 Consistency Analysis Summary provides a listing of all the LU-119 and LU-120 criteria and how the Project meets these criteria.

Table 7- LU-119 and LU-120 Consistency Analysis Summary

UPA Expansion and Master Plan Process Criteria – NORTH PRECINCT				
LU-119 - Project Initiation (PI)				
	criteria	strategy	requirements met	
PI-1	Parallel Processes to expand UPA and prepare Master Plans	Submit request to initiate Master Plan process for all land within the proposed UPA expansion	X	
PI-2	Project Justification Statement and Outreach Plan	Written justification provided herein	X	
PI-3	Proximity to Existing Urbanized Areas	Project boundary is approx. 78,000'. UPA Expansion contains 24,150' or 31% of the total length	X	
PI-4	Logical, Comprehensive, and Cohesive Planning Boundaries	Proposed UPA Expansion/ Master Plan consists of a contiguous set of parcels with a regular and logical boundary	X	
LU-120 - Performance Criteria (PC)				
	criteria	strategy	requirements met	
PC-1	Vision for Connection to Other Existing and Potential Development Areas	Prepare Drainage, Water and Sewer Master Plans	In process	
PC-2	Housing Choice	Written justification provided herein	X	
PC-3	Quality	Prepare Design Guidelines & Development Standards	In process	
PC-4	Accommodate Housing Element based on RHNA	Proposed Project provides 34.8% of dwelling units accommodated in RD-20 or higher	90% of 38.7% RHNA 34.8% required	
PC-5	Pedestrian and Transit-Oriented Design	Prepare Pedestrian/Bicycle Circulation Plan	In process	
PC-6	Infrastructure Master Plan and Financing Plan	Prepare Infrastructure Master Plans and Financing Plan	In process	
PC-7	Services Plan	Prepare Services Plan	In process	
PC-8	Consistency with County-Adopted Plans	Written justification provided herein	X	
PC-9	Consideration of Regional Planning Efforts	Written justification provided herein	X	
PC-10	Consideration of Jobs-Housing Balance	Written justification provided herein	X	
LU-120 - Criteria-Based (CB) Approach- Alternative #1				
	criteria	strategy	possible	project
CB-1	Minimum Net Density	Project achieves "double net" density of 8.25 du/ac (excludes VLDR; includes units in commercial land use)	5	3
CB-2	Proximity of Residential Units to Amenities	99% of units within 1 mile of 4 amenity categories. (parks, schools, commercial & civic uses)	4	4
CB-3	Mixed-Use	Project proposes 8% of developable land zoned for mixed use (horizontal or vertical)	4	2
CB-4	Transit	95% of units within 1/2 mile of planned transit service.	4	4
		15 minute headways assumed	3	3
CB-5	Proximity to Employment	Project is located within a 5 mile radius of approximately 58,302 existing jobs	4	3
	total		24	19

D.2. Basis for Board Findings for UPA Expansion – LU-119 - Project Initiation (PI)

The County of Sacramento has an established process for amending the Land Use Diagram, as described in the County of Sacramento General Plan, Land Use Element, and as provided below.

“Goal: Accommodate land use proposals which are in the interest of the public health, safety, and welfare of the residents of Sacramento County.

Objective: Administrative procedures to amend the General Plan Land Use Diagram.

Intent: The Land Use Element, like the other elements of the General Plan, affects both current and future generations. To remain effective in addressing changes in local trends and conditions that occur during the designated planning period, the Land Use Element must be amendable. Therefore, the Planning Department shall monitor the conditions and needs of the unincorporated area during the planning period and will amend the Land Use Diagram as changes in local trends and conditions dictate.

Amendments may be initiated by the Board of Supervisors, the Planning Commission or private individuals. State Law (Government Code Section 65358(b)) limits amendments to the Land Use Diagram and each mandatory element of the General Plan to four amendments per calendar year. Any number of changes can be made to an element, including the Land Use Diagram, and be considered one amendment.

Policy LU-119: GP Policy LU-119 mandates that the County shall only accept applications to expand the UPA or initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA if the Board finds that the proposal meets the following:

- **Parallel processes to expand UPA and Prepare Master Plan:** Proposed additions to the UPA will only be considered when accompanied by a request to initiate a Master Plan process for all land encompassed by the proposed UPA expansion boundary. Likewise, requests to initiate a Master Plan process outside the UPA will only be considered when accompanied by a request to expand the UPA to include all land encompassed by the proposed Master Plan.³
- **Project Justification Statement and Outreach Plan:** Proposed UPA expansions/Master Plan processes must be accompanied by both a “Justification Statement” and an “Outreach Plan”. The Justification Statement shall be a comprehensive explanation of the proposed request and the development it would allow. It must include background information, reasoning, and the goal(s) and benefits of the proposed project. The Outreach Plan shall describe how the project proponent plans to inform and engage neighbors and members of the general public about the proposed UPA expansion and project.
- **Proximity to Existing Urbanized Areas:** Proposed UPA expansions/Master Plan processes must have significant borders that are adjacent to the existing UPA or a city boundary. As a guideline, “significant borders” generally means that the length of the boundary between the existing UPA or city boundary and the proposed UPA expansion/Master Plan should be 25 percent of the length of the boundary of the UPA expansion area.
- **Logical, Comprehensive, and Cohesive Planning Boundaries:** Proposed UPA expansions/Master Plan processes must consist of a contiguous set of parcels that have a regular outside boundary consistent with the logical planning boundary illustrations below. All parcels within this boundary must be included in both the proposed UPA expansion and proposed Master Plan area.”

The Project meets these Criteria as demonstrated in Section A: Executive Summary, Section B: Project Description and Environmental Setting and Section C: Neighborhood Outreach Plan of this Application Addendum. All Project Initiation (PI) requirements are met with this application and are summarized as follows. This Application proposes to amend the County of Sacramento Urban Policy Area (UPA) boundary to include the Plan Area (5,699.3± acres), as shown on **Exhibit 8- Urban Policy Area Boundary Amendment**.

³ A “Master Plan” is defined as a plan that meets the requirements and intent of the Specific Plan statutes contained in Government Code §65450-65457, which requires a land use plan, a circulation plan, an infrastructure plan, and implementation measures. The requirement for a “Master Plan” might be fulfilled by a variety of planning tools, including a Specific Plan, a Community Plan, a Special Planning Area, a development agreement, or any combination thereof.

Table 8– Project Initiation (PI) Summary

Project Initiation (PI)			
	criteria	strategy	requirements met
PI-1	Parallel Processes to expand UPA and prepare Master Plans	Submit request to initiate Master Plan process for all land within the proposed UPA expansion	X
PI-2	Project Justification Statement and Outreach Plan	Written justification provided herein	X
PI-3	Proximity to Existing Urbanized Areas	Project boundary is approx. 78,000'. UPA Expansion contains 24,150' or 31% of the total length	X
PI-4	Logical, Comprehensive, and Cohesive Planning Boundaries	Proposed UPA Expansion/ Master Plan consists of a contiguous set of parcels with a regular and logical boundary	X

D.3. Basis for Board Findings for UPA Expansion – LU-120 - Performance Criteria (PC)

Policy LU-120: GP Policy LU-120 mandates that the County shall only consider approval of a proposed UPA expansion and/or Master Plan outside of the existing UPA if the Board finds that the proposed project is planned and will be built in a manner that:⁴

1. meets all of the requirements per PC-1 through PC-10 (as summarized in **Table 9– Performance Criteria (PC) Summary**), and;
2. meets ONE of two alternative performance metrics:
 - a. **Alternative #1- Criteria-Based**
 - b. **Alternative #2 - VMT/ Greenhouse Gas Emissions Reduction Metric**

This sub-section discusses the Performance Criteria (PC) requirements specifically (Item 1 above) and addresses how the proposed Project meet these requirements. Item 2 is addressed in detail in sub-section D.4 of this document.

Table 9– Performance Criteria (PC) Summary

Performance Criteria (PC)			
	criteria	strategy	requirements met
PC-1	Vision for Connection to Other Existing and Potential Development Areas	Prepare Drainage, Water and Sewer Master Plans	In process
PC-2	Housing Choice	Written justification provided herein	X
PC-3	Quality	Prepare Design Guidelines & Development Standards	In Process
PC-4	Accommodate Housing Element based on RHNA	Proposed Project provides 34.8% of dwelling units accommodated in RD-20 or higher	90% of 38.7% RHNA 34.8% required
PC-5	Pedestrian and Transit-Oriented Design	Prepare Pedestrian/Bike Circulation Plan	In process
PC-6	Infrastructure Master Plan and Financing Plan	Prepare Infrastructure Master Plans and Financing Plan	In process
PC-7	Services Plan	Prepare Services Plan	In process
PC-8	Consistency with County-Adopted Plans	Written justification provided herein	X
PC-9	Consideration of Regional Planning Efforts	Written justification provided herein	X
PC-10	Consideration of Jobs-Housing Balance	Written justification provided herein	X

PC-1. Vision for connection to other adjacent existing and potential future development areas.

Required: Include a vision of how the development will connect to other adjacent existing and potential future development areas within the USB, including how roadways, transit, sewer, and water could occur within all adjacent areas.

Land Use Compatibility with Existing and Proposed Development

The Plan Area is surrounded by a number of growth areas. Immediately to the south in the City of Sacramento is the North Natomas Community Plan Area. To the north is Sutter Pointe Specific Plan. Immediately east of the airport is the approved Metro Air Park, industrial and airport-support use Master Plan.

Easterly, across the Natomas East Main Drainage Canal (NEMDC or Steelhead Creek) lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan (ESP) area that is just now beginning to develop.

Each of these approved growth areas, and several other adjacent growth areas in the vicinity of the Plan Area, are shown on **Exhibit 6- Adjacent Growth Areas**. The approved land uses in these growth areas are shown on **Table 1- Adjacent Growth Areas**.

The Plan Area is surrounded by existing and proposed development in the County and City of Sacramento, and Sutter, Placer and Yolo Counties. Projects nearby the Plan Area include approximately 77,699 residential units, 6,676 acres of commercial and office land uses, and numerous acres of schools, parks, open space and public/quasi-public uses, on approximately 28,136 total acres.

Major Roadway Connectivity

Existing roadways define the Plan Area on two sides – Highway 99 on the west and Elkhorn Boulevard on the South. Additionally, Elverta Road runs through the project site in an east-west direction. The Plan is coterminous with Sutter Pointe Specific Plan on the north, the Rio-Linda Community Plan on the east, North Natomas Community Plan and Greenbriar PUD to the southwest, and Metro Airpark SPA on the west. The terminus of Highway 99/70 and Interstate 5 is located approximately one mile south of the Project and provide connectivity north to Marysville, south to downtown Sacramento, and west to the Sacramento International Airport.

The design for primary roads in the Plan Area utilizes a circulation pattern that creates an emphasis on access to the regional-serving commercial uses along Highway 99 and the central parkway, as shown on **Exhibit 18- Transportation Plan**.

Preserve Connectivity

The Plan Area provides ±1,735.1 net acres of zoned parks/recreation and open space/drainage lands. Additionally, the Plan provides ±76 acres of pedestrian paseos and linkages and may include pocket-parks and/or other recreational facilities as need to serve the needs of the Plan area.

The Plan is organized around a central lake feature which serves as the major flood control facility for the Plan, and it will be designed with emphasis on creating a user-friendly and attractive environment. The central channel will be surrounded by regional and local flood-control space designed to accommodate visual and pedestrian access in non-flood periods.

In addition to the major drainage corridor open space area, a “central parkway” and a regional park are proposed on adjacent uplands. Pedestrian paseos, parks and detention facilities will also be designed and organized to connect to the major open spaces.

⁴ Some areas within a Master Plan/SPA may have existing uses that are not likely to change and are appropriate to remain. If the Master Plan designates such areas with a land use category that reflects that existing use, the Board may exclude these areas for purposes of determining consistency with these criteria.

Transit Connectivity

The County of Sacramento General Plan Circulation Map shows Elkhorn Boulevard as a post-2030 Transit Corridor and the Sacramento Regional Transit, Transit Action Plan identifies Elkhorn Boulevard as a “High Frequency Corridor”; no planned light rail or Bus Rapid Transit (BRT)/Hi-Bus routes corridors are shown within with the limits of the Plan Area in either document. It is anticipated that transit service will be extended from nearby transit routes to serve the Plan Area in the future. Bus/shuttle systems servicing planned transit stops in the Project could connect to RT bus stops or the light rail system planned nearby in the Greenbriar project, which will connect to the downtown Sacramento area to the Sacramento International Airport.

Infrastructure Connectivity

Infrastructure capacity and service availability exist and can be easily extended to the project site from existing facilities in Elkhorn Boulevard and Elverta Road. The Project's infrastructure technical studies and Master Plan/SPA will describe how proximate infrastructure will serve the Project.

PC-2. Housing Choice

Required: A variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed-use nodes.

The Plan Area includes a broad range of residential land uses and densities and includes units allocated to commercial mixed-use designations, which may be vertically or horizontally integrated. Medium and high-density uses are organized around transit corridors and key nodes. The Project includes residential units in four (4) residential categories including SPA-VLDR (3du/ac avg.), SPA-LDR (5du/ac avg.), SPA-MDR (8du/ac avg.) and SPA-HDR (24.3du/ac average). Additionally, High Density Residential uses are provided in the commercial land uses of the Plan that allow mixed-use development, including SPA-RMU/E, SPA-CD and SPA-CMU, as shown on **Table 4-Master Plan/SPA Land Use/Zoning Summary**. Numerous lot sizes and lot configurations are possible within all of the residential density categories. The Project will provide high-quality variety of housing choice(s) for various household characteristics, preferences and income levels.

The residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be met in accordance with an Affordable Housing Plan to be reviewed and approved as a part of this Application.

PC-3. Quality

Required: Design guidelines, development standards and/or similar assurances that will require high-quality development consistent with the vision set forth in the Master Plan.

The Master Plan/SPA will include Design Guidelines and Development Standards to ensure consistent high-quality development throughout the Project. The development standards will describe applicable zoning and land use regulations and specifications for land use designations within the Plan Area. Development standards from the County Zoning Code will be utilized where appropriate and augmented with additional standards in the Master Plan/SPA. For each of the land use designations, the development standards will identify permitted and conditionally permitted uses as well as land use regulations (setbacks, height limits and other standards to define the building envelope).

Design guidelines will describe design principles and attributes for consistent streetscapes, entry features, walls and fencing, identification signage, landscape elements, residential design and other site-specific considerations. The design guidelines utilize components of the County of Sacramento's Community Design Guidelines, currently being updated and expected to be adopted by the Board of Supervisors in 2014.

PC-4. Accommodate the percentage of low and very low-income residential units required by state law per the County's current Housing Element based on the Regional Housing Needs Allocation (RHNA)**Required:** Accommodate ≥ 90 percent of the obligation per RHNA (34.8% minimum)

The Plan Area is required to accommodate greater than 90% of the unincorporated County's proportional obligation of the Regional Housing Needs Allocation (RHNA) on providing 20 dwelling units per acre (RD-20) or greater. The current RHNA obligation (2013 – 2021) for low and very-low income units is 38.7% of the housing stock. Ninety-percent (90%) of that obligation would require 34.8% of the housing stock be suitable for low and very-low income units.

The Plan Area includes 7,117 residential units allocated to High Density Residential uses (on both Residential and Commercial zoned lands in the Plan) with planned densities of 20 units/acre or higher, as shown on Exhibit 25 – PC-4 RHNA HDR Sites. These units account for 34.8% of the units in the Project and contribute to satisfying the County's overall obligation under the Regional Housing Needs Allocation.

PC-5. Pedestrian- and Transit-Oriented Design**Required:** Pedestrian- and transit-oriented design, including:

- Sidewalks and bike routes along interconnected streets with short block lengths and a high intersection density.
- Prominent pedestrian and bicycle network.
- Few if any cul-de-sacs.
- Pedestrian and bike connections at the ends of all cul-de-sacs unless infeasible due to topography or similar impediments inherent in the project site.

Bikeway System

The bikeway system consists of Class I, Class II and Class III facilities that interconnect Plan Area land uses. The Plan Area has been designed with an emphasis on the pedestrian and bicyclist to improve connectivity among uses. Additional design components of the bikeway and pedestrian system will evolve as the Master Plan/SPA text and exhibits are prepared. The bicycle master plan is shown in **Exhibit 19- Bicycle Master Plan.**

Pedestrian Connections

The Plan Area includes open space paseos which are landscaped pedestrian linkages in a variety of settings. Paseos will connect residents to adjacent nearby land uses and adjacent open spaces. A design goal of the Plan is to link (through the use of paseos and/or extra-wide landscaped parkways along streets) all residential units with neighborhood parks, schools, open space areas and trails, such that all residential units are within a short quarter-mile (1,320') walk of these land uses. Pedestrian Paseos:

- Include expanded landscape corridors along collectors and residential streets which include a detached pedestrian sidewalk and/or trail,
- Provide more direct routes for pedestrians on trails within landscaped segments (i.e. paseos), and
- Include pedestrian connections at the end of cul-de-sacs (where appropriate) to adjacent open space areas or to link to trail systems.

Minimize Cul-De-Sacs

The use of cul-de-sacs will be limited in the project design; where cul-de-sac bulbs occur, they will be located for specific purposes, such as for model home complexes, to maximize efficiency, and may be adjacent to open space and include an open space connection to the adjacent bikeway/pedestrian trail system.



Exhibit 25-PC-4 RHNA HDR Sites

PC-6. Infrastructure Master Plan and Financing Plan

Required: Inclusion of an Infrastructure Master Plan and Financing Plan that include the following:

- The Infrastructure Master Plan shall identify required public facilities and infrastructure (including roads, transit, water, sewer, storm drainage, schools, fire, park, library, and other needed community facilities) and associated costs for the development of the proposed UPA expansion/Master Plan;

The Financing Plan shall:

- Include a infrastructure phasing analysis that examines development through build-out taking into consideration potential development activities, facilities requirements and constraints;
- Identify the phase or timing for when the facilities are needed;
- Identify the funding mechanisms proposed to pay for the identified infrastructure and facilities;
- Demonstrate that infrastructure requirements and the associated costs are reasonably balanced throughout each development phase and outline solutions for any potential constraints and/or shortfalls for any given phase.

The Master Plan/SPA text and exhibits will describe the infrastructure (sewer, water, drainage, dry utilities) plans for the Project. Infrastructure technical studies will provide additional detail regarding infrastructure sizing, design and timing. An Infrastructure Financing Plan will be prepared for the Project which will identify funding mechanisms and demonstrate that infrastructure requirements and financing structures are reasonably balanced throughout project build-out.

PC-7. Services Plan

Required: Inclusion of a Services Plan to demonstrate that:

- Provision of services to the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers;
- Operations and maintenance costs stemmed from the required public facilities and infrastructure for the development of the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers, and;
- Existing levels of municipal services will not be negatively impacted by approval and build out of the proposed UPA expansion/Master Plan.

A Services Plan is being prepared to demonstrate that operations and maintenance of the Project are cost-neutral to the County's General Fund and that existing levels of municipal services will not be impacted by implementation of the Project.

PC-8. Consistency with County-Adopted Plans

Required: Consistency with all applicable County adopted plans not sought to be amended by the proposed project.

The Plan Area is being designed to be consistent with County adopted plans that affect the Project area.

General Plan

The Project is being designed to be consistent with the County General Plan (2005-2030) with the exception of four General Plan Amendments necessary to implement the project to:

- move the Urban Policy Area (UPA) boundary to include the Plan Area,
- amend the Land Use Diagram to change the land use designations consistent with the land uses proposed in the Plan Area,
- amend the Transportation Plan to change the designation of the Plan Area major roadway segments consistent with the Project,
- amend the Bicycle Master Plan to add on- and off-street bikeways and modify the alignments of bikeways for the Plan Area, and

Climate Action Plan

The Plan Area is being designed consistent with the County's Climate Action Plan Strategy and Framework Document (October 2011).

PC-9. Consideration of Regional Planning Efforts

Required: Inclusion of a discussion/analysis of how the proposed UPA expansion/Master Plan relates to broad-based and regional planning efforts, such as SACOG's adopted Blueprint Vision and Metropolitan Transportation Plan, Sacramento County's Visioning documents for the Jackson Highway and Grant Line East Areas, and any applicable Habitat Conservation Plan(s), the Sacramento Metropolitan Air Quality Management District's State Implementation Plan, and Regional Transit's Master Plan.

SACOG Blueprint

Sacramento Area Council of Governments (SACOG) Preferred Blueprint Scenario (2004) depicts an approach for the region to grow through the year 2050. The purpose of the Preferred Blueprint Scenario is to illustrate, generally, the amount and locations for these types of growth. The Preferred Blueprint Scenario identifies the project site for Single-Family Small-Lot, High-Density Mixed Residential and Vacant Urban Designated Lands. The types of uses shown on the Preferred Blueprint Scenario are generally consistent with the uses proposed in the Project.

The Preferred Blueprint Scenario illustrates an approach for the region to grow in a manner generally consistent with seven Blueprint Growth Principles (below).

The Plan Area is being designed to implement the Blueprint Growth Principles as follows:

- 1. Transportation Choices.** The Project design features an efficient roadway system and provides options for non-vehicular transportation modes including walking, bicycling and transit (bus, carpool, light rail).
- 2. Mixed-Use Developments.** The Project is a mixed-use development with residential, commercial, office, open space, park and public uses. Various mixed-use sites are proposed which could include residential, office and commercial uses.
- 3. Compact Development.** The Project is designed to promote compact and efficient land uses. Residential neighborhoods are dense and efficiently designed to facilitate linkages among uses. The compact design of neighborhoods encourage walking and use of public transportation.

- 4. Housing Choice and Diversity.** The Project includes residential units in a variety of housing types and densities. Four (4) density ranges are proposed, including Very Low, Medium and High Density Housing which provide numerous lot sizes and configurations in each density category. The variety of housing types will provide high-quality variety in housing choices for various household characteristics, preferences and income levels.
- 5. Use of Existing Assets.** The Project incorporates existing wetland resources and features in proposed open space preserves. The project location makes use of existing assets including nearby infrastructure (sewer, water) and roadways (Elkhorn Boulevard and Elverta Road).
- 6. Quality Design.** The Project will include Design Guidelines and Development Standards to ensure consistent high-quality development throughout the Plan Area.
- 7. Natural Resources Conservation.** The Project includes open space preserves which will avoid and preserve existing natural resources including high-quality vernal pool complexes, seasonal drainages and grasslands suitable for Swainson's Hawk foraging habitat.

The Preferred Blueprint Scenario is part of SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (2035), the long-term transportation plan for the six-county region.

Metropolitan Transportation Plan

The Project is shown as "Blueprint Growth Footprint Not Identified for Development in the MTP/SCS Planning Period" in the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) 2035. **The Plan Area is being designed consistent with SACOG's Blueprint Growth Principles and the Sustainability and Transportation Principles of the MTP/SCS.** In reviewing the Project, the County will make a determination regarding the Project's consistency with the SCS, and therefore, eligible for CEQA benefits based on consistency with the SCS.

Habitat Conservation Plan

The Plan Area will develop and implement a Habitat Conservation Plan (HCP). The land use plan includes open space areas which could accommodate habitat for local species. Open space and/or preserve areas will be designed in collaboration with County staff to optimize the avoidance of habitat resources and to provide connectivity among existing and future preserve areas off-site. The Project will develop Resource Management Principles to implement the policies and requirements of the HCP.

Sacramento Metropolitan Air Quality Management District's (AQMD) State Implementation Plan

An Air Quality Mitigation Plan (AQMP) and Greenhouse Gas Plan will be prepared for the Plan Area to demonstrate the Project's air quality mitigation and greenhouse gas reduction features. Mitigation Monitoring and Reporting Policies will be identified in the Project EIR.

Sacramento Regional Transit Action Plan

The County of Sacramento General Plan Circulation Map shows Elkhorn Boulevard as a post 2030 Transit Corridor and the Sacramento Regional Transit, Transit Action Plan identifies Elkhorn Boulevard as a "High Frequency Corridor"; no planned light rail or Bus Rapid Transit (BRT)/Hi-Bus routes corridors are shown within with the limits of the Plan Area in either document. **Transit service is expected to be extended from nearby transit routes to serve the Plan Area in the future.** Bus/shuttle systems servicing planned transit stops in the Project could connect to RT bus stops or the light rail system planned nearby in the Greenbriar project, which connects the downtown Sacramento area to the Sacramento International Airport.

PC-10. Consideration of Jobs-Housing Balance

Required: Inclusion of a discussion/analysis of the proposed UPA expansion/Master Plan's jobs-housing balance. Master Plans should provide an internal jobs-housing balance and/or improve the jobs housing balance within the project's vicinity.

The Plan Area identifies commercial, office, and mixed-use overlay land designations in commercial and neighborhood nodes, and are situated along project roadways and at key intersections. The commercial areas would accommodate sub-regional, community and neighborhood-serving uses.

Internal Jobs/Housing Balance

The Plan Area internal jobs/housing ratio is **1.76 jobs per household (36,003 jobs/20,477 units)**. Employment-generating land uses within the Plan Area will accommodate approximately **36,003 jobs**, as shown below.

Table 10- Project Employment Estimates

Land Uses	Net Acres	Employees/Acre	Jobs/EEs
Commercial Uses (mix of one and two story)	633.0 Acres	50 Employees/Acre	31,649
Public/Quasi-Public	217.7 Acres	20 Employees/Acre	4,354
Estimate of Employees			36,003

Source: SACOG Blueprint PLACE Type Menu employment generators.

External Jobs/Housing Balance

The Plan Area is within five miles of approximately **58,302 existing and planned jobs (SACOG 2008)**.

The City of Sacramento boasts the region's highest jobs/housing ratio, as shown below. Housing growth in the City of Sacramento and in unincorporated Sacramento County is projected to move the jobs/housing ratio toward balance.

Table 11- Jobs/Housing Ratio in Sacramento Region

	2005	2035
Sacramento Region	1.24	1.15
Sacramento County	1.34	1.21
City of Sacramento	2.00	1.70

Source: SACOG, MTP 2035, DEIR

D.4. Basis for Board Findings for UPA Expansion–LU-120-Criteria Based (CB) Approach (Alternative #1)

Policy LU-120: As discussed previously, GP Policy LU-120 mandates that the County shall only consider approval of a proposed UPA expansion and/or Master Plan outside of the existing UPA if the Board finds that the proposed project is planned and will be built in a manner that:

1. meets all of the requirements per PC-1 through PC-10 (as summarized in **Table 9– Performance Criteria (PC) Summary**), and;
2. meets ONE of two alternative performance metrics:
 - a. **Alternative #1- Criteria-Based** (as discussed in **Table 12 – Criteria-Based (CB) Approach (Alternative #1 Summary)**) or;
 - b. **Alternative #2 - VMT/ Greenhouse Gas Emissions Reduction Metric** (this method not utilized in this analysis).

This sub-section discusses the Criteria-Based (CB) Approach (Alternative #1) requirements specifically (Item 2a above) and addresses how the proposed Project meet these requirements. Item 1 was previously addressed in detail in sub-section D.3 of this document.

To satisfy this alternative, the Board must find that the proposed project is planned and will be built in a manner that:

- meets all of the requirements per the criteria above (PC I-10) and;
- qualifies for a minimum of 18 points (out of a possible 24) per the criteria below

The Project achieves 19 points out of a possible 24 points in the following analysis of CB-1 through CB-5, as shown below.

Table 12- Criteria-Based (CB) Approach (Alternative #1) Summary Table

Alternative #1 - Criteria Based				
	criteria	strategy	possible	project
CB-1	Minimum Net Density	Project achieves "double net" density of 8.25 du/ac (excludes VLDR; includes units in commercial land use)	5	3
CB-2	Proximity of Residential Units to Amenities	99% of units within 1 mile of 4 amenity categories. (parks, schools, commercial & civic uses)	4	4
CB-3	Mixed-Use	Project proposes 8% of developable land zoned for mixed-use (horizontal or vertical)	4	2
CB-4	Transit	95% of units within 1/2 mile of planned transit service.	4	4
		15-minute headways assumed	3	3
CB-5	Proximity to Employment	Project is located within a 5 mile radius of approximately 58,302 jobs	4	3
	total		24	19

CB-1. Minimum Net Density

Required: Minimum density of at least 7 dwelling units per net acre if using "double net" methodology or 9.3 dwelling units per acre if using "triple net" methodology.

Discussion and Definitions

- **Double-Net Density Methodology:** Double net density shall be calculated by considering land area dedicated exclusively to residential and mixed-use residential areas, including land for streets and alleys internal to the residential and mixed use residential areas. All other lands are excluded from this calculation, including streets not internal to the residential or mixed use areas, parks, schools, detention basins, other infrastructure, and services needed to support the development, and non-residential uses such as commercial areas, offices, and open space. This methodology shall be used if the Master Plan does not contain details regarding the location, size and extent of streets internal to residential and mixed use areas.
- **Triple-Net Density Methodology:** Triple net density shall be calculated by considering land area dedicated exclusively to residential and mixed-use residential areas, excluding land for streets and alleys internal to the residential and mixed use residential areas. All other lands are excluded from this calculation, including streets not internal to the residential or mixed use areas, parks, schools, detention basins, other infrastructure, and services needed to support the development, and non-residential uses such as commercial areas, offices, and open space. This methodology may only be used if the Master Plan contains sufficient details regarding the location, size and extent of streets internal to residential and mixed use areas. A graphic representation of this methodology is provided below, with blue shading representing the residential and mixed use areas included in the calculation.
- **Allowable deviations from density calculations:** Certain lands may be excluded from the density calculation to allow for larger lot residential development and/or a transitional zone between urban uses within the USB and rural uses beyond, including:
 - Land within ¼ mile of the USB, OR;
 - Up to 10% of the net residential acreage.
- **Definition of "Dwelling Units":** Dwelling units shall include single family homes, duplex and triplex units, condominium units, townhomes, apartment and multiple-family units, and residential units in mixed-use buildings. Residential units in congregate care facilities and in the residential portion of a university may be counted when calculating a master plan's overall density if the County finds that the Master Plan includes assurances that these units will be built. Each planned accessory unit that is allowed "by right" per the Master Plan's design guidelines, development standards and zoning will be counted as ½ a dwelling unit. If the County finds that the Master Plan includes assurances that planned accessory dwelling units will be built to habitable standards and rented or sold to people outside the family resident in the primary unit, they will be counted as one dwelling unit. Hotel rooms and other similar transient housing will not be considered as dwelling units.

Table 13– CB-1 Minimum Net Density

		Project Points
1. ≥8 dwelling units per acre of using "double-net methodology, or ≥ 10.6 dwelling units per acre if using "triple-net" methodology. (* Excludes VLDR and includes units in commercial land uses per methodology.)	3 points	3 points
2. ≥9 dwelling units per acre of using "double-net methodology, or ≥ 12 dwelling units per acre if using "triple-net" methodology.	4 points	
3. ≥10 dwelling units per acre of using "double-net methodology, or ≥ 13.3 dwelling units per acre if using "triple-net" methodology.	5 points	
Density= $\frac{\text{Net Residential Acreage} - \text{VLDR}}{\text{Total residential Units}} = \frac{2,592.6\text{acres} - 173.1}{20,477 \text{ units} - 519} = \frac{2,419.5 \text{ acres}}{19,958 \text{ units}} = \frac{8.25}{\text{Units/Acre}}$		

The Project achieves a density of 8.25 dwelling units per acre based on a double-net density calculation and, scores three (3) points for this Criterion. No units in commercial land uses are included (per "Double Net Density Methodology") and no accessory dwelling units are assumed for the density calculation.

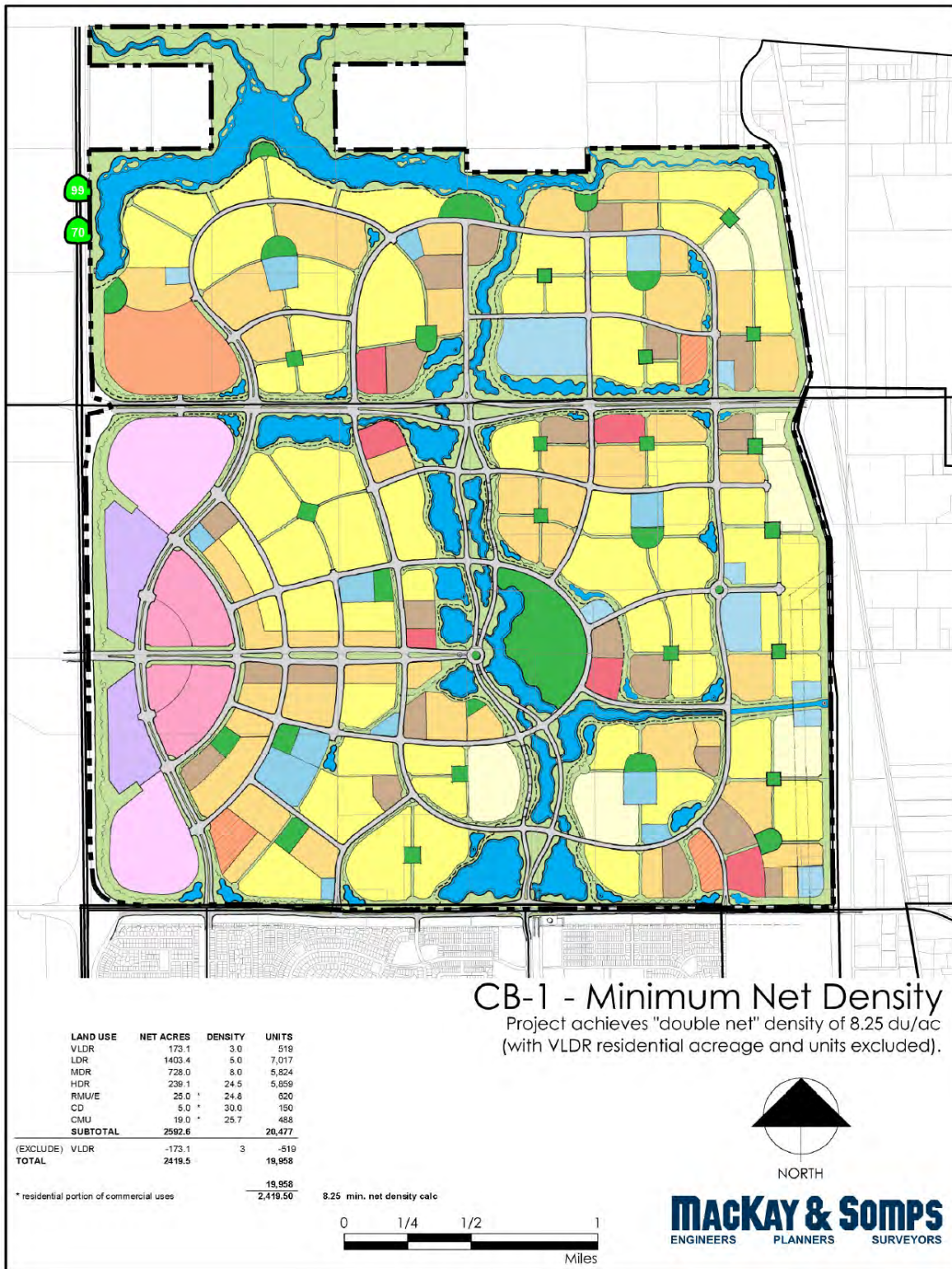


Exhibit 26- CB-1 Minimum Net Density

CB-2. Proximity of Residential Units to Amenities

Required: >80 percent of all residential units located within one (1) mile of at least three (3) of the following existing or planned amenity categories:

- Public elementary, middle, or high school
- Park or recreational facility
- Grocery store, drug store or commercial center
- Office or industrial employment center
- Civic use (e.g. library, post office, community garden, urban farm)
- Preschool, childcare or senior care facility
- Medical offices or facilities

Within the Plan Area, 99% of the residential units are planned within one (1) mile of four (4) planned amenity categories (public school, park/recreational facility, commercial center and civic uses) and scores four (4) points in this Criterion.

Table 14– CB-2 Proximity of Residential Units to Amenities

		Project Points
1. ≥85 percent of all units located within one (1) mile of at least three (3) of the amenity categories.	2 points	
2. ≥90 percent of all units located within one (1) mile of at least three (3) of the amenity categories.	3 points	
3. ≥90 percent of all units located within one (1) mile of at least four (4) of the amenity categories.	4 points	4 points

Table 15– CB-2 Percentage of Residential Units within One (1) Mile of Amenities

Land Use	Percentage of Units Within One (1) Mile of Amenity
Public School	100%
Park/Recreational Facility	100%
Commercial Center	99%
Civic Uses	99%

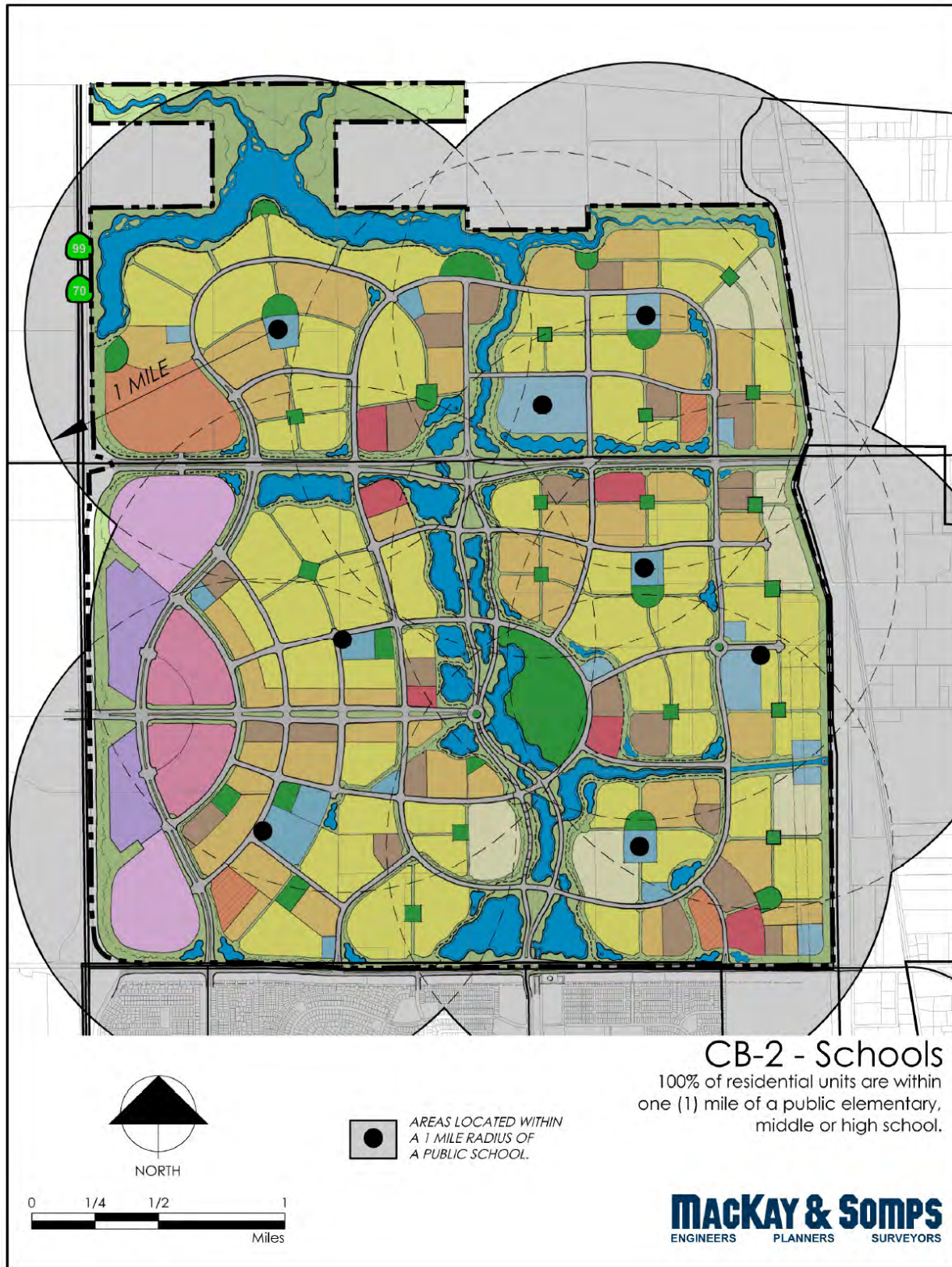


Exhibit 27-CB-2 Proximity of Residential Units to Public Schools

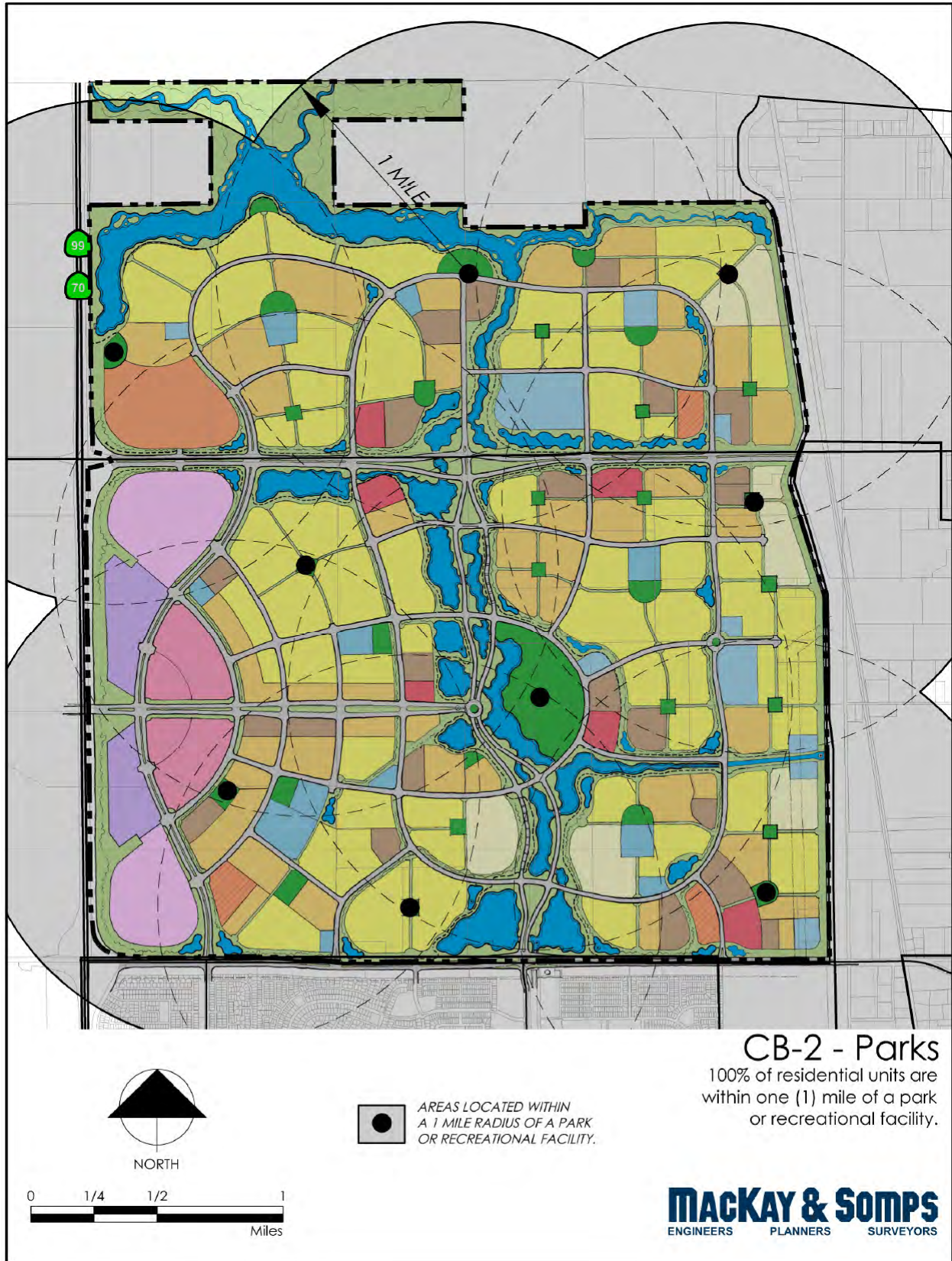
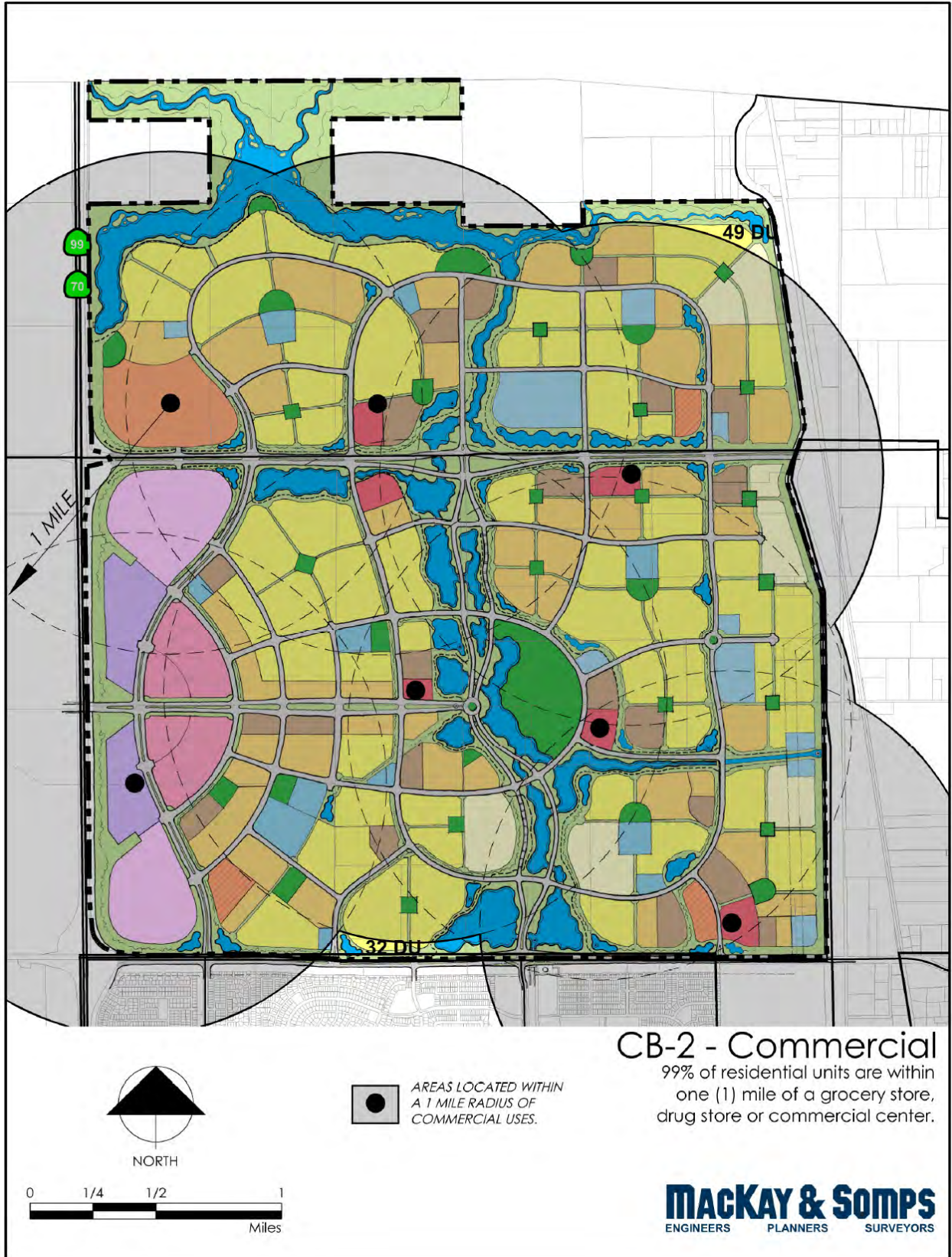


Exhibit 28-CB-2 Proximity of Residential Units to Parks



CB-2 - Commercial
99% of residential units are within one (1) mile of a grocery store, drug store or commercial center.

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Exhibit 29-CB-2 Proximity of Residential Units to Commercial

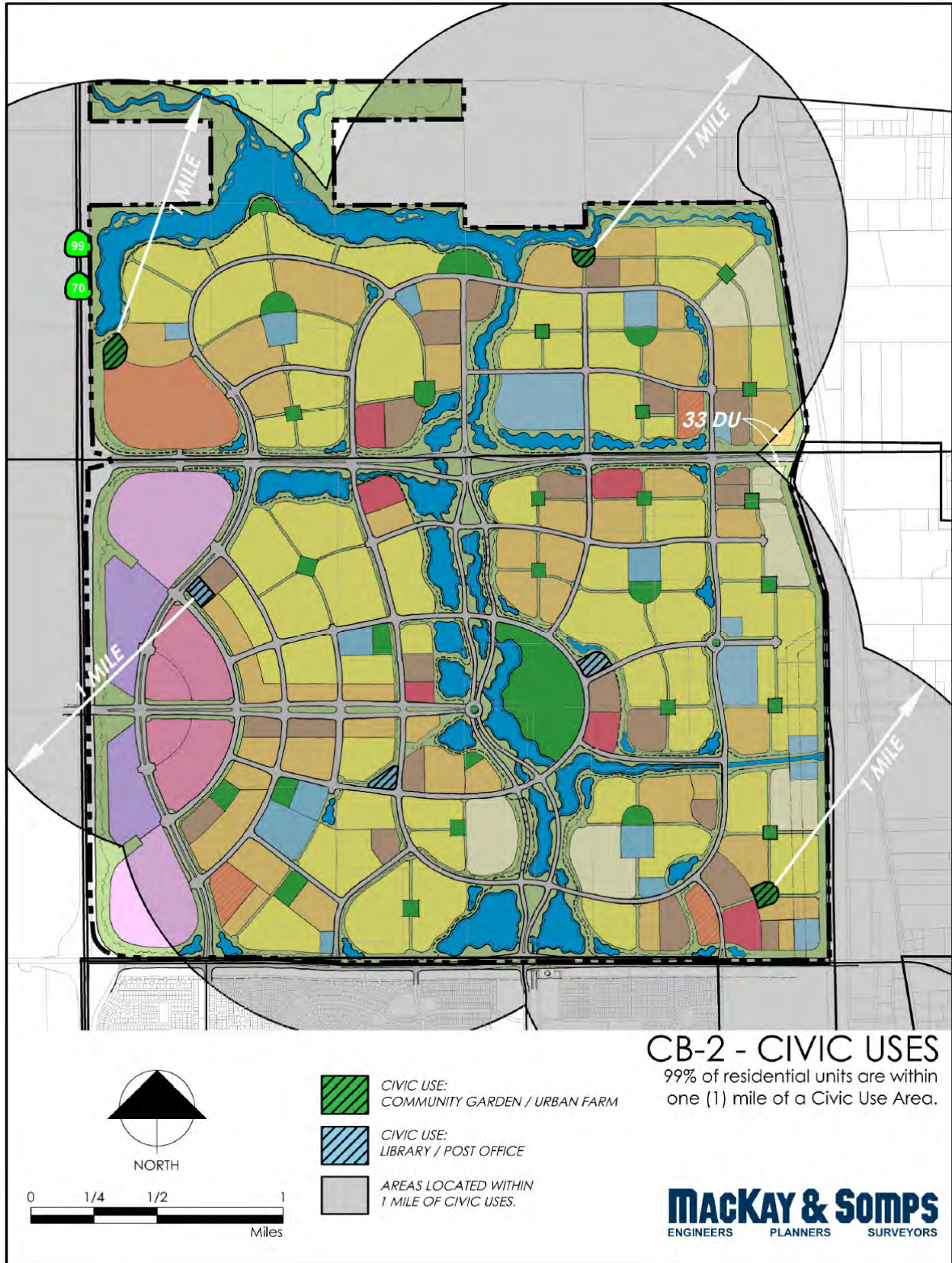


Exhibit 30-CB-2 Proximity of Residential Units to Civic Uses

CB-3. Mixed-Use

Required: Include a mixed-use designation, overlay, and/or zoning category that allows vertical mixed-use by right, provides uninterrupted pedestrian connections, and prohibits barriers between different uses.

As described in the County of Sacramento General Plan, Land use Element, Mixed-use is defined as “residential uses and at least one or more different use integrated vertically and/or horizontally in conformance with a coherent plan with significant functional, aesthetic, and physical integration of project components including, but not limited to, pedestrian and vehicle circulation, jointly accessible common areas and shared parking, and shared architectural, landscaping, lighting and signage themes.” Mixed-use zoning allows vertical mixed-use by right, encourages pedestrian connections between buildings, and prohibits barriers between different uses.

One of the requested application entitlements for the Project is a General Plan Amendment to create a new General Plan designation known as “Mixed-Use” which will allow a mix of uses (i.e. attached residential uses, office, commercial, and civic uses).

Additionally, the Plan Area will include commercial mixed-use designations with permitted and conditionally-permitted uses (and may consider residential mixed-use designations as well) and Design Guidelines and Development Standards for the mixed-use sites. The mixed-use designations will allow both vertical and horizontal mixed-use and will define required pedestrian connections.

The Project proposes 283.3 acres (8% of the Project's 3,577.8 developable acres) within vertically and/or horizontally integrated mixed-use land use and scores two (2) points for this Criterion.

Table 16– CB-3 Mixed Use

		Project Points
1. At least 5 percent (5%) of Project's developable land zoned mixed-use (horizontal or vertical).	2 points	2 points
2. At least 10 percent (10%) of Project's developable land zoned mixed-use (horizontal or vertical).	3 points	
3. At least 15 (15%) percent of a Project's developable land zoned mixed-use (horizontal or vertical) or assurances that at least 5 percent of the residential units will be located and built within vertically integrated mixed use buildings.	4 points	



Exhibit 31-CB-3 Mixed-Use

CB-4. Transit

Required: ≥65 percent of all residential units located within one-half mile of existing or planned transit service, which consists of light rail, streetcars, buses, vanpools and/or shuttles that connect with regional public transit service.

As described in the County of Sacramento General Plan, Land Use Element, “Planned transit service shall be defined as service identified in SACOG’s Metropolitan Transportation Plan (MTP), Regional Transit’s (RT) Short Range Transit Plan (SRTP), and/or service to be provided as part of the Master Plan and funded via a secure financial mechanism (example: CSA 10; North Natomas TMA/developer fees). The MTP has a 20+ year planning horizon and is updated every four years; the SRTP has a 10-year planning horizon and is updated every year. Both the MTP and SRTP must be “financially constrained” in that only those transportation projects and programs for which funding is reasonably expected to be available may be included in the plan. Therefore, there is a high likelihood that transit service identified in these plans will ultimately be provided. Service to be provided as part of a Master Plan and funded via a secure financial mechanism would provide similar assurances that identified service will ultimately be provided.

In contrast, transit service envisioned in RT’s long-range Transit Action Plan cannot be implemented until a significant new revenue source is secured, making such service far more speculative. For example, a new ½ cent sales tax increase would only partially fund transit service envisioned in the Transit Action Plan. Therefore, service(s) identified in the Transit Action Plan and similar visioning documents will not be considered “planned transit service” for purposes of determining consistency with this criterion.”

The Project provides 95% of residential units within a half-mile of planned transit service and scores four (4) points for “Proximity to Transit Service” Criterion. Additionally, fifteen (15) minute headways are assumed for transit service therefore the Project scores three (3) points for “Headways of Transit Service” Criterion.

Table 17– CB-4 Transit

		Project Points	
Proximity			
1. ≥70 percent of residential units located within ½ mile of existing or planned transit service.	2 points		
2. ≥75 percent of residential units located within ½ mile of existing or planned transit service.	3 points		
3. ≥80 percent of residential units located within ½ mile of existing or planned transit service.	4 points		4 points
Headways			
1. Transit service with headways of 60 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	1 points		
2. Transit service with headways of 30 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	2 points		
3. Transit service with headways of 15 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	3 points		3 points

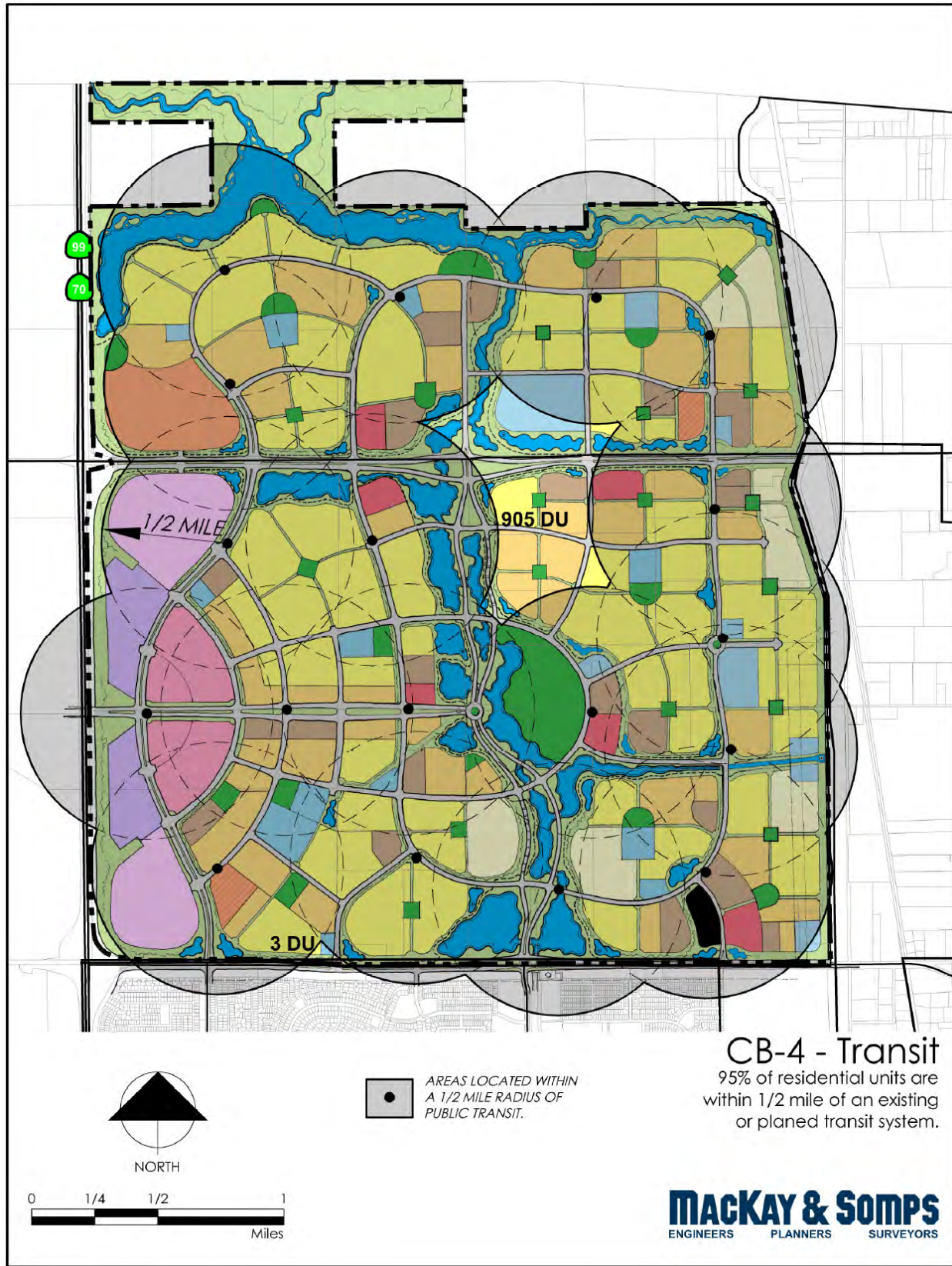


Exhibit 32-CB-4 Transit

CB-5. Proximity to Employment

Required: Analysis of existing employment/jobs within a five-mile radius of the proposed UPA Expansion/Master Plan boundary.

The Plan Area is located within a five (5) mile radius of 47,777 existing jobs with an additional 10,525 jobs projected between 2008 and 2020 (SACOG, 2008) which totals 58,302 existing and planned jobs. Additionally, 36,300 jobs were approved in the Metro AirPark SPA and 67,360 jobs were approved in the Sutter Pointe Specific Plan, also located within a five (5) mile radius of the proposed Project. During the estimated 20-year build-out of the Project, we assume that Metro AirPark will build-out at 75% (27,225 jobs) and Sutter Pointe will build-out 25% (16,840 jobs) bringing the total employment within a five-mile radius of the Project to an expected 102,367 jobs.

Lastly, the Project as proposed will generate approximately 36,003 which will further add to the employment in the region.

The Plan Area is within a five (5) mile radius of 58,302 existing jobs and scores three (3) points for this Criterion.

Table 18- CB-5 Proximity to Employment		Project Points
1. ≤50,000 existing employees/jobs within a 5 mile radius of the proposed project.	2 points	
2. Between 50,000-100,000 existing employees/jobs within a 5-mile radius of the proposed	3 points	3 points
3. ≥100,000 existing employees/jobs within a 5 mile radius of the proposed project.	4 points	

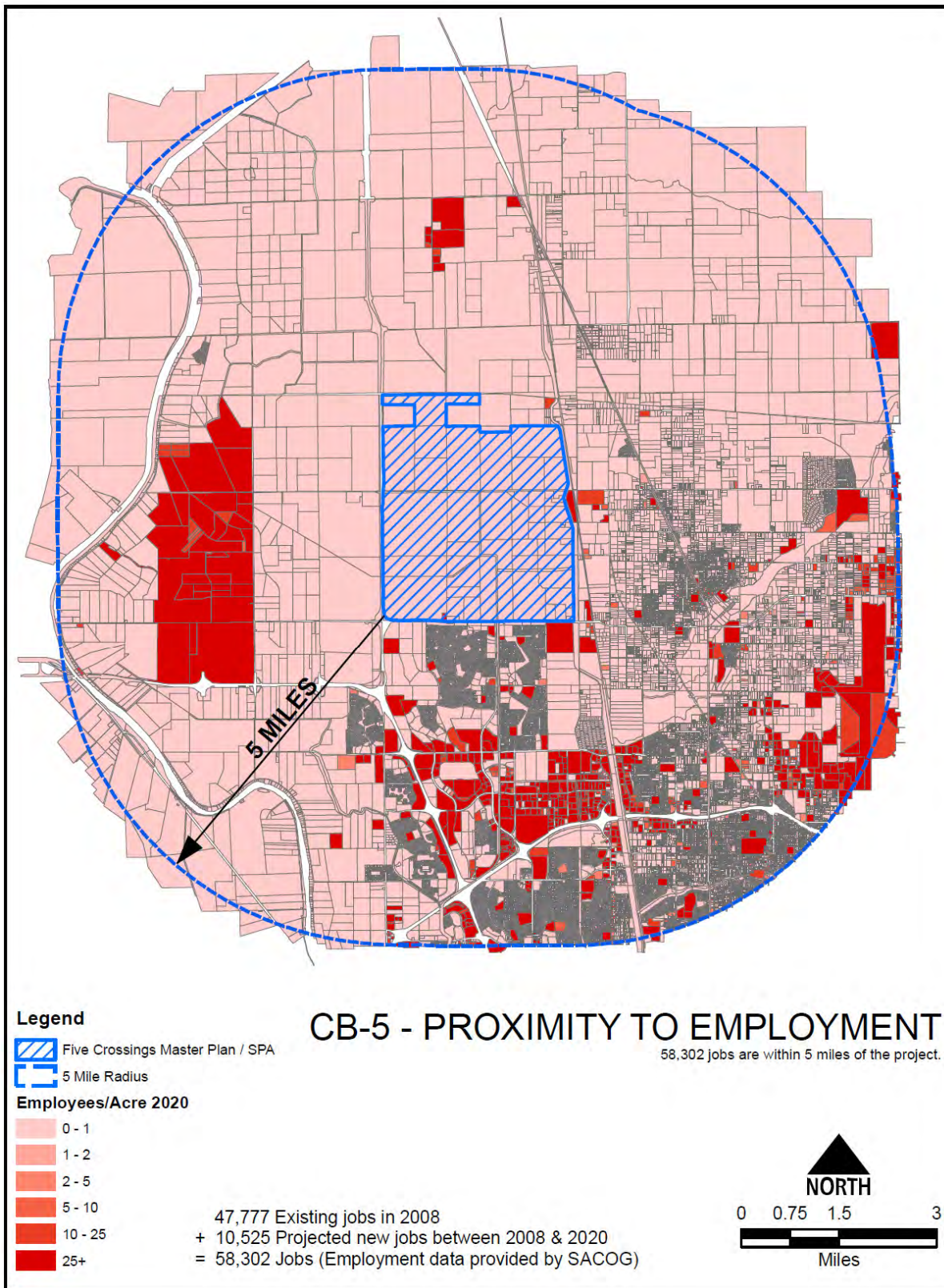
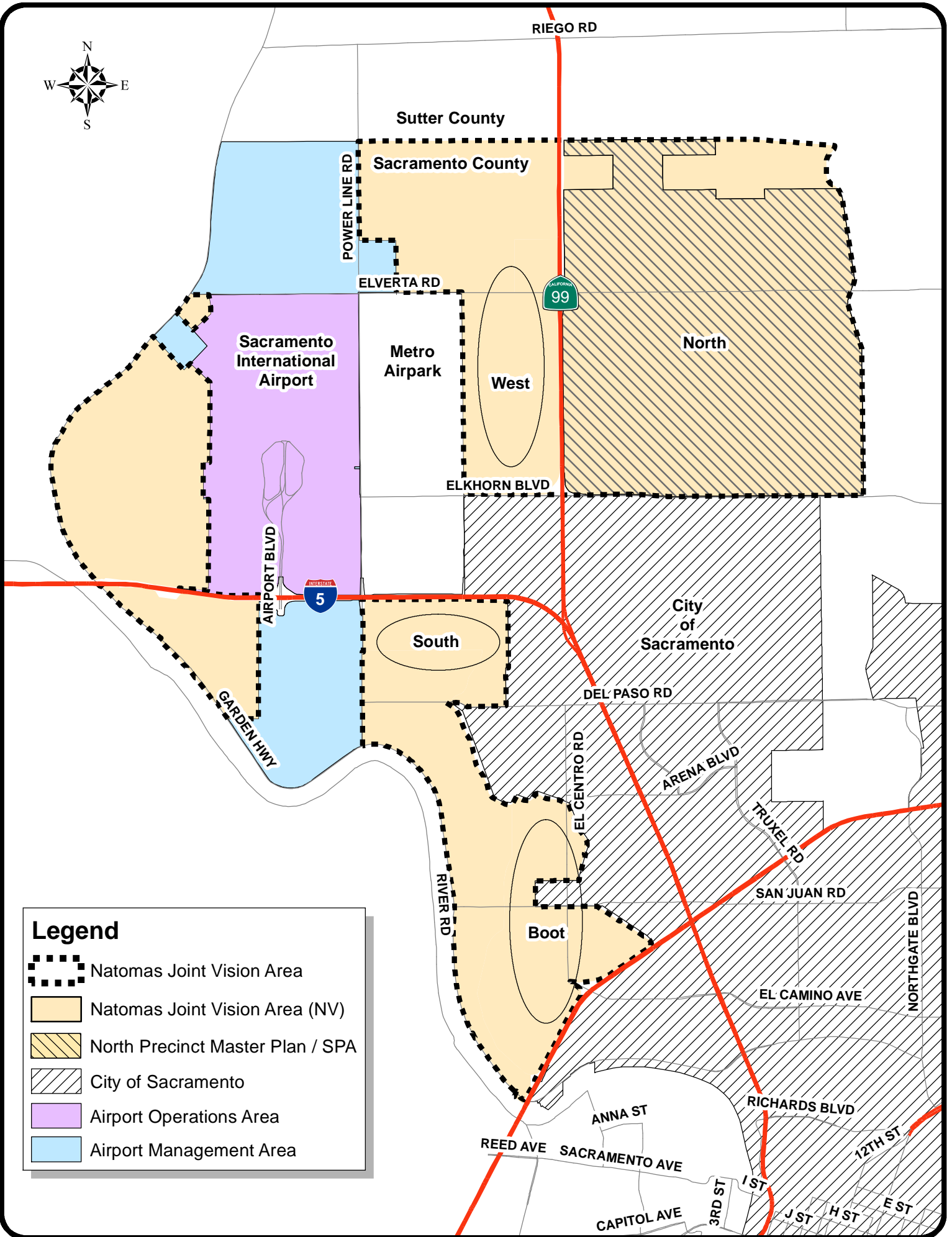


Exhibit 33-CB-5 Proximity to Employment



NORTH PRECINCT PLAN AREA



A PLACE TO LIVE

A diverse and inclusive residential community with **20,477** new homes.

A community that celebrates the harmonious integration of the natural and urban environment....



A PLACE TO WORK

A strong jobs-to-housing balance with **1.8** jobs per person.



A PLACE TO LEARN AND BE ACTIVE

1,928 acres of open space and **50** miles of paseos and trails to encourage walking and biking



A PLACE WITH TRAVEL CHOICES

A community with complete streets and multimodal choices.



A PLACE TO SHOP

700 acres of commercial uses including regional and neighborhood retail and entertainment uses.

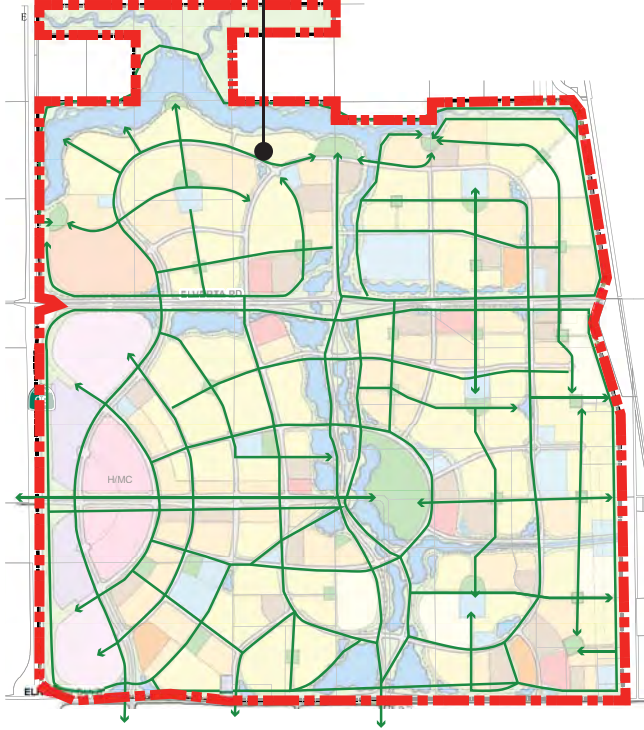


A PLACE TO MEET AND PLAY

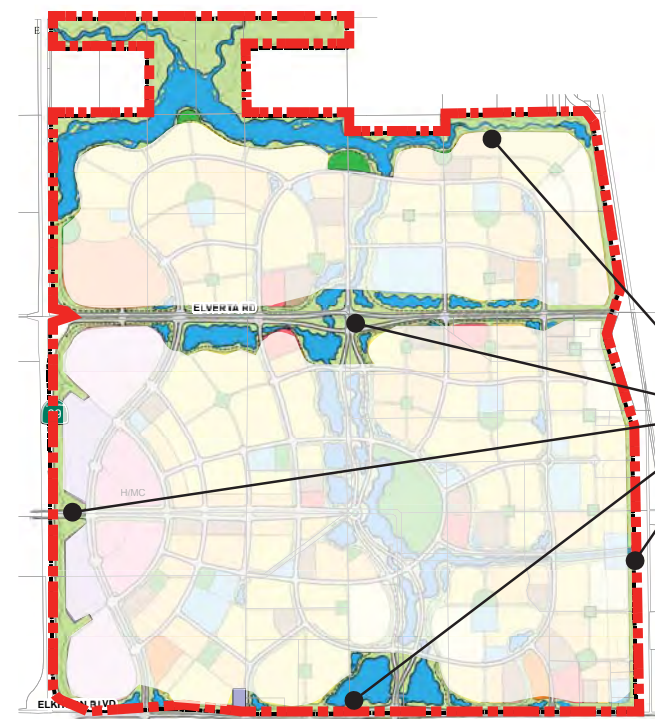
Distinct neighborhoods with vibrant destinations and approximately **34** new parks including a community park.

... at the gateway to Sacramento County

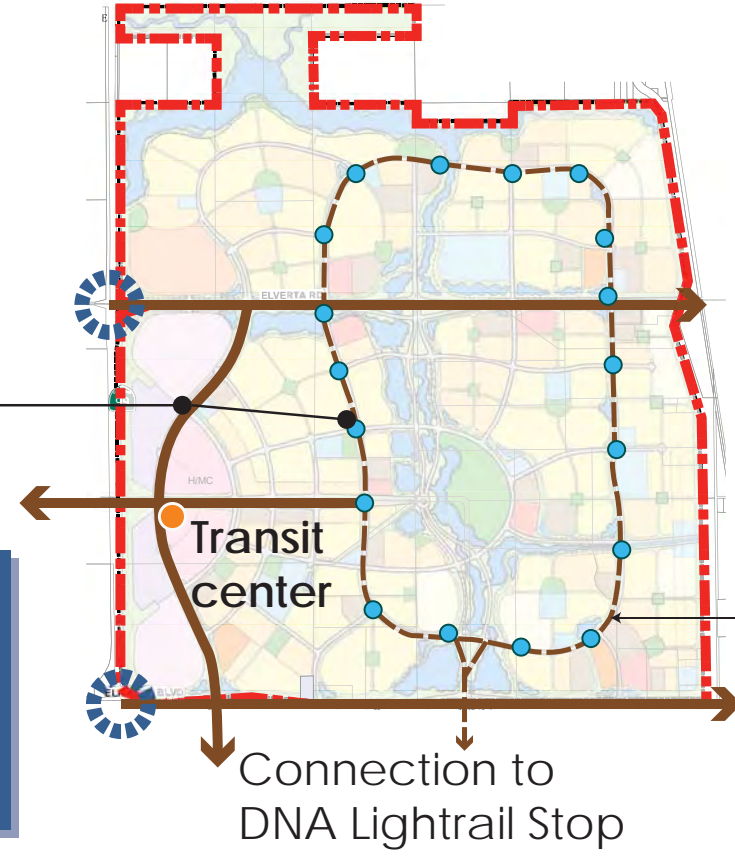
Robust paseo and trail system that connects neighborhoods to civic places



Functional edges that support recreation, food production, and noise buffering



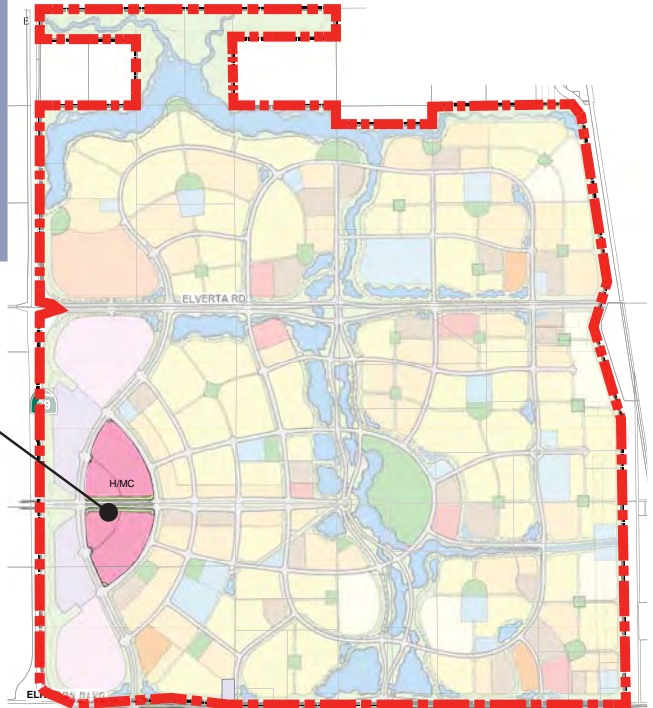
Transit-friendly plan with a transit center and shuttle/bus system connecting the neighborhoods



Potential route and stops for neighborhood shuttle

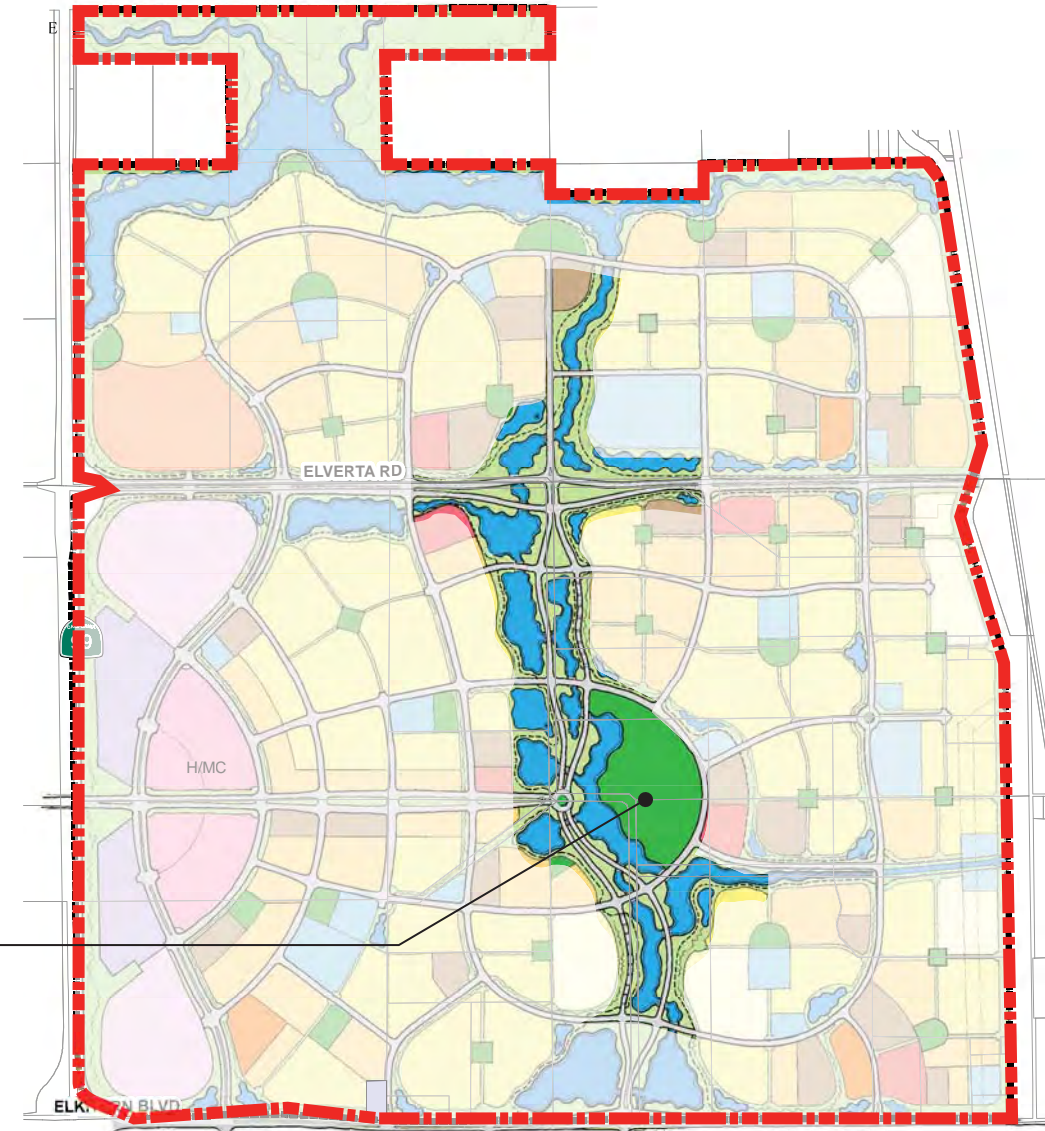
Connection to DNA Lightrail Stop

Compact urban core with medical, commercial, residential uses in horizontal and vertical mixed-use formats



5 Key Planning Strategies

Linear parkway of approx. 600 acres and 2.5 miles from north to south with trails and cultural amenities



The primary purpose of this document is to outline the key placemaking and planning strategies that have been applied to the design concept of the North Precinct Plan Area (NPPA) land use plan. These planning strategies will guide future development to assure a unique, livable community that is authentic to Sacramento County.

This document is organized in the following sub-section: 1) presenting the key planning strategies to highlight the special story for NPPA; 2) a discussion of the geographic advantage the approximately 5,700 acres site provides at the northern gateway of Sacramento County; and 3) revisiting the original Ten Principles established in the Visioning Public Workshops for the Natomas Planning area, as a reminder of how the “key planning strategies” for the land use plan has evolved over the years.

KEY PLANNING STRATEGIES

The following five planning strategies were applied to frame the identity of the project and ensure it retains uniqueness for this location within Sacramento County. Implementation of these five strategies will differentiate this community from others in Natomas, and indeed from other projects in the County of a similar scale.

1. **Provide a Central Open Space Parkway and Cultural Amenity** – The single most important and significant public benefit within the NPPA is the open space amenity or linear parkway, extending through the heart of the project in a north/south alignment. The total amount of land dedicated to the parks and open space in NPPA is approximately 1,928 acres. The purpose of the north-south parkway is two-fold – to handle the necessary flood and stormwater needs, but also to turn that potential design constraint into an exciting opportunity for the community. The parkway system will include lakes, seasonal ponds, and dry swales, as well as trails, nature walks, small pocket parks leading out from neighborhoods and a

large central park that will be home to the cultural center of the community. A park-couplet road will provide access to the facilities and meander in alignment both horizontally and vertically.

As illustrated in Figure 1, Scale Comparison, the linear parkway from north to south is approximately 3 times larger than Land Park in the City of Sacramento, and would include the American River Parkway from Sunrise Boulevard to Nimbus Dam recreational area.

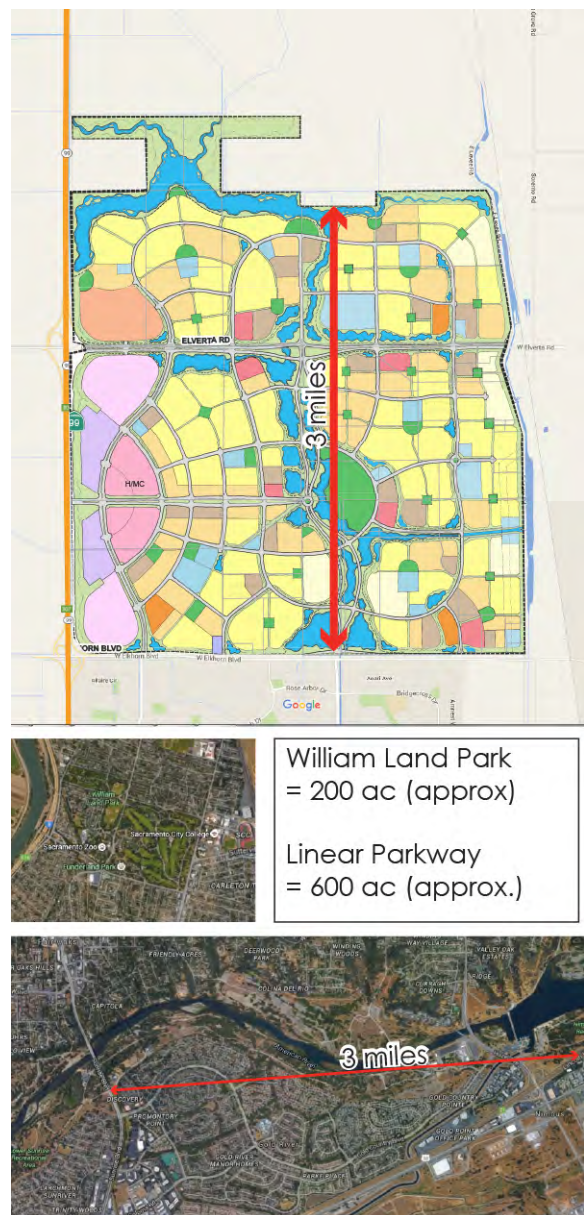


Figure 1: Scale comparison

A large central park is located within the parkway serving as a destination and node on axis with the commercial core. The central park includes approximately 100 acres and will include areas for passive and organized play use. Potential programming of the park includes typical elements such as picnic areas, children’s playgrounds, and places for active sport play, but also for events places that may include a nature center, music/plays-in-the-park, outdoor amphitheater, and venues linked to food production, tasting, selling, and celebration of healthy living. Some of these features may be included within other areas of the parkway and/or within the buffer areas.

2. **Create a Community with Functional Edges** – The NPPA includes over 6.5 miles of frontages to Highway 99, Elkhorn Boulevard, and both sides of Elverta Road. With an average setback of 150 feet along those frontages (except as noted for portions of the Elkhorn and Elverta frontage below), the opportunity exists to use the land in creative ways that are meaningful to the community. Proposed uses include small-scale farming (fruit and vegetables), orchards, community gardens, lakes, trails, educational exhibits, and agricultural themed architecture for small buildings related to the farming activities. Highway 99 represents the primary view corridor into Sacramento County from visitors arriving from communities to the north. The NPPA will leverage that opportunity by expressing a welcoming view of the County with orchards and related farming practices along the frontage and channeling important views into the interior of the project with landscaped spaces.



Various active and passive recreation activities can be programmed in the large central park.



Buffer with water features at development edge

The frontage along both Elkhorn Boulevard and Elverta Road will be expressed with functional uses, tangible spaces, and activities, versus viewing the back of houses, or soundwalls.



Attractive landscaped entrances will identify and distinguish the community.

Roadway entrances into the NPPA will be expressed with attractive landscaped features, high quality signage, and generous setbacks to either residential or commercial uses. The Elkhorn Boulevard frontage is particularly important since it meets the edge of the existing Natomas neighborhoods in the City of Sacramento. The buffer zone will narrow where key roadway intersections to the south occur (e.g. at East Commerce Way and Natomas Boulevard), allowing for a more seamless connection to the existing urbanized pattern. Residential and commercial uses will be allowed to encroach closer to Elkhorn Boulevard. Overall, the Elkhorn frontage will include amenities for not only the new neighborhoods, but those to the south in the City of Sacramento. Shopping and dining establishments will be located next to water features, and trails and educational exhibits will be interspersed with community-scale agricultural activities.

Overall, the Elkhorn frontage will include amenities for not only the new neighborhoods, but those to the south in the City of Sacramento.

3. **Ensure this is a Multi-Modal, Connected Community** – As a healthy living community; there must be every option available to promote physical activity. One of the best ways to maximize both physical activity and reduce vehicle miles travelled is to make this a community where walking and cycling are expected and encouraged. Every street in the NPPA will have sidewalks, and those sidewalks will connect to trails, which will lead to schools, parks, and nature areas. Cycling is made possible through both on, and off-street lanes and trails, with grade-separated solutions where traffic conditions warrant a different approach for safety. In total, the NPPA will include over 50 miles of off-street trails.



Safe routes to schools using community trails system.

The transit system for the NPPA will evolve over time; however, a shuttle/bus system will be planned to serve the neighborhoods and connect to the planned DNA line at the Greenbriar and Metro Air Park developments to the west and/or other stop locations further south in north Natomas neighborhoods.



Potential to connect to neighborhood shuttle system.

4. **Create a Compact Urban Core** – East Commerce Way will be the address for the community-wide commercial land uses and higher density residential living within the NPPA. Uses that will be located between the Highway 99 buffer and East Commerce Way will contain a mix of large-format retail (regional-retail and entertainment) and/or large floorplate office and medical/hospital campus uses. These areas will contain surface parking lots; however the location and view of those lots will be subservient to addressing the overall urban design character of East Commerce Way.

Uses that front the east side of East Commerce Way will be mixed-use in character, and have buildings built to the back of generous wide sidewalks presenting a more urban boulevard approach. Parking for the uses east of East Commerce Way will either be in surface lots and/or structures, and screened from view to the extent feasible. Similar to other urban boulevards in the US, on-street parking provisions will be explored for the East Commerce Way frontage to slow traffic and allow for recognition of retail and office establishment signage.

A medical/hospital campus use (approximately 63 acres) will be targeted for the commercial core, potentially to land east of East Commerce Way and north of the east/west couplet road. Since there are no significant hospital/medical facilities north of the American River, this use is important to this emerging amenity and will help catalyze other commercial uses to the core.

Provide a Robust Paseo and Trail System connecting Districts, Neighborhoods, Parks, and Schools – Another significant feature of the NPPA will be the connective trails that foster trips for pedestrians, cyclists, and others; thereby, minimizing daily automobile trips. The paseos will vary in width and length, and provide options for Safe-Routes for trips from home to school within the neighborhoods. These spaces will be designed to facilitate and encourage movement, and comply with Americans with Disability Act (ADA) standards. Crime Prevention through Environmental Design (CPTED) guidelines will also be incorporated to promote safety.

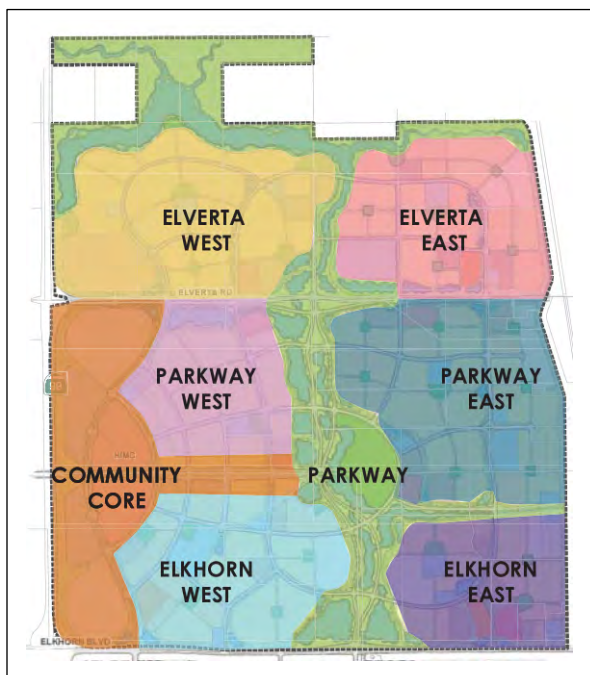


Figure 2: Districts diagram

GEOGRAPHIC ADVANTAGE

The NPPA is strategically located within the greater Sacramento region with close proximity to Downtown, Sacramento International Airport, and other job centers such as Metro Air Park, and in the Natomas neighborhoods of the City of Sacramento. The southern boundary of the NPPA is Elkhorn Boulevard; as measured from the J Street and 3rd Street intersection in Downtown Sacramento to the Elkhorn/Highway 99 interchange it is only 7.8 miles and about 10 minutes driving time.

The undeveloped lands that are in close proximity to the Sacramento International Airport and within easy Interstate access are unique on the west coast of the United States. This is one of only five locations that have north and south Interstate freeway connections that also provide access to an international airport. The other cities are Seattle, Portland, Los Angeles, and San Diego, all of which are heavily urbanized their locations to take advantage of the expensive and strategic regional public investments in infrastructure. The new terminal and other improvements such as runway extensions constitute over 1.6 billion dollars in public investment with an estimated 3.5 billion dollars in annual economic impact to the region.

The Sacramento Blueprint process initiated and administered by the Sacramento Area Council of Governments (SACOG) recognized this location during public charrettes suggesting an urbanization of the area, including lands within the NPPA.

The NPPA will benefit from the Natomas Levee Improvement Program (NLIP), with over 600 million in federal and local dollars provided to improve the levees of the Sacramento River and other surrounding drainage canals to help alleviate potential catastrophic flooding events. Lastly, the NPPA borders lands along the County edge to the north of the NPPA that are set-aside for preservation of habitat for important wildlife species, providing a significant buffer between Sacramento and Sutter Counties. Managed by The Natomas Basin Conservancy (TNBC), the lands offer a future educational experience to residents and visitors on the resources and preservation of significant species such as the Swainson's Hawk and Giant Garter Snake that are benefitting from the protection. TNBC is an active participant in the implementation of the Habitat Conservation Plan (HCP) that was initiated by the City of Sacramento, Sutter County, and Federal agencies to mitigate for developing lands in the Natomas basin. Habitat conservation measures for the NPPA will not affect the existing HCP and will focus on complimenting the management efforts of TNBC.



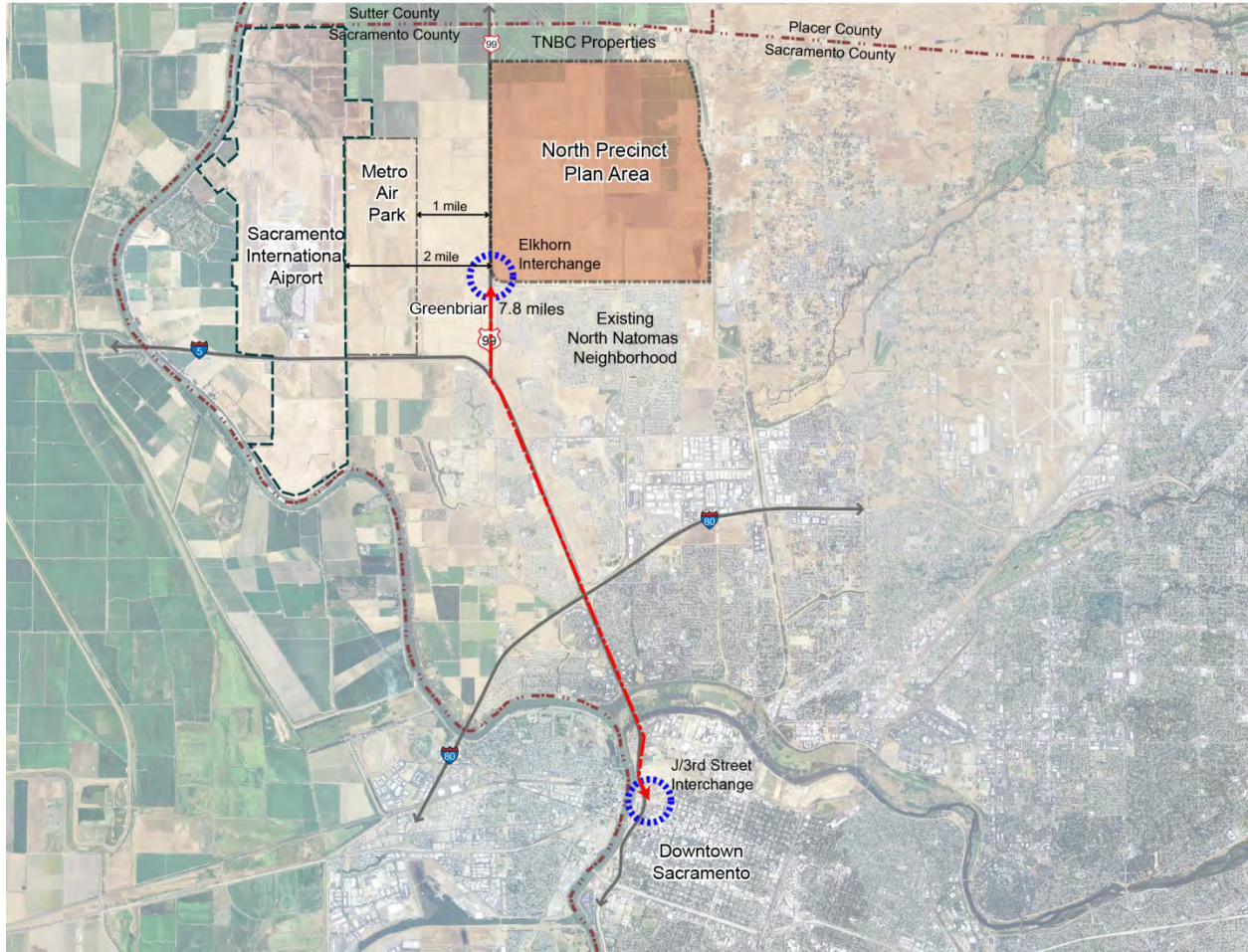


Figure 3: Distance of North Precinct Plan Area from intersection at J Street and 3rd Street.

GUIDING VISION AND PLANNING PRINCIPLES

Vision

The Vision for the NPPA is to create a Sacramento community that celebrates the harmonious integration of the natural and urban environment. This community will be designed to celebrate local history, ecology and building traditions, with an emphasis on the design of the public realm. It will include memorable public spaces, civic institutions, and places of collective interest. The open spaces will provide not only places for required infrastructure (e.g. streets, parks, stormwater retention), but go beyond the status quo and provide meaningful, tangible, and high-quality experiences within that infrastructure. For instance, the central north/south circulation and open space system will become a linear parkway with a multimodal couplet roadway moving through active park spaces and created habitat areas. Stormwater retention and detention basins will become public amenities, rather than simply left-over spaces that are fenced off from the public. Buffer zones will become places for food production and celebration of healthy lifestyles.

This will be a community that offers multi-modal choices to lessen the total vehicle-miles travelled. Similar to the Cities of Davis, CA and Boulder, CO, the design of the public realm will focus on the pedestrian and the cyclist as the most efficient method to gain non-vehicular mode share. Wide sidewalks and off-street trails will link neighborhoods and community destinations. With the addition of the planned Downtown Natomas Airport (DNA) light rail line, the opportunity exists to connect the NPPA to the light rail system. A shuttle system combined with local bus service will be instituted that connects the NPPA to not only the light rail system, but the job centers at Metro Air Park and the Sacramento International Airport. And, East Commerce Way, which parallels Highway 99 and extends south into the City of Sacramento, is envisioned to become an “urban boulevard” with regular street

intersections and building fronts rather than simply a four or six lane arterial fronted by large surface parking lots.

Finally, the NPPA will be a community that provides homes, jobs, and places of civic necessity (shopping, cultural spaces, religious institutions, schools, and medical needs), and offers a unique experience in both the physical form and the programmatic offerings.

Planning Principles

The following ten Principles have been shared with the community and Planning Commission in previous workshops expressed for both the larger Natomas Joint Vision Area (for the purposes of guiding the broad land use planning) and more recently to the Commission as it applies directly to the NPPA. They are as follows:

Urban Form

- The NPPA should embrace a **compact development pattern** within the lands to be urbanized. While there will be many acres devoted to single-family residential use, those lands should be part of distinct neighborhoods and districts that have recognizable boundaries, generally contained within open space linkages. The NPPA achieves an average “double net” density of 8.25 units per acre which is much higher than other Sacramento County communities and neighborhoods.



Compact residential neighborhoods with open space linkages

- The NPPA should contain ***an ample supply of specialized open space*** from highly developed urban parks to wild and protected places that are only accessible on the edges or in discreet locations.
- This will be a community with a ***central focus that includes diverse land uses***. A community core has been envisioned along East Commerce Way halfway between Elkhorn Boulevard and Elverta Road that will serve as the commercial heart of the planning area with office spaces both large and small, retail shopping, and higher density living. In addition to the community commercial core, there will be smaller commercial centers in the neighborhoods that will offer convenience retail as well as places for small offices and non-traditional residential prototypes.



Urban mix of uses along arterials.



Distinct neighborhood cores and villages.

Ecology and Landform

Recognizing that the Natomas region provided habitat for many wildlife species, the NPPA will *connect and promote wildlife corridors* on its edges as well as through the envisioned central linear parkway.



Wildlife corridor and agricultural buffer.

The lands to the north of the NPPA site are generally under TNBC ownership ensuring wildlife protection. The NPPA will provide a buffer to the south allowing for a transition area of open space uses that can be more tangible for public use while providing the necessary setback to developed land. Lands bordering Highway 99, Elkhorn Boulevard, and Elverta Road will include an average setback of 150 feet to allow for non-developed uses such as agriculture in the form of small-scale orchards, vegetable crops, and community gardens; water features; ornamental gardens; and other modifications to the landscape to assist in attracting wildlife. The design of the NPPA detention/water quality areas will incorporate guidelines, as necessary, from the Airport Land Use Plan consistent to minimize nesting and habitat areas for migratory waterfowl. The landform will not be entirely flat as mostly evidenced in the current physical environment. With the creation of the central open space parkway to include numerous areas for stormwater retention and detention, the land will be sculpted and afford public local views not available today.

Transportation

The NPPA will be a transit-first community with an **emphasis on pedestrian, bicycle, and transit-friendly design**. The street rights-of-way (ROW) will be designed to encourage pedestrian use through wide sidewalks, shade tree plantings, and on-street parking where feasible to buffer pedestrians from busy streets. Bicycle and pedestrian trails will be included in every neighborhood traversing through open space/paseos. Where bicycle paths intersect with busy collector and arterial roadways, grade separated solutions and/or activated signalized crossings that employ safe conditions will be implemented. A transit system/route through the neighborhoods will be offered that captures key commute period demand and links to the DNA line and other regional destinations such as the Sacramento International Airport. A transit center will be incorporated into the community commercial core allowing for places to change modes (e.g. shuttle or bus to bicycle). The NPPA provides 95% of residential uses within a half-mile or ten-minute walk of planned transit service.



Build a transit or shuttle system into the neighborhood pattern to capture key commute period demand.

The circulation pattern for the NPPA has been created in the form of a modified grid to allow for connecting streets, clear orientation and way-finding, and ability to phase the development in a logical pattern. Key streets will connect to lands within the City of Sacramento at East Commerce Way and Natomas Boulevard. A crossing over Highway 99 halfway between Elkhorn and Elverta Road is proposed to connect with the Metro Air Park and the Airport. The major east/west streets north of Elkhorn Boulevard will connect to the commercial core. Finally, a couplet parkway road system through a linear park system will traverse north/south through the middle of the site. Historic precedents for this envisioned artery are parkways in older east coast cities such as Washington, D.C (Rock Creek Park/Beach Drive), where the linear park abuts and integrates with the surrounding city, and the circulation facility can be utilized by vehicles, pedestrians, cyclists and equestrians. Refer to Figure 4 to see how design principles of other great streets were applied in NPPA.



A circulation system built around active alternative transportation choices that encourage walking and biking.

SCALE STUDY: GREAT STREETS



Figure 4: Scale study of great streets to apply design principles in the NPPA.

Energy

A fundamental goal of the NPPA implementation will be to **reduce energy consumption**. The path to achieve this goal will involve many strategies and guiding policies; however the key underlying assumptions are to reduce vehicle miles travelled, adopt state-of-the-art energy compliance guidelines, and embrace evolving forms of energy sustainability.



Neighborhood layouts and parcel orientation will encourage solar installations.

Water Conservation

The NPPA will be designed to **reduce water consumption and wastewater generation**. In an era of ever evolving climate change and historic periods of drought, this Principle is extremely important. Policies and programs will be enacted that allow for the NPPA to include water sensitive urban design techniques that encourage water conservation in buildings, recycled water use in landscapes, and best practices in stormwater management.



Integrated low impact development techniques.

Economics

The litmus test for whether the NPPA is developed is whether **financial success can be achieved** by both the private and public sectors. This project requires collaboration and commitments for public uses (streets, parks, utilities, schools, transit, etc.) from many parties over many years.

Development Agreements, public facilities finance plans and realistic development phasing plans are critical to that equation and allow both parties the flexibility to upfront development costs, collect fees, and sustain operations and maintenance cycles over long periods of time.

Health, Safety, and Security

“Healthy living” practices are of utmost priority and will remain for generations to come. A key planning Principle is to **promote a physically active lifestyle** within the NPPA. In addition to providing traditional playfield or court games dominated by youth groups, opportunities will be provided for nature walking, running, on and off-street cycling, and other forms of exercise. The “farm-to-fork” movement that encourages healthy eating is also a staple of the NPPA through the use of small-scale local farming activities that can occur on the many acres of buffer lands and within the linear parkway.



Active lifestyle choices to be integrated in the neighborhood design.

Education

Similar to lifestyle trends focused toward healthy living, are trends accelerating the understanding and knowing the places in

which we live. Understanding local ecologic and ethnographic history is key to accepting, owning, and taking pride in one’s environment. The NPPA will **foster a wide range of education programs** that can involve residents, visitors, and school groups. This will be done through the local schools, businesses, park district, and homeowner’s associations through both hard and soft programming within the public realm.

Greenhouse Gas Emissions

A primary focus on the NPPA development is to create a community pattern that reduces vehicle-miles-traveled (VMT) and associated greenhouse gas emissions. The plan will be built around compact and self-sufficient neighborhoods with active cores and a diverse mix of uses to allow for short daily trips using alternative transportation modes, such as biking, walking, and transit. The multimodal transportation system that is embedded in the framework of the plan encourages this low VMT approach to land planning and design.

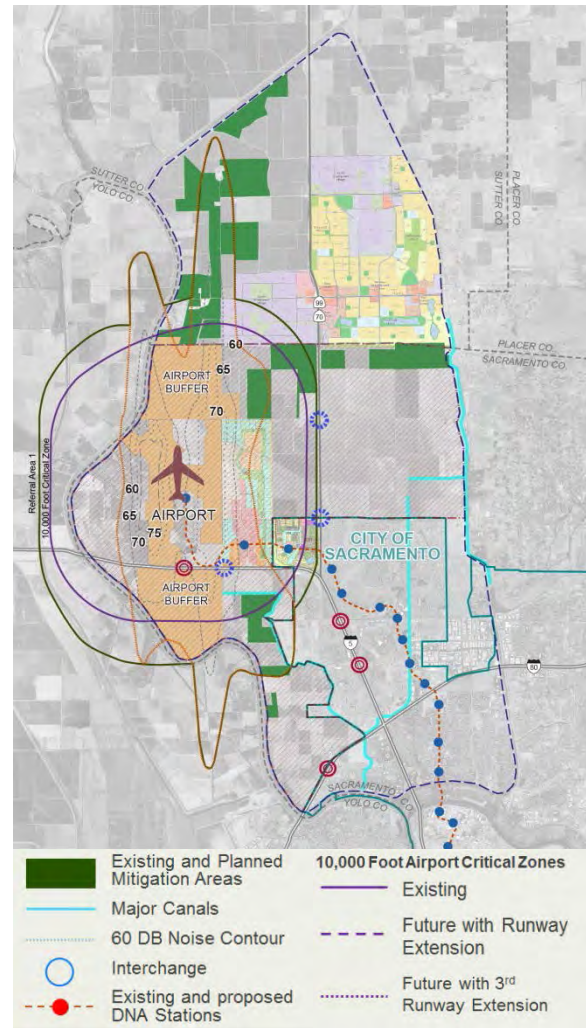


Multimodal approach integrated in the design of neighborhoods

The NPPA residential community will be in close proximity to regional employment centers (such as, Metro Air Park, Downtown Sacramento), and ample opportunities for employment within the site. This will allow for a robust jobs-housing balance further promoting cut in vehicle trips related to work commute and thus, associated greenhouse gas emissions.

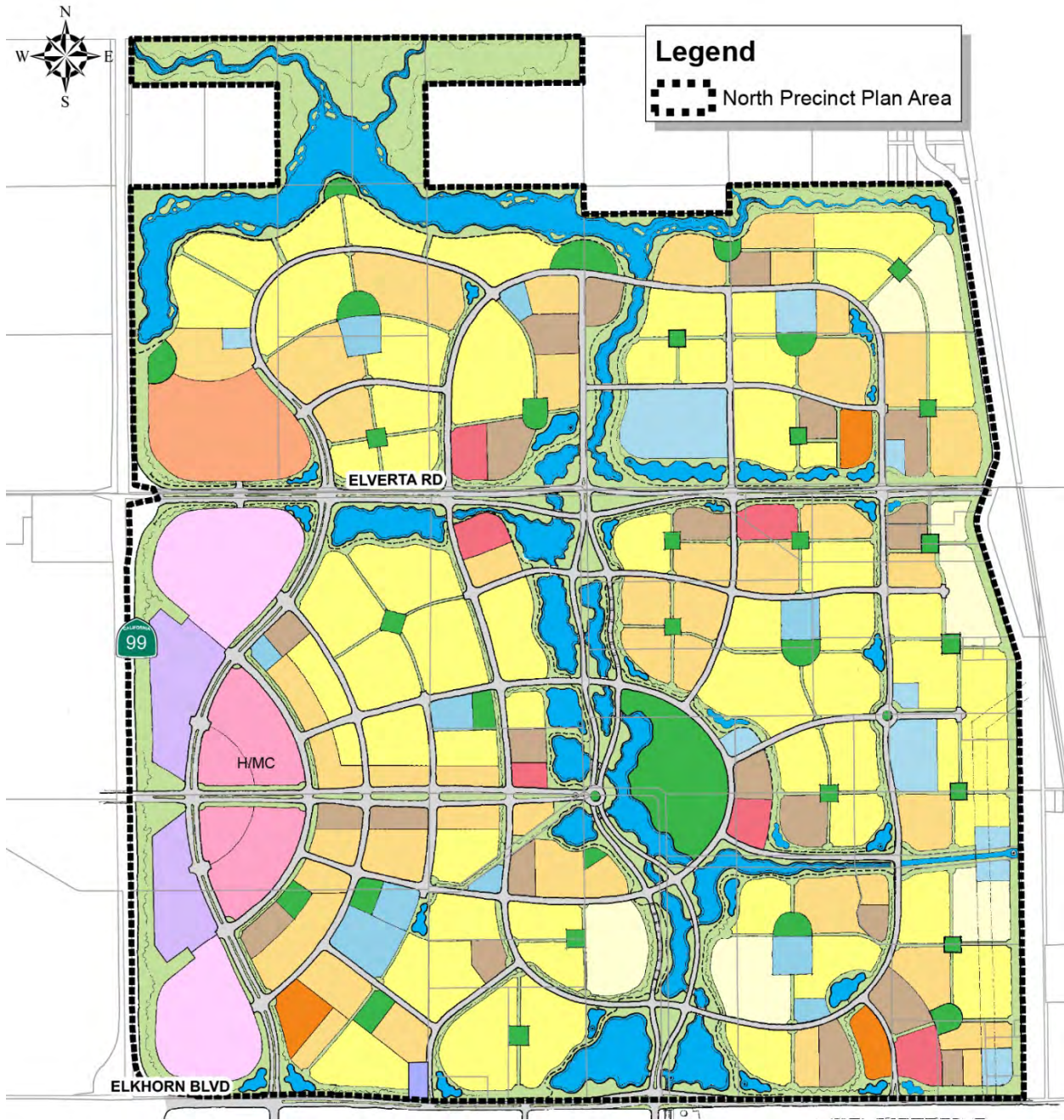
Airport Compatibility

The Sacramento International Airport property is approximately two miles to the west of the NPPA lands. All of the proposed expansions of the airport including runway extensions are included within lands solely designated for the airport, and lands within the 10,000 foot critical zone do not affect the NPPA area. However, the airport does have concern over migrating waterfowl that could potentially harm airplane departures and landings. Therefore, the design of the project for **airport compatibility and safety is critical**. The form of the water bodies will need to discourage large groups of flocking birds through the incorporation of tree cover, allowance of human activity where appropriate, and design of edge conditions and pond shapes that make it difficult for waterfowl to enter and exit the water features and unattractive for nesting sites.



SUMMARY

The NPPA will offer a robust mix of uses and amenities with specialized roadways, creative drainage concepts, and places and facilities for key region-wide public benefits. No other contiguous land assembly in the Sacramento region has the ability to include a medical/hospital campus, places for corporate business and innovation, and regional retail; combined with, extensive places for parkway and park systems that travel for miles inclusive of unique public amenities such as an active agriculture, and art and cultural venues and events. Finally, the NPPA includes large land areas for buffer lands, which will include places for wildlife, exhibits for educational learning, food production, and trails that link all neighborhoods to the community civic spaces. All of this will be within several miles of one of the nation's premier west coast airports.



Development Statistics in a Glance

Land Use	Residential (ac.)	Commercial (ac.)	Open Space (ac.)	North Precinct (ac.)	Total residential units	Total jobs	Total Park Required
Total	2,826.3	703.3	1,927.9	5,699.3	20,477	36,003	281.9

Technical Memorandum

Infrastructure Assessment

for the

North Precinct Plan Area

Prepared By

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

1552 Eureka Road, Suite 100, Roseville, CA 95661
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NOVEMBER 11, 2015

Technical Memorandum

Infrastructure Assessment for the North Precinct Plan Area

November 11, 2015

1 INTRODUCTION

This Technical Memorandum (TM) describes the results of a reconnaissance level engineering assessment of the infrastructure that will be required to support the development of the North Precinct Plan Area, also referred to as the "Project." This TM has been prepared based on record information, preliminary infrastructure analyses and consultations with the respective utility purveyors that will likely provide services to the Project.

2 SPECIAL PLANNING AREA

The project applicant (the Natomas Owners Group) is requesting approval of various discretionary entitlements in support of the North Precinct Plan which proposes a mixed-use master-planned community. The North Precinct Plan would guide development on an approximately 5,699± acre Project area, which is part of the 26,000± acre unincorporated area of Sacramento County located within the Natomas Basin. The Project lies immediately south of the Sacramento/Sutter County line, west of the Natomas East Main Drainage Channel, east of the State Route 99/70, and north of Elkhorn Boulevard. See Exhibit 1.

The Project includes a combination of a broad range of residential uses, regional uses, mixed uses, retail and supporting services, recreational uses, and associated infrastructure and roads. Specifically, the Project includes 20,500± residential dwelling units on approximately 2,830± acres; approximately 700± acres of employment-generating and other nonresidential uses; elementary and high schools and other community buildings; institutional uses; local commercial uses; parks; and recreational areas. Additionally, the Project also includes approximately 2,170± acres of open space and detention basins; and major roads. See Exhibit 2.

3 SCOPE OF INFRASTRUCTURE ASSESSMENT

Significant utility, roadway and dry utility infrastructure improvements will be required to serve the Project. However, this TM will focus primarily on the on-site and off-site water, wastewater and drainage/flood control infrastructure components of the infrastructure program. Additional technical studies to support the design of on-site and off-site water, wastewater and drainage/flood control infrastructure improvements will be included in the DEIR for the Project.

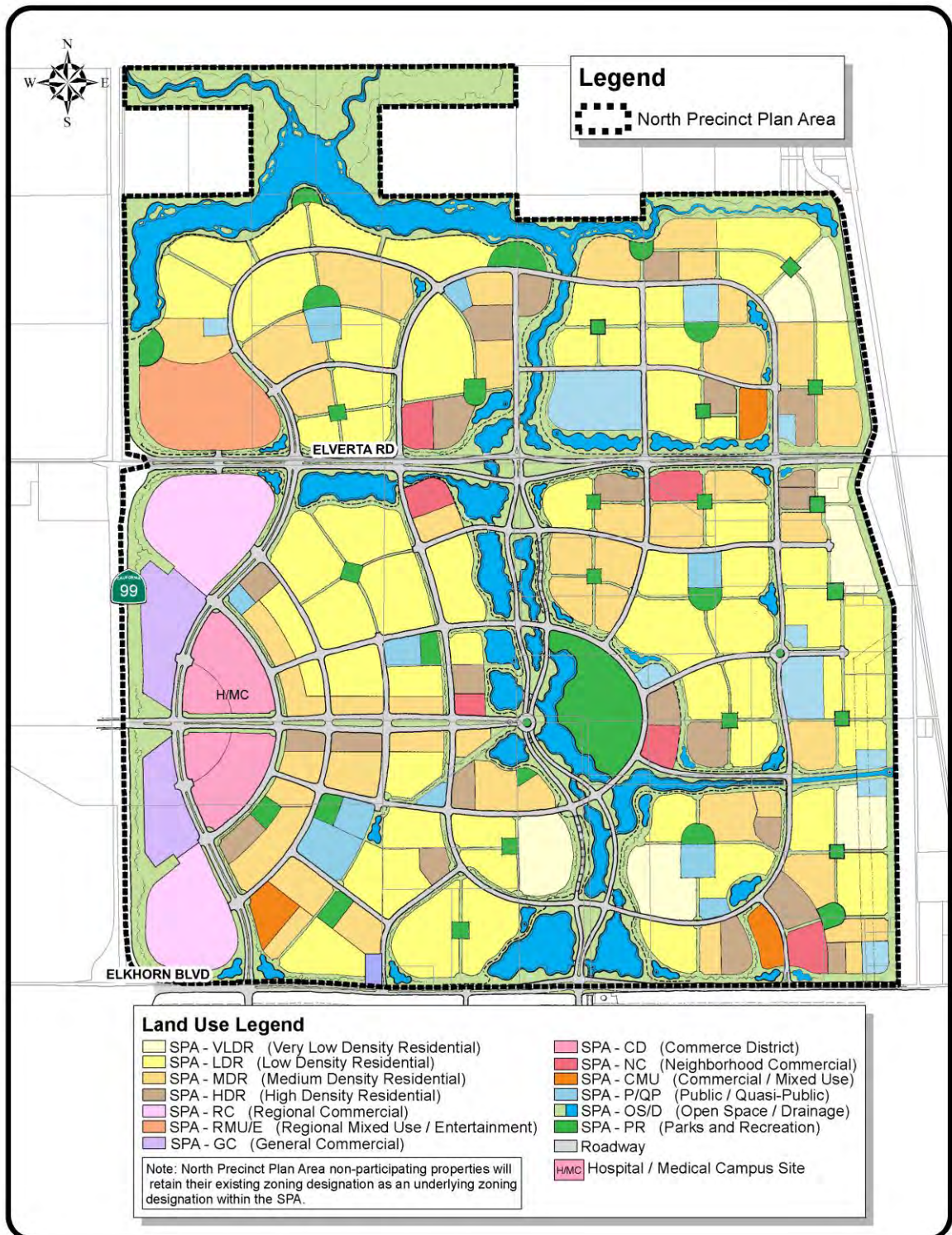


Exhibit 2
Land Use Plan

Off-site roadway facilities will be needed to serve the Project, including road widening, extensions, and improvements. An extensive traffic study will be prepared to evaluate the traffic impacts of the Project during preparation of the DEIR. Accordingly, this TM will not discuss traffic related infrastructure requirements.

Additionally, off-site electrical, communications facilities/infrastructure, and natural gas transmission lines and extensions will be needed to support the Project. While these types of facilities have not been analyzed to any significant degree at this point in time, this TM includes a brief description of the facilities that are contemplated to be required to serve the Project.

4 EXISTING SITE CONDITIONS

The Project is located within the boundaries of the Natomas Basin area and consists of undeveloped agricultural lands except for a few isolated agricultural-residential home sites. The Natomas Basin is surrounded by a levee system that protects the area from the external flood threat of the Sacramento and American Rivers. The lands within the Natomas Basin are extremely flat with a very slight gradient to the south. The primary agricultural crop grown in the Natomas Basin is rice with irrigation water supplied by the adjoining rivers. Some portions of the Natomas Basin area are irrigated by groundwater.

The Project lies within the existing Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Zone A-99. The Sacramento Area Flood Control Agency (SAFCA) is implementing a program of levee improvements to improve flood protection in the Natomas Basin, which would benefit the Project.

Internally, portions of the Natomas Basin are subject to localized flooding during periods of heavy precipitation. During these periods, precipitation within the Natomas Basin floods low lying agricultural fields when the capacity of the RD-1000 local drainage system is exceeded. This condition exists within the North Precinct Plan Area as shown on Exhibit 3.

5 POTENTIAL INFRASTRUCTURE SERVICE PROVIDERS

The Natomas Owners Group has initiated coordination with various potential service providers regarding their ability to provide wet and dry utility service to the Project. The most likely service providers for each type of infrastructure are shown in Table 1.

6 FLOOD CONTROL & DRAINAGE

The Project intends to provide a comprehensive drainage program that will serve the future development. This drainage program consists of an on-site backbone drainage plan and various off-site drainage improvements to the RD 1000 system.

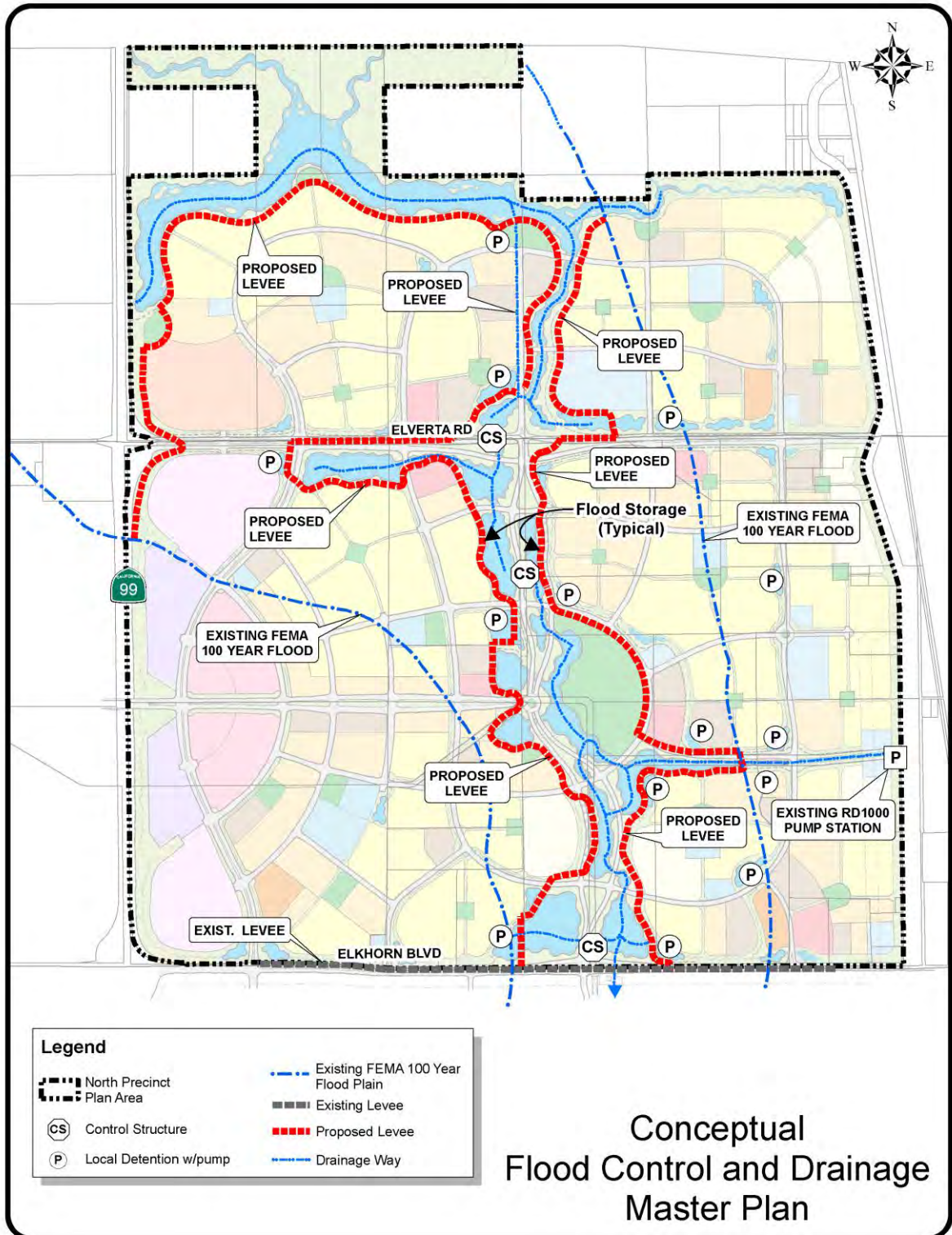


Exhibit 3
Conceptual Flood Control & Drainage Master Plan

Table 1		
Potential Infrastructure Service Providers		
	Service	Potential Service Providers
Wet Utilities	Drainage (on-site)	Sacramento County
	Drainage (off-site)	RD 1000
	Flood Control	SAFCA
	Wastewater	SASD/SRCSD
	Water (retail)	SCWA, City of Sacramento and/or Rio Linda Elverta Community Water District
	Water (wholesale)	Natomas Central Mutual Water Company and/or City of Sacramento
Dry Utilities	Electricity	SMUD
	Natural Gas	PG&E
	Communications	AT&T
	Cable	Comcast

Drainage Master Plan

A conceptual drainage master plan has been developed for the Project. The conceptual drainage master plan envisions a system of local levees and detention basins surrounding a central drainage corridor. The central drainage corridor generally follows along the alignment of RD 1000's existing main drainage channel that currently passes through the Project area. See Exhibit 3.

The intent of the master plan will be to protect the developable portions of the Project from the internal 100-year flood threat of the Natomas Basin. To accomplish this design objective, the existing drainage corridor will be realigned, enlarged and deepened as needed to create the necessary flood storage volume while creating a significant open space amenity for the community. A local levee system will be constructed on each side of the improved drainage corridor to protect the developable portions of the Project area lying within the existing flood plain from the local 100-year flood threat. This local levee system may require approval of FEMA and/or the Central Valley Flood Protection Board.

The improved drainage corridor will be a multi-tiered channel with a lower tier that will become a permanent water feature capable of conveying the perennial flows of the RD 1000 drainage system, and an upper flood storage tier where peak flood flows will be detained. During periods when the upper tier is not needed for flood storage, it will be a natural open space feature with paths and bike trails, similar in character to the areas along upper portions of the American River Parkway.

A detailed drainage master plan will be developed in conjunction with the DEIR for the Project. The detailed master plan will satisfy the design criteria of Sacramento County, RD 1000, FEMA National Flood Insurance Program requirements, Central Valley Flood Protection Board requirements (if applicable), and the County's National Pollutant Discharge Elimination System requirements.

On-Site Drainage Improvements

The Project will be designed to provide facilities that will maintain stormwater flows originating within the development during, and after, buildout at a level equal to or less than predevelopment flows. While the total volume of runoff may increase, the peak runoff rates leaving the Project area will not exceed existing flow rates. Key components of the drainage system will include detention basins, pump stations, drainage pipes, channels, permanent and temporary inlets, and other flood control facilities.

All runoff from the Project will be conveyed through Sacramento County approved storm water conveyance and temporary storage facilities (detention basins). The resulting attenuated flows would then be pumped into the central drainage corridor. Eventually, as peak flows into the RD 1000 system subside, then the Project's stormwater runoff will be conveyed through the RD 1000 system. These stored flows will then be pumped into the Sacramento River and/or Natomas East Main Drainage Canal via one or more of RD 1000's existing pump stations.

The size and capacity of flood control/drainage facilities would be based on appropriate Sacramento County and RD 1000 design criteria. See Exhibit 3.

RD 1000 Drainage System Improvements

Off-site improvements to the RD 1000 system will likely be required to mitigate the impacts of the Project. Based on the analysis prepared to date, it appears that minor widening of one or more of the existing drainage channels and upgrading of one or more of the existing pump stations will be required.

Regional Flood Protection

The levees protecting the Natomas Basin from the river flood threat are currently being improved to meet FEMA criteria for 100-year flood protection. These improvements include raising certain reaches of the levee system, construction of slurry walls, and installation of toe rock and bank vegetation. This improvement project was deemed to be sufficiently complete in June 2015 and FEMA then changed the flood designation of the Natomas Basin from Zone A to Zone A-99.

Additionally, the Project area is located within a 200-year flood zone as recently designated by the "Best Available Maps" prepared by the California Department of Water Resources. Senate Bill 5 provides that, as of 2015, city and county legislative bodies will be prohibited from approving discretionary development projects and ministerial residential projects unless they

can make one of the three following findings with respect to the levels of flood protection at a project site:

- ▶ flood management facilities provide the level of protection necessary to withstand 200-year flood event;
- ▶ the development agreement or other entitlements include conditions that provide protections necessary to withstand 200-year flood event; or
- ▶ the local flood management agency has made adequate progress on construction of a flood protection system that shall result in protections necessary to withstand 200-year flood event by 2025.

Sacramento County anticipates that the Sacramento Area Flood Control Agency (SAFCA), through its ongoing efforts to improve the safety and stability of levees throughout the region, will provide 200-year flood protection for the Natomas Basin, including the Project area. However, it is not known at this time whether 200-year flood protection improvements will be required for local flood control improvements within the Project area. If so, additional studies will be required to identify the nature and extent of local flood control improvements to address the 200-year internal flood threat.

Urban Runoff Management

In any developed area, urban stormwater runoff contains various elements washed from street or parking lot surfaces and from building rooftops. These elements typically include hydrocarbons from street paving, motor oil, detergents from car washing, and other polluting elements from a variety of sources. The primary methods of managing urban runoff to protect surface water resources are: controlling stormwater runoff from development, protecting stream courses, and preventing nonpoint source pollution from entering existing surface water. These may be accomplished by using both structural and source controls. Both methods will be incorporated in the design of the Project.

Structural Controls

The Project's storm drainage systems would be designed to direct runoff flows into on-site detention basins outfitted with integrated water quality treatment in the form of wet water quality treatment volume or extended dry detention (if feasible given the high groundwater table in the area). The drainage system would include best management practice design features incorporating structural controls consistent with Sacramento County requirements. The construction of the features would be the responsibility of the project applicant(s) of all phases of the Project.

In the existing undeveloped conditions, the 100-year peak storm flow in the RD 1000 system is attenuated by flooding of the flat agricultural lands within the Natomas Basin. These flows are then pumped out via RD 1000 pumping facilities. To eliminate any increase in the flow rates leaving the Project area post development, and any possible erosion related to this increase, stormwater detention facilities would be constructed to maintain peak storm flows at the level existing before development. Additionally, flood storage will be created in the central drainage corridor to compensate for the loss of existing flood storage that will be displaced as the Project area develops over time.

The proposed detention and water quality basins would be located throughout the Project area. The general locations of these basins are identified on the drainage master plan (Exhibit 3).

These locations may be adjusted during the land use entitlement process pursuant to subsequent site-specific drainage studies.

Temporary sedimentation basins and devices for controlling stormwater flows and reducing erosion would be constructed by the project applicant(s). It is anticipated that most of these basins would be needed only during construction and before landscaping is established. Additionally, permanent water quality facilities will be needed to intercept sediments from the Project area to protect the receiving waters from water quality degradation.

In conformance with the Federal Clean Water Act and U.S. Environmental Protection Agency (EPA) regulations, the state requires the project applicant(s) of all phases of the Project to prepare a storm water pollution prevention plan (SWPPP). Each SWPPP would be prepared and submitted to the approving agency before the start of grading and would identify measures to reduce pollutants and erosion in runoff before it leaves the site.

Source Controls

Source controls typically involve management programs that reduce or eliminate pollutants from entering surface waters (e.g., street sweeping, prevention of illegal dumping). Some programs rely on community education, and some require regulatory, public agency, or private entity implementation. Source control programs proposed for the Project include recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas. Additionally, the Project will comply with Sacramento County's Water Quality Control requirements, including Low Impact Development (LID) Standards.

Hydromodification

On July 29, 2011, Sacramento County, as a partner agency in the Sacramento Stormwater Quality Partnership (Partnership), proposed a Hydromodification Mitigation Plan (HMP) in conformance with the requirements of the County's MS4 Waste Discharge Permit. The Partnership revised and resubmitted the HMP to the Regional Water Quality Control Board on February 14, 2013. While the HMP has yet to be approved by the Regional Board, the HMP proposes to exempt the City of Sacramento's North Natomas area from the need for compliance with the hydromodification standards.

Since the Project area drainage and flood control system will be designed similar in form and function to the system serving the North Natomas Area, a request for similar exemption to the Sacramento County's hydromodification standards will be proposed for the Project. As is the case for the North Natomas Area, the Project area should be exempted because:

1. The existing drainage canals serving the area are engineered earthen structures and are maintained by Reclamation District 1000, and
2. The detention basins and pump stations that will serve the Project will be specifically designed to mimic pre-development discharge rates and mitigate development impacts.

Accordingly, additional hydromodification mitigation measures are not proposed for the Project.

7 POTABLE WATER

Existing Conditions

Presently, there are no public potable water supply facilities in the Project area. Existing rural development currently within the Project area is supported by private wells with limited capacity. Agricultural irrigation is provided primarily by surface water diverted from the Sacramento River by the Natomas Central Mutual Water Company (NCMWC), a private water purveyor, and to a lesser extent from private irrigation wells.

The operation of the NCMWC irrigation system is proposed to be maintained during the development of the Project. As the Project is developed over time, irrigation ditches within the Project area will be removed and the M&I water system will be developed to deliver groundwater and surface water to the Project area. The limited amount of development that currently exists in the Project area will be given the opportunity to connect to the public system in lieu of continuing to use private groundwater wells.

Existing Surface Water

NCMWC shareholders own approximately 4,462± acres of the 5,699± acre within the Project area. See Exhibit 4. The amount of NCMWC shareholder land within the Project area represents approximately ±14.2% of the 31,514± shareholder acres in NCMWC's service area. The remaining 1,238± acres of the Project area, however, are not owned by NCMWC shareholders. Since the shareholder lands within the Project area represent approximately 14.5% of NCMWC's overall irrigation demand, under the terms of NCMWC's Bylaws, then, the Project area is entitled to receive up to ±14.2% of NCMWC's total diversion from the Sacramento River.

During normal years, NCMWC is permitted to divert up to 120,200 acre-feet per year (Afy) under its existing water rights and its recently renewed Settlement Contract with the Bureau of Reclamation. This amount includes 98,200 Afy of Base Supply, which can be diverted from April through October, and 22,000 Afy of Central Valley Project (CVP) water, which is available during July and August.

In dry years, NCMWC's Settlement Contract is cut back by 25% from 120,200 Afy to a maximum of 90,150 Afy and potentially cut back up to 50% during critically dry years (or 60,100 Afy). Assuming the Project represents ±14.2 % of the irrigation demand of NCMWC, the shareholder portion of the Project area has access to approximately 17,000± Afy of surface water during normal years, approximately 12,800± Afy of surface water during dry years, and approximately 8,700± Afy of surface water during critically dry years.

The State Water Resources Control Board (SWRCB) water right licenses held by NCMWC allow the use of water for agricultural purposes only. The Base Supply may be diverted from the Sacramento River for irrigation purposes only. Approval by the SWRCB and the Bureau of Reclamation would be necessary before the Base Supply could be used for Municipal and Industrial (M&I) purposes. Accordingly, for NCMWC to supply water for M&I purposes in the Project area, NCMWC would need to obtain approval from the SWRCB to modify the purpose of use to allow M&I service under NCMWC's water right licenses.

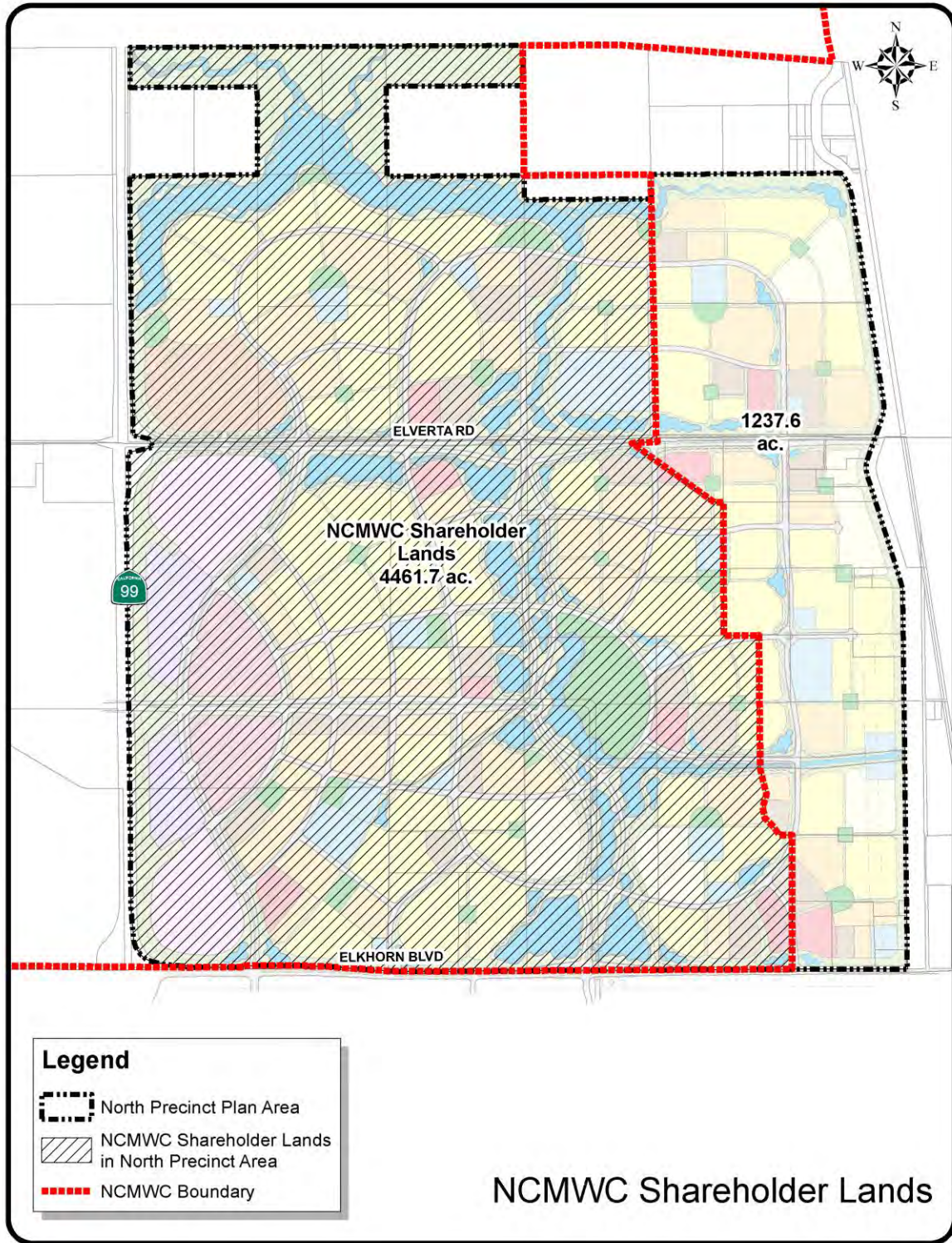


Exhibit 4
NCMWC Non-Shareholder Lands

Groundwater

The lands lying under the Project area contain significant groundwater reserves that have historically been under-utilized by the owners of the overlying lands. Under California law, landowners within the Project area have the right to extract groundwater from the aquifer underlying their properties.

Recent studies for the Sutter Pointe development in Sutter County, located immediately north of the Project area, demonstrated that the local ground water basin has the capacity to safely yield approximately 1.7± Afy/Acre. Accordingly, it appears that 9,700± Afy of groundwater can safely be pumped from the aquifer underlying the Project area (5,699± Acres x 1.7± Afy/Acre = 9,700± Afy).

Projected Water Supply

The projected water supply available to the Project is, therefore, a combination of the available NCMWC surface water and the available groundwater underlying the Project area. Accordingly, the total projected water supply that is available to serve the Project is summarized in Table 2.

Table 2			
Projected Water Supply			
<u>Source</u>	<u>Water Year (Afy)</u>		
	<u>Normal Year</u>	<u>Dry Year</u>	<u>Critically Dry Year</u>
Surface Water	17,000±	12,800±	8,700±
Groundwater	9,700±	9,700±	9,700±
Total	26,700±	22,500±	18,400±

Projected Water Demands

The proposed water demands for normal water years for the Project area are estimated at 10,200 Afy based on the recently proposed SCWA Zone 40 unit water demand factors. During dry and critically dry years the water demands are estimated at 8,300± Afy (15% ± conservation) and 7,200± Afy (30% ± conservation), respectively. The breakdown of the demands is shown in Table 3.

Sufficiency of Supply v. Demand

A comparison of the amount of groundwater and surface water that would be available to meet the water demands of the Project is shown in Table 4.

Table 4 shows a surplus of water for each type of water year (Normal Water Years ≈ 16,500± Afy, Dry Water Years ≈ 13,300± Afy, and Critically Dry Water Years ≈ 11,200± Afy). Clearly, there is more than an adequate water supply to serve the Project area.

Table 3					
Projected Water Demands					
<u>Land Use</u>	<u>Approx. Gross Area (Acres)</u>	<u>Unit Demand Factor (Afy/Ac/Yr)</u>	<u>Water Year (Afy)</u>		
			<u>Normal</u>	<u>Dry</u>	<u>Critically Dry</u>
SPA-VLDR Very Low Density Res. (0-3.9 DU/AC)	192.3	2.02	388	311	272
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.30	2.13	3,321	2,657	2,325
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	2.44	1,974	1,579	1,382
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	3.33	885	708	619
RESIDENTIAL Subtotal	2,826.3		6,568	5,255	4,598
SPA-RC Regional Commercial	197.7	2.02	399	320	280
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	2.45	265	212	186
SPA-GC General Commercial	108	2.02	218	175	153
SPA-CD Commerce District (assumes up to 5ac HDR)	156.5	2.19	343	274	240
SPA-CMU Commercial/Mixed- Use (assumes up to 19ac HDR)	50	2.64	132	106	92
SPA-NC Neighborhood Commercial	82.9	2.02	168	134	117
COMMERCIAL Subtotal	703.4		1,525	1,221	1,068
SPA-P/QP Public/Quasi-Public	241.9	2.80	677	542	474
SPA-PR Park and Recreation (3)	203.9	2.80	571	457	400
SPA-OS/D Open Space/Drainage	1,724.0	0.10	172	138	121
PARKS AND OS Subtotal	2169.8		1,420	1,137	995
SubTotal	5,699.5		9,513	7,613	6,661
Plus System Loss (7.5%)			713	571	500
TOTAL			10,200±	8,200±	7,200±

Table 4			
Projected Water Sufficiency			
<u>Category</u>	<u>Water Year (Afy)</u>		
	<u>Normal Year</u>	<u>Dry Year</u>	<u>Critically Dry Year</u>
Surface Water	17,000±	12,800±	8,700±
Groundwater	9,700±	9,700±	9,700±
Supply Subtotal	26,700±	22,500±	18,400±
Less Water Demand	<10,200±>	<8,200±>	<7,200±>
Surplus	16,500±	14,300±	11,200±

Conjunctive Water Supply Program

The proposed water supply for the Project will include a conjunctive use strategy utilizing surface water when available and groundwater when surface water is not readily available. This conjunctive use strategy will rely upon the existing surface water rights enjoyed by those lands within the Project area that are NCMWC shareholders and pumped groundwater lying underneath the entirety of the Project area, including those portions of the Project area that are currently not NCMWC shareholders. Groundwater will be utilized exclusively to serve the water demands for those portions of the Project area that are non-shareholder lands and for the other portions of the Project area during periods when river diversions are unavailable or cut back. It should be noted that NCMWC would need discretionary approval by the Bureau of Reclamation and, possibly, from the State Water Resources Control Board (SWRCB) and other local and state regulators to convert their existing water rights to municipal and industrial (M&I) use.

Groundwater alone will provide water supplies to initial phases of development until surface water entitlements (change in purpose of use from agriculture to M&I) are approved and off-site water facilities (discussed below) are constructed. Development of the surface water element is anticipated to take approximately 5–10 years.

Groundwater will be supplied by groundwater pumping from the North American Subbasin on a year around basis during the initial phases of development of the Project. Well fields will be developed to meet groundwater demands and the groundwater wells will be developed utilizing well head treatment. As development of the Project occurs and as the surface water element is phased in, the groundwater element will transition from a year-round supply to principally a wintertime supply to meet the demands of the Project.

The Project will comply with the requirement of the Water Forum Agreement (WFA). The WFA sets a maximum of 131,000± Afy of groundwater pumping in the North Area Groundwater Basin (north of the American River). The rate of pumping of the aquifer over the last thirteen years is approximately 99,500± Afy. Accordingly, the maximum additional pumping that is proposed

within the Project area (9,700 Afy) will easily fit within the WFA maximum annual rate. The Sacramento Groundwater Authority (SGA) and the Regional Water Authority (RWA) monitor the rate of groundwater pumping in the area. RWA has adopted a Groundwater Management Plan (GMP), the terms of which the north area water purveyors have voluntarily agreed to comply. The GMP is consistent with the WFA maximum pumping rate.

Since the NCMWC diversion rights are primarily for the summer months (April – October), and assuming a change in diversion season is not obtained from the Bureau of Reclamation and the State Water Board, groundwater will ultimately be used from November through March, and a combination of groundwater and surface water will be used from April through October. As explained above, the 1,238± acres of non-shareholder lands will be completely served by groundwater.

NCMWC surface water is currently delivered to the Project area by diverting water from the Sacramento River at a number of NCMWC pump stations located around the perimeter of the Natomas Basin, principally along the Sacramento River and Natomas Cross Canal sides of the basin. Diverted flows are discharged into the NCMWC irrigation canal system and distributed to the various agricultural fields through highline ditches. Additionally, NCMWC utilizes RD 1000 drainage ditches to capture tail-water flows from the agricultural fields and return them to the highline ditches for irrigation reuse. Obviously, this agricultural irrigation system can't be utilized to deliver surface water for M&I use within the Project area.

There are, however, at least four possible ways to deliver NCMWC surface water to the Project area for M&I use:

1. **Sankey Diversion.** NCMWC owns and operates a recently completed river diversion project just downstream from the confluence of the Natomas Cross Canal and the Sacramento River (near the northwest corner of the Natomas Basin). NCMWC has an agreement to deliver a portion of the diverted water from this facility to serve the M&I needs of the Sutter Pointe Specific Plan (Sutter Pointe), an approved 7,500± acre mixed-use development in Sutter County. Sutter Pointe is located immediately north of the Project area just across the Sacramento-Sutter County line.

The capacity of the proposed diversion to serve Sutter Pointe could be increased to accommodate the needs of the Project area. Likewise, the capacity of the proposed raw water transmission pipeline, the proposed surface water treatment plant, and the proposed treated water transmission system within Sutter Pointe could be increased to handle the additional demands of the Project area. In this way, treated surface water could be delivered to the Project area.

2. **Elkhorn Diversion.** NCMWC owns and operates an older river diversion project along the Sacramento River just downstream of the Elverta Road/Garden Highway intersection (the Elkhorn Pumping Station). While this facility is not currently capable of providing M&I diversions, it could be reconstructed and modernized to become a modern diversion facility similar in class and character to the Sankey Diversion.

An agreement between NCMWC and the water purveyor for the Project area could be entered into whereby M&I flows could be diverted from the Elkhorn Pumping Station for delivery to the Project area. As is planned for Sutter Pointe, a raw water transmission pipeline could be constructed to deliver raw surface water to the Project area for subsequent treatment, transmission and distribution to customers within the Project area.

3. **Sacramento River Diversion.** A new river diversion facility could be developed along the Sacramento River in the vicinity of the Elverta Road/Garden Highway intersection. This facility would, in all likelihood, be a facility dedicated exclusively to diversion of M&I water. This facility could either be a NCMWC facility or another water purveyor facility.

An agreement could be entered into between NCMWC, the owner of the facility, and the water purveyor for the Project area whereby M&I flows could be delivered to a raw water transmission pipeline that could be constructed to deliver raw surface water to the Project area for subsequent treatment, transmission, and distribution to customers within the Project area.

A new diversion along the Sacramento River has been the topic of discussion within the water community for the last several decades. A prior proposal for a new diversion, the Sacramento River Reliability Project, was proposed by a consortium of water purveyors 15-20 years ago. This proposal was abandoned when the rate of growth in new connections radically declined during the Great Recession.

More recently, a similar proposal has been the topic of discussion by a group of north area water purveyors lead by the Rio Linda Elverta Community Water District. This group, originally known as the Sacramento River Diversion Group, is promoting the River Arc Project. This project is essentially the same as the previously proposed Sacramento River Reliability Project.

4. **City Diversion.** The point of diversion of a portion of the NCMWC surface water rights could be changed to the City of Sacramento's Sacramento River diversion facility just downstream of the confluence of the Sacramento and American Rivers. These waters could then be diverted through the City's existing diversion facility and into the City's Sacramento River Water Treatment Plant. Such an arrangement would require a "wheeling" agreement between NCMWC, the City, and the water purveyor for the Project Area.

Treated water could then be treated at the City's treatment plant and conveyed through the City's existing water transmission system for delivery to the Project area. The treated water could then be distributed to the customers in the Project area.

Potential Water Purveyors

Water service to the Project may come from one or more of the following service providers:

1. **Sacramento County Water Agency.** The Sacramento County Water Agency (SCWA) could provide water service to the Project. In addition to the NCMWC surface water rights described above, other water sources that may be available to SCWA include purchases from the City of Sacramento and/or Sacramento Suburban Water District, among others.
2. **City of Sacramento.** The City of Sacramento could serve the Project through the "wheeling" agreement discussed above or under its American and/or Sacramento River Water Rights (if an expanded place of use was sought and obtained from the SWRCB). The groundwater basin underlying the lands within the Project area could be developed to provide groundwater to the initial phases of development.
3. **Rio Linda/Elverta Community Water District.** The Rio Linda/Elverta Community Water District (RLECWD) could serve the Project. While RLECWD currently doesn't

have sufficient water supplies to serve the Project area, the District is planning, in conjunction with other north area water purveyors, a major surface water diversion project from the Sacramento River to serve the long term needs of their existing service areas (the River Arc Project described above). RLECWD envisions that excess NCMWC surface water rights would be utilized for this purpose. This diversion project could be utilized to divert and convey NCMWC water to the Project area.

4. **Golden State Water Company.** Golden State Water Company (GSWC), through its parent company (American States Water Company), entered into an agreement with NCMWC on July 1, 2004 to provide M&I water service within the NCMWC service area. GSWC is an investor owned, California Public Utilities Commission (PUC) regulated, private water company. GSWC, however, previously expressed the intent to not be a potable water service purveyor within the Sacramento County portions of the NCMWC service area.

Regardless of which agency becomes the purveyor of potable water to the Project area, the purveyor will initially provide groundwater to the early phases of development. As the Project develops over time, a combination of groundwater and surface water would need to be developed to meet the Project's water demands at buildout.

In order to perfect the water supply program envisioned herein, the preferred water purveyor may need to enter into an agreement with NCMWC to act as the urban wholesale distributor of surface water. The preferred water purveyor would become the retailer and deliver the surface water at cost to the end users.

In compliance with SB 610, a WSA will be prepared to determine whether the projected available water supplies would meet the Project's water demand. The WSA will be prepared by the preferred water purveyor in conjunction with the preparation of the DEIR.

Groundwater and Surface Water Treatment Facilities

With development of the Project, a series of on-site groundwater wells with well head treatment, and a surface water treatment plant (SWTP) will be constructed to treat raw groundwater and surface water diverted from the Sacramento River.

Groundwater Treatment

Groundwater will be treated to meet the regulations of both the California Department of Public Health and EPA. The treatment process for removing iron, manganese, and arsenic involves the oxidation of the soluble form of each constituent into an insoluble form (precipitates) for subsequent removal by filtration.

Typically, ferric chloride and chlorine are introduced to form the precipitates, which are then conveyed to a filter containing a mixed media usually consisting of graded sands, gravels, and a bed of anthracite. Depending on the contaminant level of manganese, a manganese greensand media is often used. These filters require backwashing to remove the precipitated constituents after several hours of operation.

Treated water from storage will be used to backwash the filters, and this backwash water will be pumped to an on-site containment storage tank. The backwash water will be either sent through the public sewer system or recycled to the filtration system to conserve water. The solids that remain from the treatment process will be disposed of in accordance with standard practices,

including discharge to the public sewer system and transportation to and disposal at a landfill. If discharge to the public sewer system is determined to be unacceptable by the local sewer authority, then these solids will be disposed of by either storing decanted sludge in an on-site containment storage tank for periodic pumping and trucking to a Class III landfill, or by periodically transferring low-water-content sludge to sludge-drying beds. The dried sludge will be harvested and trucked to a landfill.

These approaches to groundwater treatment are relatively common in the greater Sacramento metropolitan area, especially in areas where these types of constituents are found in the groundwater. Regulatory agencies have accepted these treatment processes because they have reliably produced safe, aesthetically acceptable water supplies that meet the drinking water quality objectives specified in Title 22 of the California Code of Regulations and EPA Drinking Water Standards.

Surface Water Treatment

Surface water would be treated at a new Surface Water Treatment Plant (SWTP) to meet the surface water treatment regulations of both the State of California and EPA. The SWTP would use conventional or advanced filtration technologies that have been successfully used to treat M&I water supplies from the Sacramento River by other urban water users. Regulatory agencies have accepted these processes because they have reliably produced safe, aesthetically acceptable water supplies that meet the drinking water quality objectives specified in Title 22 of the California Code of Regulations and EPA Drinking Water Standards.

The following components typically are used at local surface water treatment plants that treat surface water diverted from the Sacramento River:

- ▶ chemical addition and rapid mixing,
- ▶ coagulation/flocculation and clarification,
- ▶ filtration, and
- ▶ disinfection.

The SWTP facilities would include grit basins, flow splitters, flocculation and sedimentation basins, filters, equalization basins, backwash clarification, and above ground potable water storage reservoirs. Membrane filtration may also be considered as an alternative to the conventional treatment process. Waste from the SWTP would include grit from the grit basins, sludge removed from the sedimentation basins, filter backwash water, filter-to-waste water, sampling water, and sludge-drying basin decant water. These wastes would be disposed of in accordance with commonly acceptable practices, including discharge to the public sewer system and transportation to and disposal at a landfill.

Off-Site Water Conveyance Facilities

The off-site water conveyance facilities required to implement the surface water element of the Project consist of a raw water turnout, a raw water booster pump station, and a raw water transmission pipeline. See Exhibit 5.

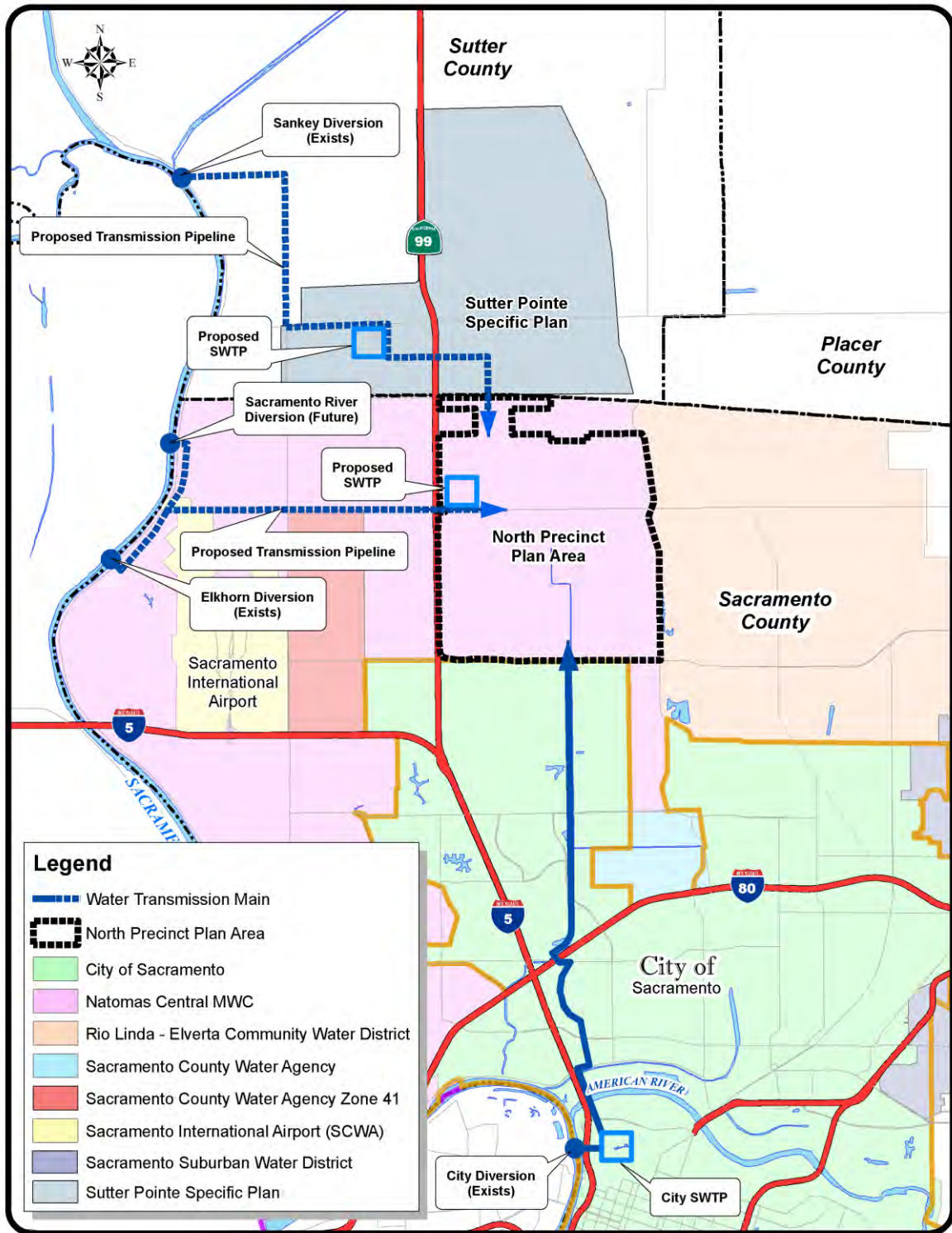


Exhibit 5
Potential Sources of Surface Water

A raw water turnout and booster pump station could be located at the NCMWC's existing Elkhorn Pumping Plant, which is situated along the east bank of the Sacramento River approximately 2½ miles upstream of the I-5 crossing of the Sacramento River. The Elkhorn Pumping Plant may not have the reliability or year-around capability to provide municipal water service to the Project and may require updating to accommodate the demands of the Project. Alternatively, a new diversion facility could be developed near the existing Elkhorn Pumping Plant.

Improvements to the existing Elkhorn Pumping Plant could include a new intake structure and redundant pumps, backup electrical power, and appropriate controls. These improvements would provide a modern and reliable year-around diversion facility that would replace the existing Elkhorn Pumping Plant.

Some of the water diverted from the Sacramento River by the Elkhorn Pumping Plant would be delivered to the NCMWC highline ditch system for delivery to the water company's agricultural customers. Also, some of the diverted flows would be delivered to the proposed raw water booster pump station through a new raw water turnout located on the landside of the levee at the head works of the NCMWC's existing highline ditch system.

The booster pump station would pressurize the flows before discharge into the raw water transmission pipeline. The raw water transmission pipeline would be approximately 30-inches in diameter and would extend from the Elkhorn Pumping Plant northerly to Elverta Road. The pipeline would then turn east along Elverta Road to a proposed SWTP located near the intersection of Elverta Road and SR 99/70.

Alternatively, the NCMWC water could be diverted further downstream at the City of Sacramento's diversion point just south of the confluence of the American River. As described above, the City's Sacramento River water diversion facility would deliver diverted flows to the City's nearby surface water treatment plant where it could be treated and then conveyed northerly to the Project area utilizing the City's existing transmission system. A wheeling agreement would be needed between the City and NCMWC and a change in the point of diversion would be required from the Bureau of Reclamation and the SWRCB.

On-Site Water Transmission & Distribution Facilities

A new water system would be constructed and would include transmission and distribution pipelines, above ground water storage reservoirs, and booster pumps that would deliver treated water to customers within the Project area. A preliminary on-site water system has been designed as a looping system following the major street alignments. See Exhibit 6.

The system would consist of seven (7) groundwater wells each capable of producing approximately 1,500± gallons per minute. The wells, and their associated reservoir and booster pump stations, would distribute treated water into a transmission and distribution system consisting of 8-inch to 24-inch-diameter pipes. The seven (7) well and storage reservoir sites would be strategically located throughout the Project area. These water storage reservoirs would provide for fire flow, peak-hour equalization, and emergency storage.

At each reservoir site, dual water tanks would be constructed, each having a capacity of approximately 1.5± to 2.0± million gallons for a combined storage capacity of 3.0± to 4.0± million gallons at each site. The seven water storage reservoirs would provide a total of approximately 24.0± to 25.0± million gallons of storage to serve the Project area.

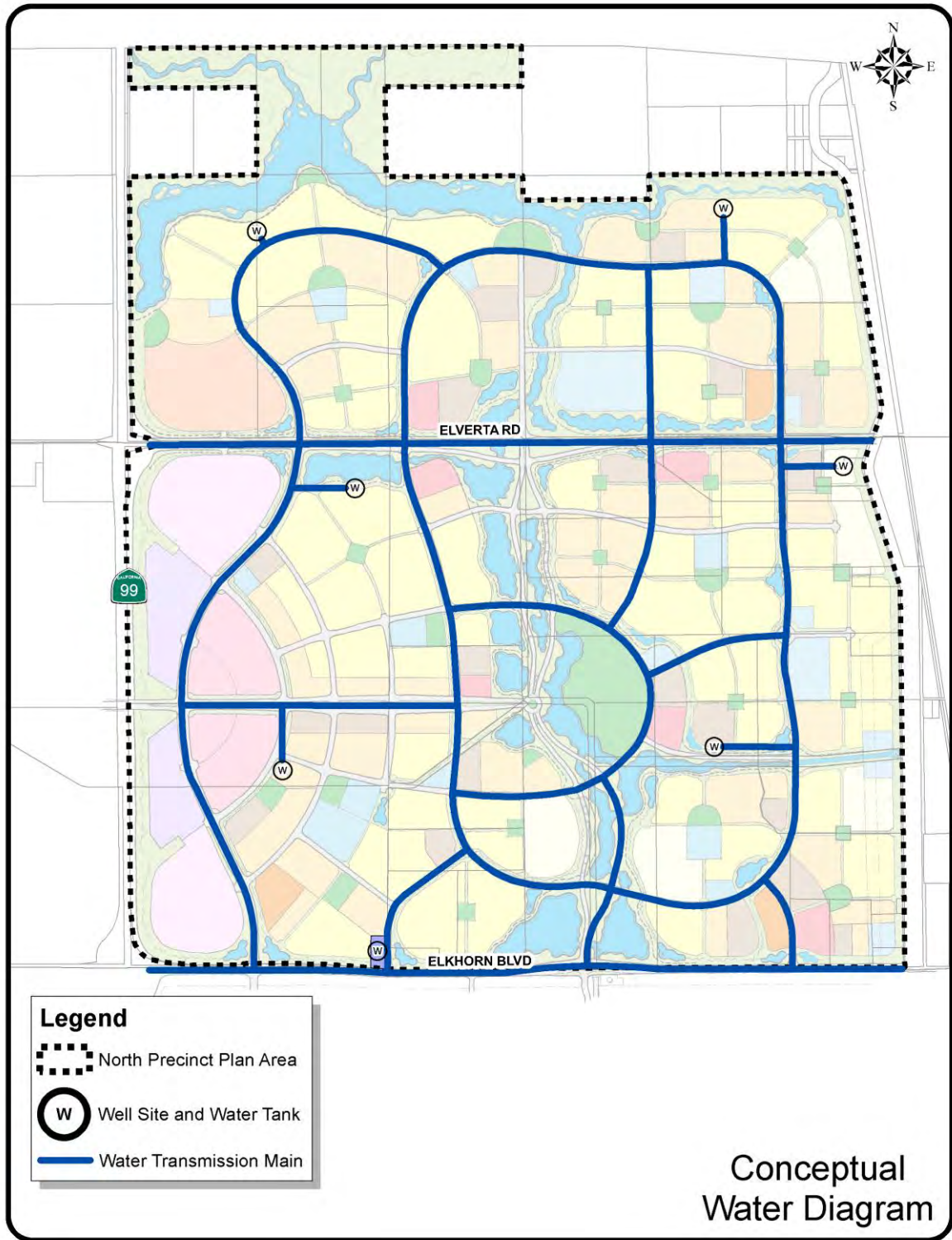


Exhibit 6
Conceptual Water Diagram

8 WASTEWATER

The Project area is not currently served by any municipal wastewater collection and treatment systems. Implementing the Project would require construction of on-site and off-site wastewater collection and conveyance facilities. The Sacramento Area Sewer District (SASD) would own, operate, and maintain the local and trunk sanitary sewer collection service. Sacramento Regional Sanitation District (Regional San) would provide off-site interceptor conveyance and sanitary sewer treatment at the existing Sacramento Regional Wastewater Treatment Plant (SRWTP).

Currently, the Project area is not within the SASD's or SRCSD's service areas. Before SASD and Regional San could provide wastewater service to the Project, Sacramento County LAFCO would need to approve connection to their respective service areas, amend the sphere of influence for SASD and Regional San to include the Project area, and authorize the annexation of the Project area into SASD and Regional San.

Estimated Wastewater Demands

The development of the Project area will result in approximately 27,800 ESD's (Equivalent Single-Family Dwelling sewer demands) and generate wastewater flows estimated at 8.6 MGD ADWF and 19.7 MGD PWWF. The projected wastewater flows to be generated by Project are shown in Table 5.

Wastewater Master Plan

A conceptual level sewer analysis was prepared to aid in the development of the Project Land Use Plan (Exhibit 2). The conceptual sewer master plan is shown in Exhibit 7. This sewer master plan envisions a sanitary sewer system consisting of gravity sewer lines ranging in size from 10-inches to 42-inches in diameter with maximum depths of approximately 30 feet. A number of lift stations and force mains would collect the sewer flows generated on the Project area and convey them to a proposed central pump station located near the intersection of Truxel Road and Elkhorn Boulevard. This central pump station would lift the sewer flows into the Upper Northwest Interceptor (UNWI).

Regional San Wastewater System

The Regional San system includes an elaborate system of interceptor sewers that convey wastewater flows from the greater Sacramento metropolitan area and the SRWTP located near Freeport. These two facilities are described in more detail below, including their capacity to serve the Project.

Interceptor System

The SRCSD Interceptor System Master Plan 2000 (Interceptor Master Plan) includes the Upper and the Lower Northwest Interceptors (UNWI and LNWI), both of which would be used to carry wastewater flow from the Project area. The LNWI was placed in service in late 2006, and the UNWI was placed in service in 2010. Along with the New Natomas Pump Station (NNPS) and the South River Pump Station (SRPS), the Northwest Interceptor system is available to convey wastewater to the SRWTP.

Table 5			
Estimated Wastewater Demands			
<u>Land Use</u>	<u>Approx. Gross Area (Acres)</u>	<u>ESD's / Acre</u>	<u>ESDs</u>
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	6.00	1,154
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	6.00	9,356
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	8.00	6,471
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	18.00	4,783
RESIDENTIAL Subtotal	2,826.2		20,764
SPA-RC Regional Commercial	197.7	6.00	1,186
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	8.77	950
SPA-GC General Commercial	108	6.00	648
SPA-CD Commerce District (assumes up to 5ac HDR)	156.5	6.38	899
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50	6.00	300
SPA-NC Neighborhood Commercial	82.9	6.00	497
COMMERCIAL Subtotal	703.4		4,480
SPA-P/QP Public/Quasi-Public	241.9	6.00	1,451
SPA-PR Park and Recreation	203.9	6.00	1,223
SPA-OS/D Open Space/Drainage	1,724.0		
PARKS AND OPEN SPACE Subtotal	2,169.8		2,674
Total	5,699.4		27,918±

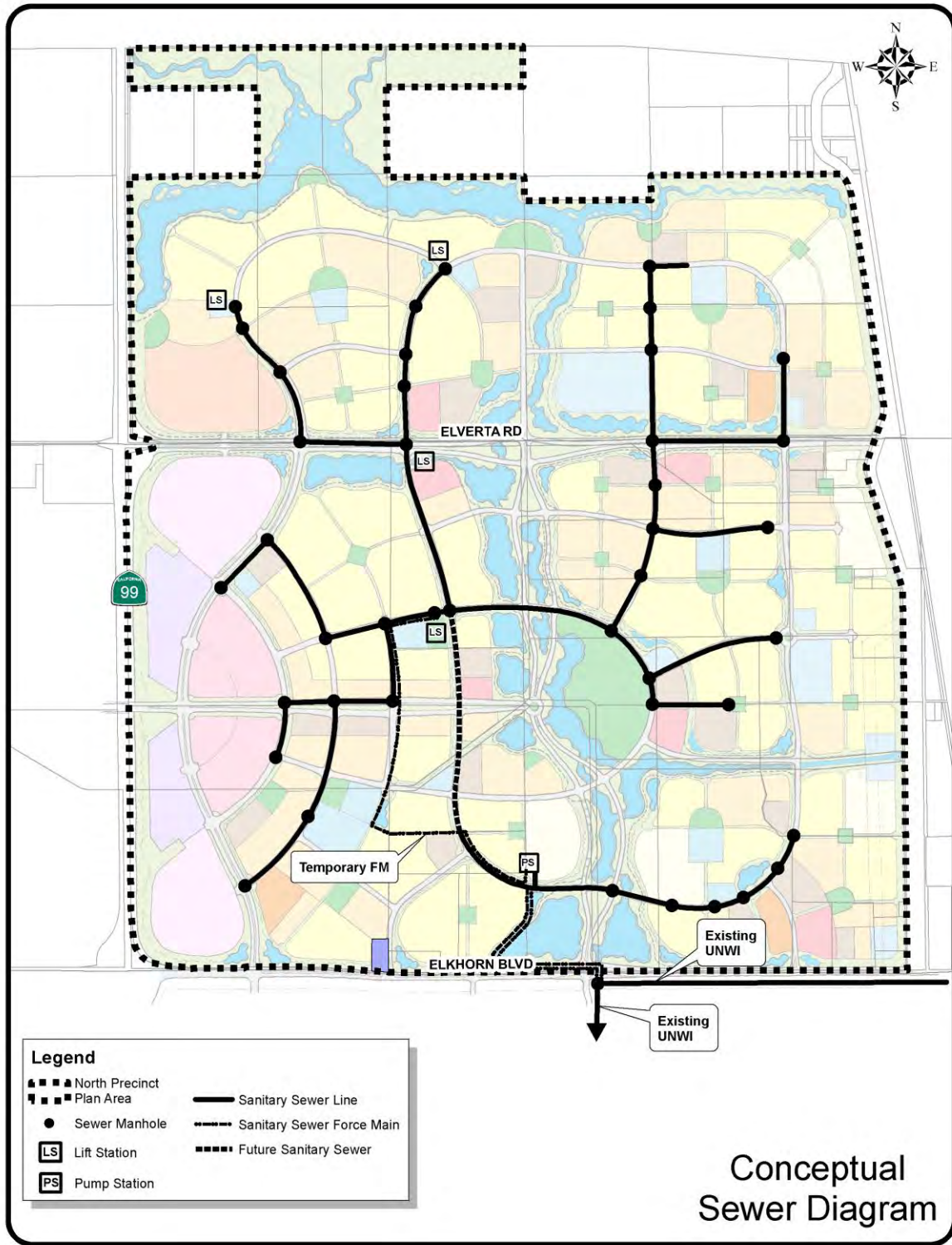


Figure 7
Conceptual Sewer Diagram

Recently, Regional San updated their modeling criteria, refined the projection of the timing of buildout within the UNWI sewer shed, and refined the models themselves. Based on this new modeling effort, Regional San has determined that sufficient capacity exists within the LNWI and UNWI system to serve all of the projected peak wet weather flow (PWWF) from:

- Regional Sans' Contributing Members and Contracting Agencies in the upstream sewer shed,
- Regional Sans' Contributing Members and Contracting Agencies in the downstream sewer shed,
- The future urbanization of the Project Area, and
- The future urbanization of the Sutter Pointe Specific Plan area in Sutter County.

Accordingly, Regional San has sufficient conveyance capacity within its interceptor system to serve the Project.

Treatment & Disposal

In addition to having the capacity to convey the PWWF from the Project, Regional San has the capacity to treat and discharge the flows from the Project at the Sacramento Regional Wastewater Treatment Plant (SRWTP), including the PWWF from the Contributing Members and Contracting Agencies of Regional San. Wastewater flows delivered to the SRWTP are treated and discharged in conformance with the requirements of the Central Valley Regional Water Quality Control Board (Regional Board) issued National Pollutant Discharge Elimination System (NPDES) Permit for the SRWTP. Wastewater conveyed to the SRWTP is currently treated to a secondary level and then discharged into the Sacramento River.

The SRWTP is in the process of being upgraded to a tertiary level treatment plant. This upgrade project, known as the EcoWater Project, is a result of new, more stringent treatment requirements issued by the Regional Board in 2010. The EcoWater Project is on schedule to be completed by 2021-2023. Once completed, the SRWTP will have state-of-the-art tertiary level treatment capability. The maximum discharge limit of the current NPDES Permit for the SRWTP prohibits discharge in excess of 181 MGD of treated effluent into the Sacramento River. The EcoWater Project will not increase the permitted discharge capacity of the SRWTP, but rather will increase the level of treatment to meet the new discharge requirements of the Regional Board.

According to the 2020 SRWTP Master Plan EIR, the permitted capacity (181 MGD) of the SRWTP was expected to be reached before 2010. However, notwithstanding the fact that a significant increase in new development occurred over the last fifteen years, the average dry weather flows (ADWF) to the SRWTP have consistently decreased from 155 MGD ADWF in 2000 to 106 MGD ADWF in 2014. This downward trend in ADWF occurred during a period of rapid growth in connections to the Regional San system during 2000-2007, as well as the post 2008 financial crisis period when very few new connections occurred. The occurrence of a steady decline in ADWF during the past 15 years (from 2000-2014) is strong proof that the per capita wastewater generation within the Sacramento region is declining. This trend is being observed at wastewater treatment plants around the country.

9 DRY UTILITIES

Extensive on-site and off-site dry utilities, including electricity, natural gas, communications, and cable television, would be required to serve the Project. Currently, the provision of dry utilities to the Project area is not sufficient to support urban development. Electricity, natural gas, communications, and cable television facilities will need to be extended into the Project area to provide utility service to the proposed new development.

Electricity

Sacramento Municipal Utility District (SMUD) is the local purveyor of electricity in the Project area. SMUD would likely need to extend major overhead transmission lines into the Project area, and construct a number of primary community substations to serve the Project. This substation would step down the voltage of electricity prior to distribution to new customers within the Project area.

From the substation site, 12kV underground electrical service would then be extended into the new community through a series of underground trunk feeder lines. Generally, the feeder lines would follow the proposed roadway alignments out into the community to strategically positioned underground vaults, from which underground primary lines would extend throughout the community to transformer sites that would then provide secondary power to the various residential, commercial, and industrial users. As part of the project approval process, the project applicant would coordinate with and meet the requirements of SMUD regarding the extension and locations of on-site infrastructure.

Natural Gas

PG&E is the local purveyor of natural gas in the vicinity of the Project. The nearest gas service is located near the intersection of Truxel Road and Elkhorn Blvd. While PG&E's facilities in this location appear to have the capacity to serve the Project area, PG&E may need to extend additional gas service to serve full build out of the Project area. PG&E would then need to extend natural gas service into the Project area through an underground distribution system.

Communications

AT&T is the local telephone service purveyor in the vicinity of the Project. The nearest telephone service is located near the intersection of Truxel Road and Elkhorn Blvd. While it appears that AT&T's facilities in this location have the capacity to serve the Project, AT&T may need to extend additional communications facilities to the Project area. AT&T's facilities would all be underground, although temporary aerial facilities may be used on an interim basis.

Cable Television

Comcast is the local cable television purveyor under an existing franchise agreement with Sacramento County. The nearest cable service is located near the intersection of Truxel Road and Elkhorn Blvd. While it appears that Comcast's facilities in this location have the capacity to serve the Project, Comcast may need to extend additional cable television facilities to the Project area. Comcast would extend cable service into the Project area through an underground distribution system, although temporary aerial facilities may be used on an interim basis.

Department of Community
Development
Lori A. Moss, Director



Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

MEMORANDUM

DATE: October 30, 2015

TO: County Planning Commission

FROM: Leighann Moffitt
Planning Director

SUBJECT: 20030171 and PLNP2014-00172. Natomas Vision Plan and North Precinct Plan. Report back on the project prior to the Board workshop to initiate environmental review process – Change in project description.

The Sacramento County Planning Commission held a workshop on September 28, 2015 to discuss initiation of the environmental review (CEQA) process for both the Natomas Vision Plan and North Precinct Plan. The project is proposed by an Applicant group comprised of three primary funding partners all of whom have land interests located in the North Precinct (the area north of Elkhorn Boulevard and east of Highway 99, as shown in Attachment 1). The project included land use entitlements related to an Urban Services Boundary (USB) and Habitat Conservation Plan (HCP) focus for the overall Natomas area and a detailed land plan for the area north of Elkhorn Boulevard and east of Highway 99 (North Precinct). At that workshop, the Planning Commission recommended to the Board Supervisors that the Board find the project adequate to begin the environmental review process.

Subsequent to the Planning Commission workshop, the Applicant revised the project application in advance of review by the Board of Supervisors. The proposed change would address urbanization only for the North Precinct area. As a result, the revised application no longer includes the areas west of Highway 99, south of Interstate 5, and the area known as the Boot. Refer to Attachment 1 showing the revised USB location.

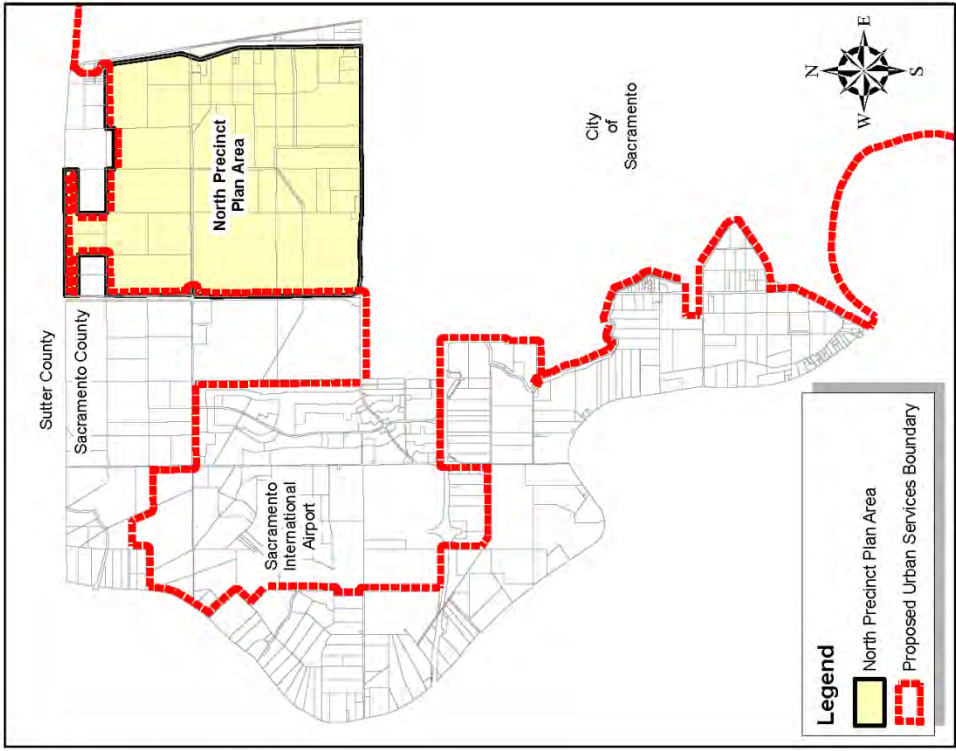
The removal of properties from the proposed USB does not preclude those landowners from initiating a separate pre-application process, including an appropriate funding agreement, with the County that could lead to a formal master plan submittal. The County will, however, require master plan areas to include logical geographic boundaries that potentially encompass a larger geographic area than land that may be in their control.

In addition, although the funding agreements between the Applicant and the County are a separate request with the Board of Supervisors and not an item to the Planning Commission, the funding agreements are revised to include only one agreement which is now applicable only for the North Precinct. A master funding agreement is no longer proposed which would have obligated owner participation if an owner wanted to develop urban uses in other areas. The revised funding agreement is tentatively scheduled for the Board on November 17, 2015.

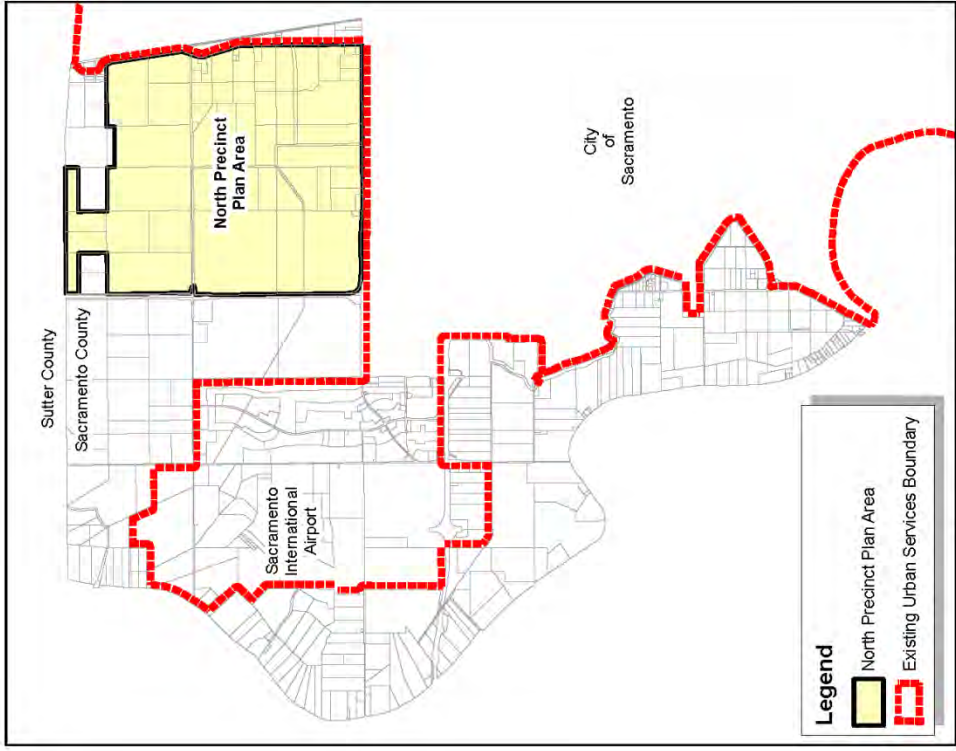
Planning staff wish to inform the Planning Commission of this changed request and to record any comments or recommendations made by the Commission to the Board of Supervisors. The Board of Supervisors workshop is tentatively scheduled for December 15, 2015.

Attachment 1 – Exhibit showing revised USB location

ATTACHMENT 1



North Precinct Plan Area
Proposed Urban Services Boundary



North Precinct Plan Area
Existing Urban Services Boundary

Natomas Vision Plan (NVP) Historical Steps

General Timeline:

1993 – Board of Supervisors concurred with letter Sacramento City Council members signed stating in the event the NVP area were to urbanize, it should do so within the City of Sacramento. Based on that information, the Board chose not to extend the Urban Services Boundary (USB) to include the NVP area, but recognized the potential urbanization of the NVP area.

1996 – Ose family and Norton family submit applications to move the USB, and County initiates a Special Study for moving the USB and prepares an Environmental Impact Report (EIR). The Special Study Area includes the North Precinct area.

1997 – City of Sacramento adopts the Habitat Conservation Plan (HCP) for North Natomas

1999 – County releases the EIR for the Special Study Area

2000 – County withholds action on the Special Study Area in response to City signal that it will move forward with the planning effort in the Special Study Area

2002 – City and County enter into an MOU for the NVP area

2003 – City of Sacramento and Sutter County adopt updated HCP

2004 – SACOG Board adopts the Blueprint Map that includes urbanization over a significant portion of the NVP area by 2050

2005 – City management initiates potential planning process for NVP area similar to the process for Greenbriar. City Council decides not to move forward with process. Ose family reactivates appeal to move the USB for their property. Gidaro Group appeals to the Board the staff decision to deny accepting its application to move the USB.

2007 – Board and City Council initiate visioning process for the NVP area

2007/2008 – Joint meeting between County Executive and City Manager with key landowner representatives to discuss moving forward with a comprehensive and collaborative planning process. The meeting highlights the County's commitment to develop a plan for the NVP area that is inclusive of multiple interests. The Board of Supervisors considers a County led development process and endorses the effort that becomes known as the Broad Visioning process, with funding provided from the Owners group {consists of Angelo K. Tsakopoulos, Brookfield Natomas LLC, Demeter Development, L.P. (Successor to Jeffrey S. Norton Trust), Gibson-Tsakopoulos, LLC, MJ 318, L.P., Natomas Boot II, LLC/ Natomas Boot Investors, LLC, North Natomas/Airport De Matos, LLC, Ose Properties Inc, Saca Development, LLC, and West Lakeside, LLC}.

2008/2009 – City sought landowner financial contribution to prepare Municipal Services Review as part of Sphere of Influence activity. City canceled consultant contract given lack of funding.

2008/2009 – County and City hold public workshops to discuss broad visioning principles for potential urban areas. Three sketches are created. Staff presented results to City Council and County Planning Commission and Board.

2010 – Board initiates consideration of a Special Planning Area for the entire NVP area. Biological studies begin. Multiple meetings occur with County Airports staff.

2011 – The Owners’ Group conducts a series of outreach sessions with landowners within the NVP area. Meeting dates were August 29 and 30, and September 13 and 15, 2011.

2011 – In November 2011, the Board of Supervisors approved the 2030 General Plan which included an overlay for the NVP area. The overlay reads as follows:

- Natomas Joint Vision Area. On December 10, 2002, the Sacramento City Council and Board adopted a Memorandum of Understanding (MOU) outlining principles of land use and revenue sharing between the City and County of Sacramento for the Natomas area, setting the stage for what has come to be known as the “Natomas Joint Vision.” The “Natomas Joint Vision Study Area” overlay on the Land Use Diagram indicates the area addressed by this MOU. The cooperative effort addresses land use, economic development, and environmental opportunities and challenges in Natomas. The result will be quality development balanced with permanent open space preservation systems. Additionally, SACOG’s Blueprint shows significant development in the Natomas Joint Vision Area. Because of the MOU, the Blueprint and the importance of the Natomas Joint Vision Area to the region, the County anticipates development in portions of the Natomas Basin within the timeframe of the General Plan. Subject to the preparation and certification of the appropriate environmental documentation, this development shall be accomplished either by an expansion of the USB, the City’s Sphere of Influence, or both. See related policy LU-114 and Implementation Measure C in the “Regional and Local Agency Coordination” section of this Element.

2012 – Subsequent to the adoption of the 2030 General Plan, in February 2012 the Board initiates the Natomas Vision Plan and General Plan Amendments for the NVP area including an expanded USB and Urban Policy Area (UPA), with the boundary locations to be determined through the Master Plan process, in addition to associated rezones, and a Special Planning Area zone.

2015 – Board of Supervisors adopts new funding agreement. The participating owner’s group of the NVP {consists of Brookfield (representing 11 property owners), Ose Properties, and Demeter Development} acting as the Applicant, revise the proposed expansion of the USB to be coterminous with the UPA boundary for the North Precinct. Board approves contract with ESA to prepare the EIR for the Natomas North Precinct.