

NATOMAS JOINT VISION AREA
CONSISTENCY WITH SACRAMENTO COUNTY
GENERAL PLAN POLICY LU-119

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

- ✓ ***Parallel processes to expand the UPA and prepare Master Plans: 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 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.***

The proposed Natomas Joint Vision Special Planning Area (referred to herein as the Northwest SPA) will encompass the land outside the current Urban Services Boundary (USB) and City limits of the City of Sacramento in the Natomas Joint Vision Area, as that area was defined in the Board of Supervisors Resolution 2010-0034 of January 13, 2010 initiating the proceedings for the creation of the Special Planning Area zone (SPA). The process to establish the Northwest SPA will include determination of the new location of the Urban Services Boundary (USB) and the Urban Policy Area (UPA) in this area through a detailed master planning process within the framework of the SPA. See the note on the table regarding the Airport and Metro Air Park (MAP) sites. Note that the MAP is already zoned under an existing SPA and it is not expected the MAP SPA will be amended under this process.

- ✓ ***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 goals and benefits of the proposed project. The Outreach Plan will describe how the project proponent plans to inform and engage neighbors and members of the general public about the proposed UPA expansion and project.***

Project Justification:*Background:*

The 2002 Natomas Joint Vision Memorandum of Understanding between the City and County of Sacramento established principles for collaborative planning. Key principles include:

- Protecting existing and future airport operations
- Permanent preservation of open space for habitat, agriculture, or other purposes
- Fair distribution of revenue / revenue sharing principles
- Urban development according to smart growth principles

On July 23, 2008, the Board directed County staff to initiate a collaborative work plan, known as the Broad Visioning Process, to prepare a conceptual land use plan that incorporates fundamental principles of the Natomas Joint Vision Area. Recognizing the Joint Vision Area is an area of unique importance to the region, County staff and representatives of the Natomas Landowners' Group desired that land use planning for the Joint Vision Area proceed in a unified and comprehensive fashion, commencing with a visioning plan.

The goals of the Broad Visioning Process were to:

- Create a special and unique place
- Assure quality and consistency in development projects
- Capitalize on existing assets – airport, freeways, river, farmland
- Locate and employ exemplary cases of urban design complementing (and enhancing) habitat preservation

On September 24, 2008, the Board approved a funding agreement between the County and the Natomas Landowners' Group that formalized a financial contribution from the landowners for the continuation of County staff efforts in the Broad Visioning Process and the retention of consultants to assist in the development of a comprehensive strategy for the Joint Vision Area. The agreement recognizes the City of Sacramento as a participating agency in the collaborative planning process and on November 5, 2008, the Board approved a Memorandum of Understanding between the County and the City of Sacramento regarding the reimbursement of City staff and legal consultant costs.

On April 22, 2009, the Board concluded Phase II of the Natomas Joint Vision and directed County staff to continue to work cooperatively with the City and Owners' Group and associated stakeholders in (1) the preparation of a conservation strategy leading to the development of a new or amended habitat conservation plan and apply for any available grant funding, and (2) the application process leading to the submission of an application for a General Plan Amendment and Specific Plan for the Natomas Joint Vision Area, which are collectively described as "Technical Phase III".

During the Planning Commission and Board hearings on the Natomas Joint Vision held in April, 2009, the Sacramento County Airport System gave presentations on the potential wildlife hazard implications of the conceptual alternatives developed during the Broad Visioning process.

On May 27, 2009, the Board amended the Funding Agreement and authorized the Planning Department to sign a Memorandum of Understanding with the City of Sacramento for reimbursement, and authorized the Planning Department to enter into a contract with an urban design specialist for support of Phase III.

On October 28, 2009, the Board reaffirmed the cooperative work between the City, County, and landowners in the preparation of a conservation strategy leading to the development of a new or amended habitat conservation plan. In addition, the Board reaffirmed its support of the master planning process underway for the entire Joint Vision Area.

On January 13, 2010 the Board approved Resolution No. 2010-0034 initiating the proceedings for a Special Planning Area zone which covered the entire Joint Vision Area. The purpose of the proceedings was to facilitate the consideration of regulations that could implement the vision anticipated in the 2002 MOU for the unincorporated portion of the County in the Natomas Basin. These principles take into consideration the unique environmental and regulatory features of the unincorporated portion of the Natomas Basin. Creation of the special planning ordinance would include public outreach as the SPA zone would be required to include the following components: list of permitted uses; regulations and standards; legal description of the property covered by the SPA; and the reasons for establishing the SPA on any particular property. The Sacramento County Airport System requested that any SPA zone would reflect the County's obligation, as a sponsor of FAA grant-in-aid funds, to adhere to the FAA requirements regarding the proximity of incompatible land uses and potential hazardous wildlife attractants to Sacramento International Airport, and fully complies with FAA regulations, policies and grant assurances in a manner that protects aviation safety.

On February 10, 2010, the Board approved the second amendment to the funding agreement between the County of Sacramento and the Natomas Landowners Group. The Board further adopted a resolution authorizing the County Executive to sign a Memorandum of Understanding with the City of Sacramento for reimbursement of the costs for City staff and outside legal consultation efforts in the completion of Phase IV. Finally, the Board adopted a resolution authorizing the Planning Director to enter into a contract with an urban design specialist for support for Phase IV of the Natomas Joint Vision Project.

On July 14, 2010 the Board received a report on the progress and status of the SPA Phase IV of the Natomas Joint Vision process. The report included the status of continuing biology studies that will result in a conservation strategy, conducting working sessions with representatives of the County Airport System and the Natomas Basin Conservancy, working with the County's urban design consultant, and reengaging the 2x2 meetings between the two members of Sacramento City Council and two members of the County Board and an update of the landowners' reimbursement costs. The Board continued to support the cooperative planning effort with the City, landowner representatives, the appropriate regulatory agencies, and associated stakeholder groups in the Phase IV activities.

The Board also received an update on the HCP Process Initiation: The Natomas Joint Vision area is currently covered by the existing Natomas Basin HCP to which Sacramento County is not a signatory. In order to achieve the objectives identified in the vision, it is understood that either a new or amended HCP must be created and adopted. The next step established the groundwork to begin an HCP process. This groundwork included coordinating with regulatory agencies given their essential role in ultimately approving both the HCP and the associated incidental take permit. Given the FAA requirement that the County ensure compatible land uses within the separation distances prescribed in FAA policies, it is essential that such coordination include the Western Pacific Region of the FAA. The HCP process includes significant participation by the public and appropriate regulatory agencies. It was expected that once the initial groundwork is completed, including essential coordination with regulatory agencies, the public participation process could begin.

On August 10, 2010, the Board approved the Third Amendment to the Funding Agreement between the County of Sacramento and the Natomas Landowners Group. The Third Amendment clarified two separate types of interest calculation provisions, clarified ownership of consultant work products, clarified the reimbursement procedures, provided a process for periodic Board notification of submitted landowner costs for future reimbursement, and provided the ability for the County to have access to those

landowner accounting records as needed to adopt the Reimbursement Agreement.

On October 27, 2010, the Board reaffirmed the cooperative work between the City, County, and landowners in the Phase IV process. These efforts include the continuing biology studies that will result in a conservation strategy, creating an organizational structure to prepare a new or amended Habitat Conservation Plan (HCP), meeting with the County Airport System staff, and working with the County's Urban Design Specialist.

On December 14, 2010, the Board approved the Fourth Amendment to the Funding Agreement between the County of Sacramento and the Natomas Landowners' Group. In addition, the Board authorized the County Executive to sign a Memorandum of Understanding with the City for reimbursement of the costs for City staff and outside legal consultation efforts in the completion of Phase IV, utilizing funds paid by the Owners' Group.

In January 2011 the Board received a staff report that included the following:

- Phase IV of the Natomas Joint Visioning process included biology studies intended to result in a conservation strategy, creating an organizational structure to prepare a new or amended HCP, holding a two-by-two meeting between the City of Sacramento and County of Sacramento, working sessions with representatives of the County Airport System, and working with the County's urban design consultant.

The Board continued the item to a future Board date whereby Planning staff would return with a work program detailing the next steps in the land use planning effort, including a public outreach strategy, and to prepare a report back to the Board on how the County should address the need to amend the General Plan USB and UPA since the NJV area is outside of those two boundaries.

On November 9, 2011 the Board of Supervisors adopted the General Plan Update. The Update included an overlay district designation for the Vision Area and reaffirmed the importance of the area to the County.

On December 6, 2011 the Board approved the Fifth Amendment to the Funding Agreement between the County and the Landowner Group. This amendment extended the term of the funding for two years and anticipated the next "Formal Phase 5" of the entitlement process. The 5th Amendment to the Funding Agreement Amendment states "This next formal phase of the entitlement and planning process ("Formal Process") shall be designated Phase V and the details shall be memorialized in future amendments to this Agreement. The Phase V process is expected to include such activities, studies

or other analysis necessary to initiate and complete the CEQA process by the County.”

Project Justification Conclusion: Because of the long standing commitment to comprehensive urban planning and smart growth in the Vision Area and its unique importance to Sacramento County and the region, and after three and one-half years of planning, environmental and technical studies it is now appropriate to commence the Formal Process of amending the General Plan and establishing the USB and UPA in the Vision Area. The assessment of the land uses, conservation strategy and location for the USB and the UPA will be accomplished as part of the creation of a master plan through the SPA and the required CEQA analysis.

Outreach Plan

The Natomas Vision process from 2008 to the present can be described as an informal “pre-application” process. Land owner representatives and county and city staffs have met regularly to complete studies and analysis contained in mutually approved work programs. Throughout this period there have been scheduled status reports to the Board of Supervisors including important policy elements of the planning effort.

Beginning in 2009, significant formal and informal outreach to neighbors and other stakeholders occurred. The planning team has made a concerted effort to keep the important stakeholder community informed, including the public service providers, and local, state and federal agencies. To that end, meetings and workshops have been held with all of the following stakeholders:

- Sacramento County Board of Supervisors
- Sacramento County Executive leadership: County Executive, Chief Operating Officer, Agency Administrators, Sheriff, Planning Director, Environmental Coordinator, Economic Development, Transportation, Water Resources, Airports, Regional Parks and Recreation, and more.
- Sacramento City Council
- Sacramento City Manager, Assistant City Managers, Planning Director
- Sacramento Area Council of Governments (SACOG)
- Sacramento Area Flood Control Agency (SAFCA).
- Special districts and other non-city/county service providers:
 - Sacramento Metropolitan Fire District,
 - Rio Linda Recreation and Parks District,
 - Reclamation District 1000,
 - Natomas Mutual Water Company
- US Fish and Wildlife Service

- Fish and Game,
- The Natomas Basin Conservancy (TNBC)
- Yolo and Sutter County staffs and planning officials
- Land owners in the Vision Area, both within and outside the possible proposed urban footprint
- Neighborhood, environmental and community groups through three formal “visioning” workshops.

Based on input and consideration of the outreach dialogue and the planning and technical studies completed, a series of alternative land use diagrams were prepared and shown to the Board of Supervisors. These “visioning” diagrams have been the foundation for continued planning.

In the summer of 2011, the land owners group hosted three meetings with Vision Area property owners. The County and City staff and County’s planning consultant attended and participated in the discussions. The attendees were separated into two categories based upon the preferred land use diagram noted above: “urban or non-urban” areas. The discussions included an explanation of the goals and objectives established for the area, planning concepts, environmental concerns, endangered species considerations land use options and economic considerations for both urban and non-urban areas.

Throughout the General Plan Amendment and SPA process and at appropriate benchmarks through CEQA, the following tools and strategies will be used to engage and inform the neighbors and the general public:

Technical Outreach and Investigation:

As the planning studies and environmental reviews are undertaken, the outreach to County and non-County agencies and groups impacted by the plan will continue. The formal and informal Technical Outreach meetings will be held as needed, but no less frequently than quarterly, to evaluate the progress of the work and to obtain feedback and evaluations from these stakeholders. Key Technical Outreach agencies and groups include, but are not limited to the following:

- Sacramento Area Council of Governments (SACOG)
- Sacramento Area Flood Control Agency (SAFCA).
- Sacramento County Departments, including but not limited to Airport Systems, Water Resources, Transportation, and Infrastructure Finance
- Special districts and other non-city/county service providers: Air Quality Management District, Sacramento Metropolitan Fire District, Rio Linda Recreation and Parks District, Reclamation District 1000, Natomas Mutual Water Company

- Federal and state agencies: US Fish and Wildlife Services, Fish and Game, Federal Aviation Administration (FAA)
- The Natomas Basin Conservancy (TNBC)
- Yolo and Sutter County staffs and planning officials

Formal Coordination with Vision Area land owners

As the formal General Plan and SPA process continues the impacted land owners will be given the opportunity to attend workshops, scheduled no less frequently than semi-annually. These workshops will be principally designed to allow those land owners who have specific concerns to obtain answers to their questions and to deliver specific comments and suggestions regarding the plan and process. In addition, economic issues, including cost sharing obligations, will be covered. The input received will be considered in the subsequent evaluations.

Informal and formal outreach to local neighborhood and environmental advocates

The neighborhood and environmental community outreach will begin with informal small meetings. These meetings will be used to develop broader outreach vehicles and methods to best engage the local community and the environmental advocates. As information on the scope and context of their concerns is obtained, organized, more formal focused workshops and discussions will be scheduled. This informal outreach will be conducted within the first six months of the beginning of the formal General Plan and SPA process. Formal meetings and workshops will be planned on a semi-annual, or more frequent, basis.

Coordination with adjacent land owners.

Throughout the General Plan and SPA process the participating land owners and the County staff will meet with adjacent land owners to coordinate details related to roadway improvements, utilities, trails, open space and other matters. These meetings will generally be informal and focused, but may also include broader participation in workshops indentified for specific topics.

Public Participation in CEQA Process

- In order to allow for public comment on the scope and content of the EIR, following the Notice of Preparation a public outreach meeting on this topic will be held. Comments will be accepted at the meeting or in writing from interested parties.
- After the release of the Draft EIR and during the formal comment period for the EIR, the public may provide written comments during this period established by state law.

Public outreach to business groups, development interests and potential future businesses

In order to make certain that all relevant input is received, informal meetings throughout the process will be held with local and state business interests as well as end users of the business and residential sites. This input will be critical to make certain that valuable market considerations are factored into the evaluations and project plans.

Project Storefront and Websites

Both the County website and a “Northwest SPA” website will be used to keep appropriate planning and environmental information available to the general public. The SPA website will contain links to appropriate information and agencies as well and formal documents relevant to the process. In addition, the SPA website, established by the project proponents, will provide for comments and inquires and a “newsletter” format. The websites will be up and running by mid-year 2012.

A “storefront” project center will be set up during the environmental review process, or at an earlier date if appropriate, to provide for a central location for information and details related to the process. Planning documents and development vignettes will be displayed for closer evaluation. The storefront will have a comment acceptance box for use by the public.

Hearing and public meeting notifications

All public meetings of the Board of Supervisors, Planning Commission and Planning Advisory Councils shall be noticed as required by Sacramento County and State law.

Outreach amplification

In order to make certain that the appropriate level of outreach is taking place, a meeting between the participating land owner representatives and the planning staff will be held no less frequently than quarterly to assess and modify the outreach plan and scope. Additional outreach elements, meetings and vehicles will be added as necessary.

- ✓ ***Proximity to Existing urbanized areas. Proposed UPA Expansions/Master Plans processes must have significant borders that are adjacent to existing UPA or City boundary. As a guideline, “significant border” 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.

The Natomas Joint Vision Area has a “perimeter” of approximately 45.5 miles. That perimeter is broken down as follows:

Adjacent Land Use	Approximate perimeter	% of Perimeter	% Adjacent to Existing UPA or City boundary
City of Sacramento	13 miles	28.6%	28.6%
Rio Linda/Elverta	3.5 miles	7.7%	4.4%**
Sacramento International and Metro Air Park (MAP)*	10.5 miles	23.1 %	23.1%
Sutter County (non urban)	2.5 miles	5.5%	
Sutter County (zoned urban)	3.5 miles	7.7%	
Sacramento River (Garden Hwy)	12.5 miles	27.4%	
	45.5 miles	100%	56.1%

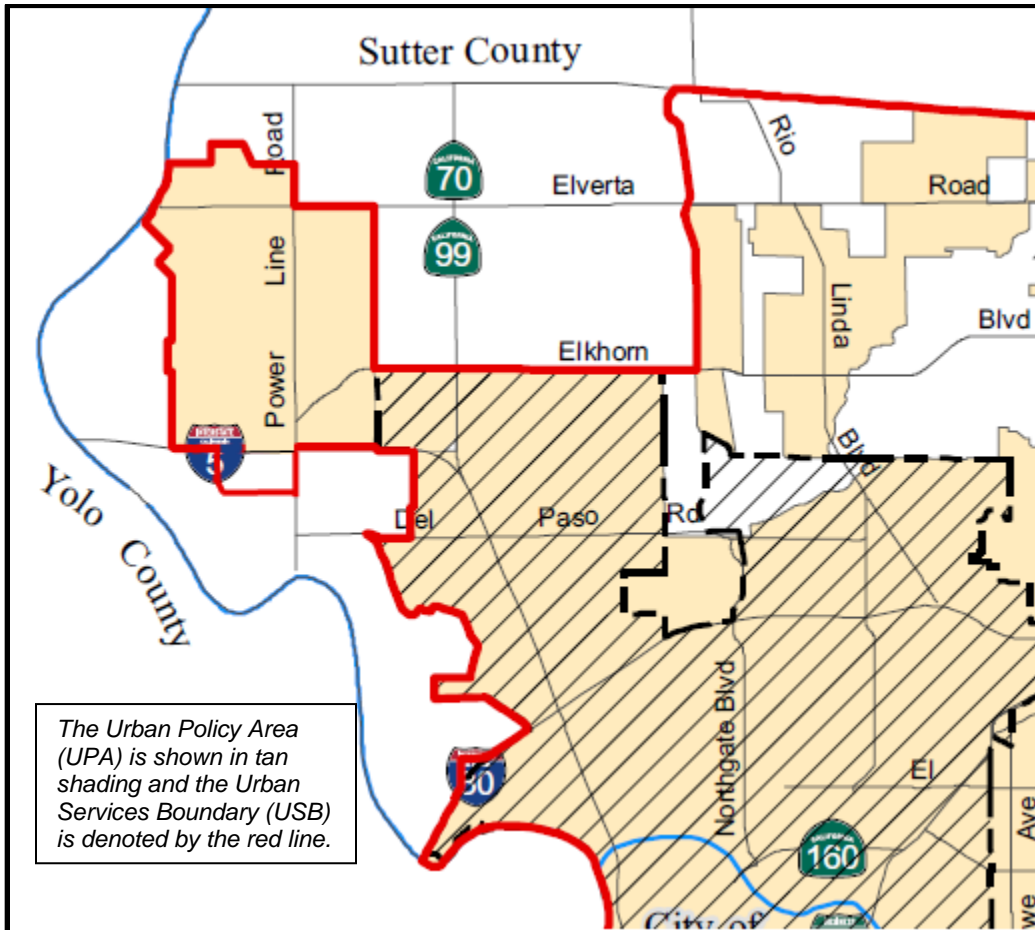
*Note: The Airport and MAP are within the existing UPA.

** Note: Only a portion of the Rio Linda/Elverta area is within the existing UPA.

The table shows that the Joint Vision Area’s perimeter is approximately 56.1% adjacent to existing or planned urban areas. If only the possible urban areas are considered, based upon the preferred visioning diagram, the percentage is even higher.

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- ✓ **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. All parcels within this boundary must be included in the UPA expansion and proposed Master Plan area.**

The area shown on the alternative land plans prepared thus far by the County land use consultant show comprehensive and cohesive boundaries for the urban areas. While it is proposed that the areas within the Vision Area will be included in the SPA, except for the MAP site, only those areas to be urbanized would be contained within the expanded UPA and USB. Therefore, the proposed possible urban areas meet the criteria of a cohesive and comprehensive boundary.



**Natomas Joint Vision Area
Urban Services Boundary
And
Urban Policy Area
January 2012**