



# Natomas Vision Plan

20030171 and PLNP2014-00172

Department of Community Development  
Planning and Environmental Review

September 28, 2015

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Leighann Moffitt

# Sub-Agenda

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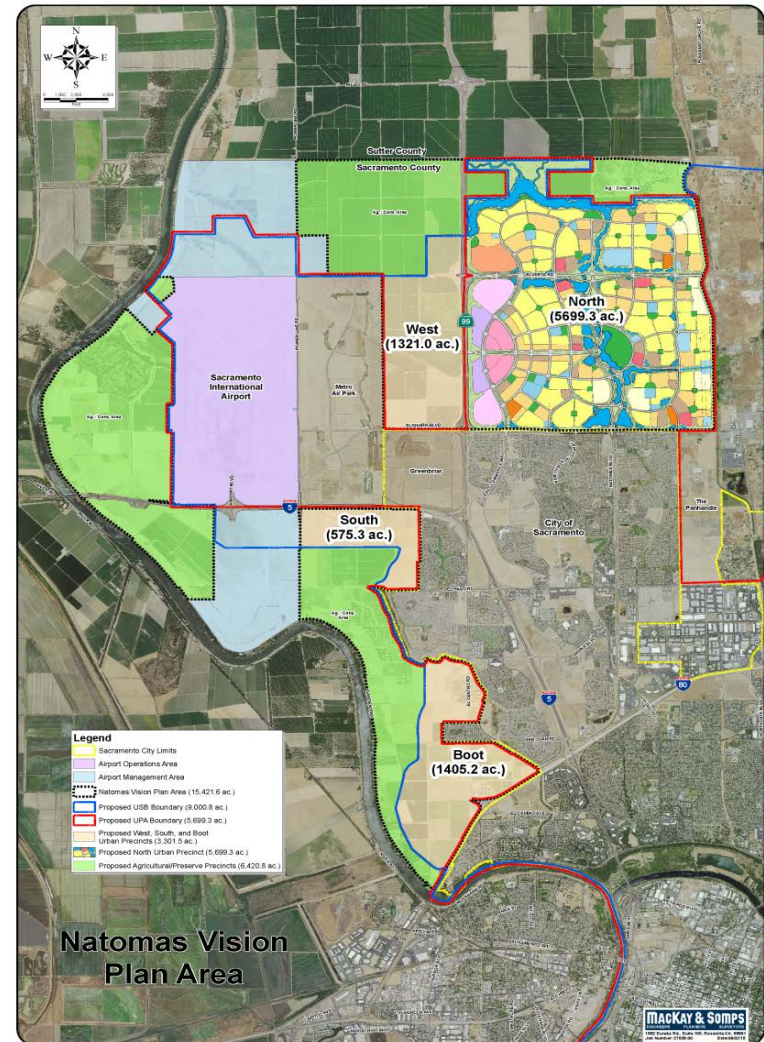
1. Staff Presentation – Leighann Moffitt, County Planning Director
2. Land Plan Evolution – Allen Folks with AECOM, the project's Urban Design consultant
3. Applicant Remarks and Testimony – Greg Thatch
4. Commission Questions and Comments
5. Public Comments – Chair Reiners
6. Commission Recommendation

# Overview

## Purpose of Workshop:

Review the project prior to the environmental review process including release of the Notice of Preparation (NOP)

- Background
- Project Location
- Project Description
- Process
- Next Steps



# Background: History

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1993 – Board of Supervisors adopted the 1993 General Plan

Unincorporated area is not included with the County's new Urban Services Boundary (USB) on the premise at the time that if urbanization were to occur in Natomas Joint Vision Plan area, it would be via annexation to the City of Sacramento

2002 – City and County enter into an MOU for the Natomas Joint Vision Plan area which assumes annexation into the City

2003 – City of Sacramento and Sutter County adopt updated Natomas Basin Habitat Conservation Plan (HCP)

2004 – SACOG Board adopts Blueprint Map – Includes urbanization over significant portion of Natomas Joint Vision Plan area

# Background (con't)

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2007 – Owners Group approaches County – Joint Vision initiated, with County as lead – Importance to County given Airport and Metro Airpark

2008/2009 – County and City hold public workshops and three land plan sketches created

2011 – Board approves 2030 General Plan that includes overlay for the Natomas Joint Vision Plan area.

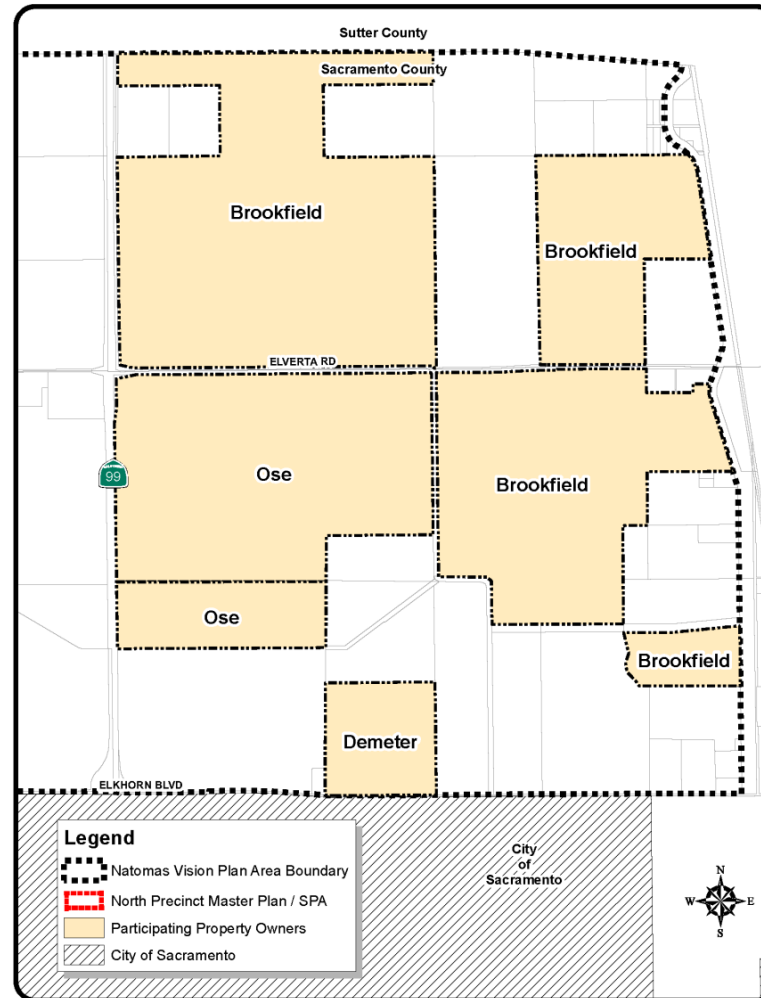
Acknowledges future quality development balanced with permanent open space preservation within General Plan timeframe

2012 – In February, Board initiates Natomas Vision Plan Master Plan (Plan)

# Applicant Group

Applicant Group consists of:

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



# On-going Outreach Efforts

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Numerous status reports at public meetings before County Board

In 2009, public workshops at Inderkum High School auditorium led to three land plan sketches

- November 12, 2008 – Public Workshop #1
- January 28, 2009 – Public Workshop #2
- March 26, 2009 – Public Workshop #3

## Public Workshop (Series) #4

- April 9, 2009 – City of Sacramento Planning Commission
- April 13, 2009 – County Planning Commission
- April 14, 2009 – City Council
- April 22, 2009 – Board of Supervisors

# On-going Outreach Efforts (con't)

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- Fall and summer 2011, applicant-hosted meetings with Natomas Vision Plan area landowners
- May 22, 2013, October 20, 2014, and August 26, 2015, outreach meetings with landowners of potential urban areas
- September 1, 2015, outreach meeting with landowners of areas to remain agricultural
- October 21, 2014 and September 10, 2015, two public workshops held at Natomas CPAC
- September 14, 2015, outreach meeting with ECOS Land Use Committee



# On-going Outreach Efforts (con't)

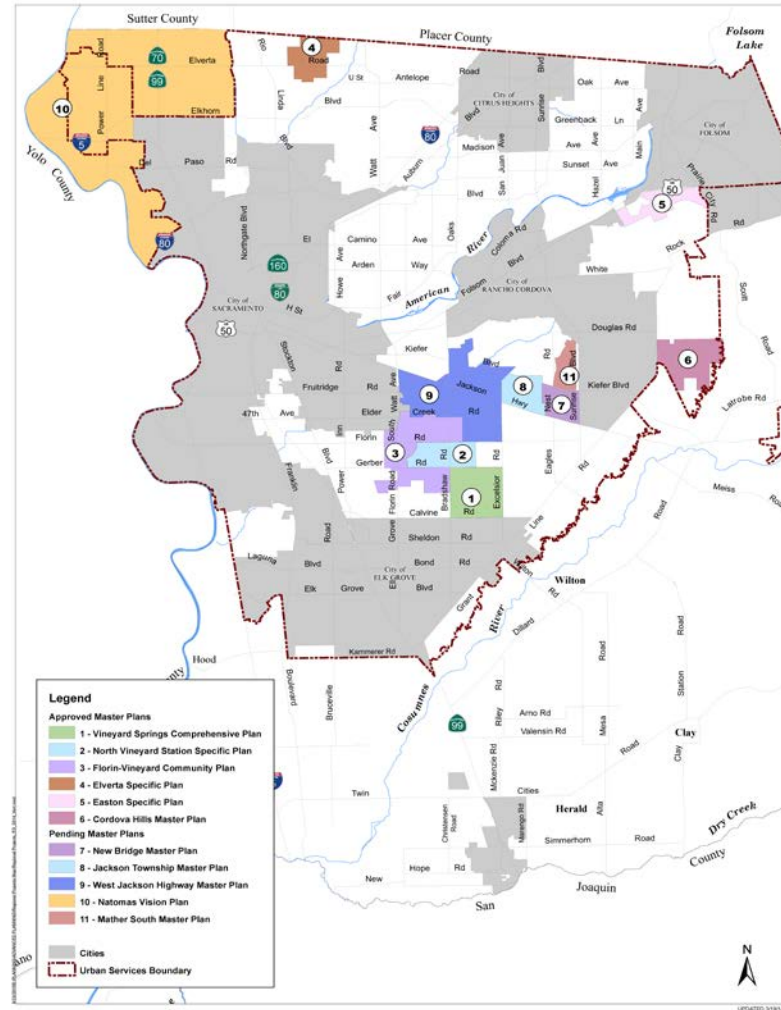
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- On-going technical outreach to County and non-County service providers
- More future opportunities for public comment
- Landowners in urban precincts invited to become members of Owners Group at any time
- Ownership does not prevent opportunity to comment

# Project Context

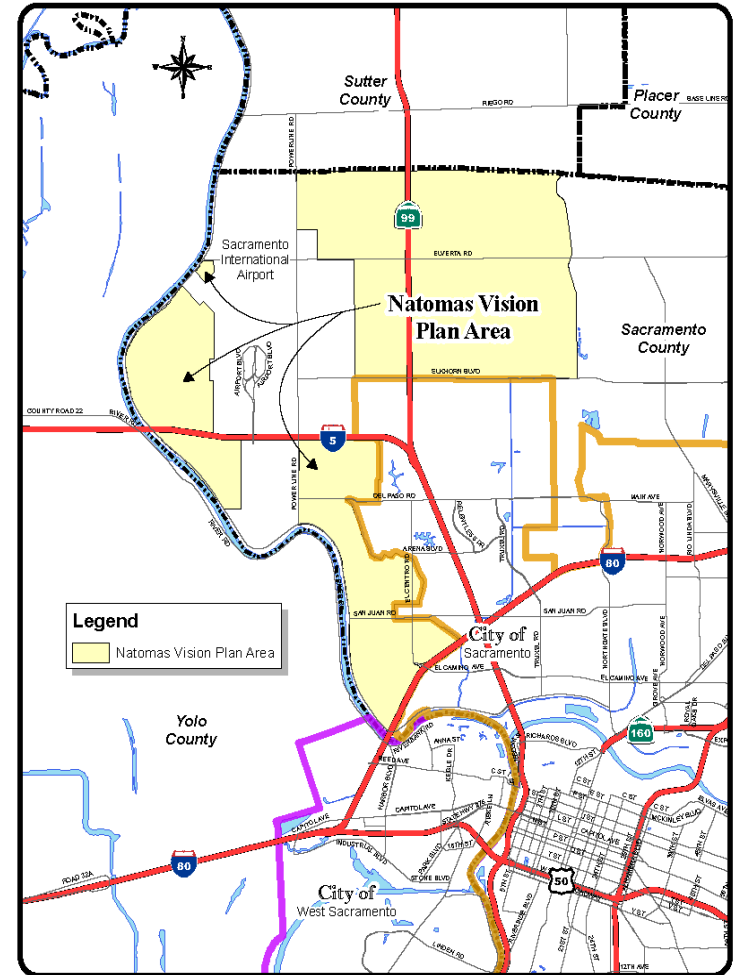
## Project Context

- Urban Services Boundary
- Urban Policy Area
- Other Master Plans

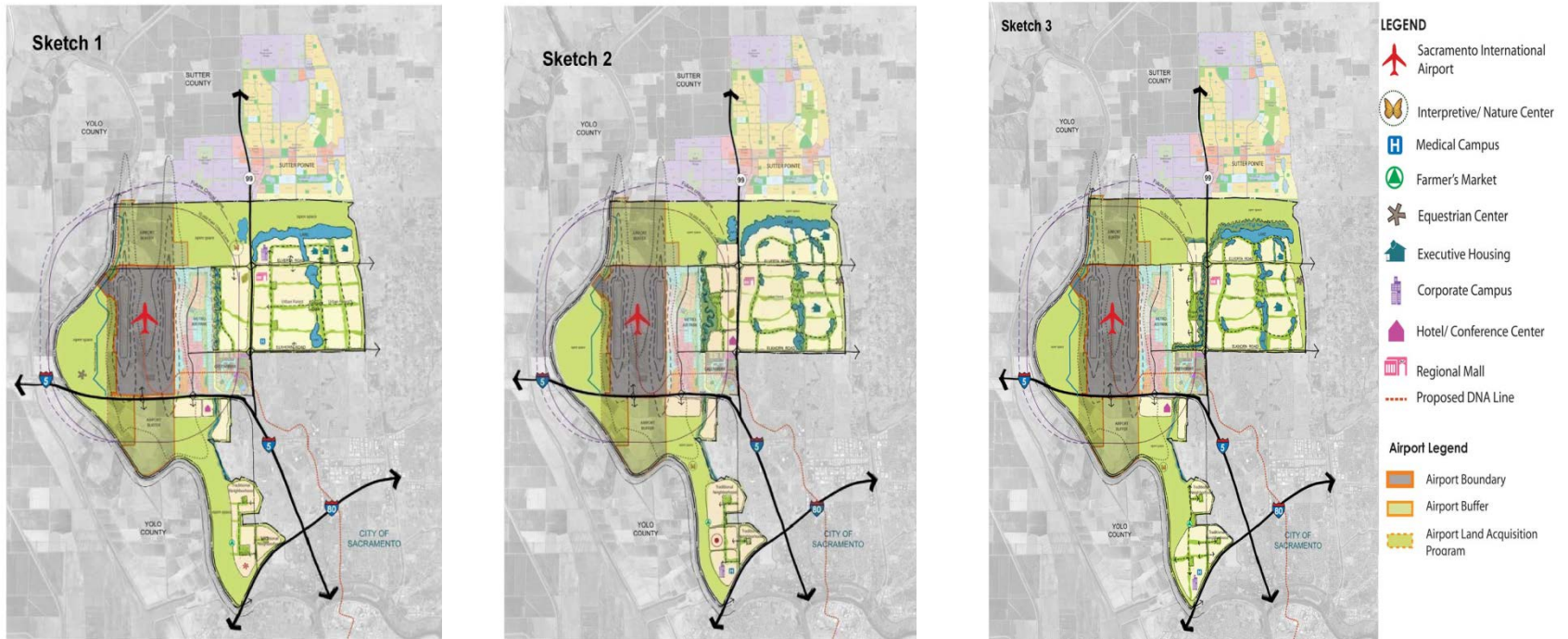


# Project Context

- Within four to seven miles of downtown Sacramento
- Intersection of two major interstates
- To be served by future Downtown/Airport Light Rail
- Proximate to Sacramento International Airport and Metro Airpark business park
- Major investments of local, state, and federal funds for levee improvements in Natomas Basin

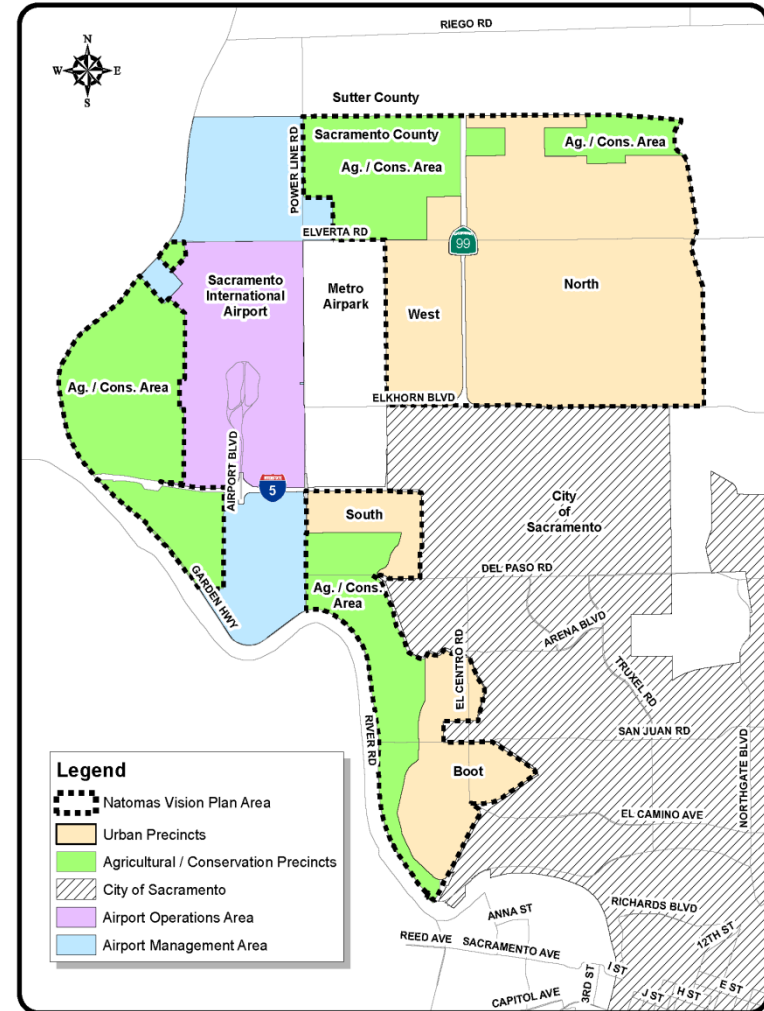


# 2009 Land Plan Sketches

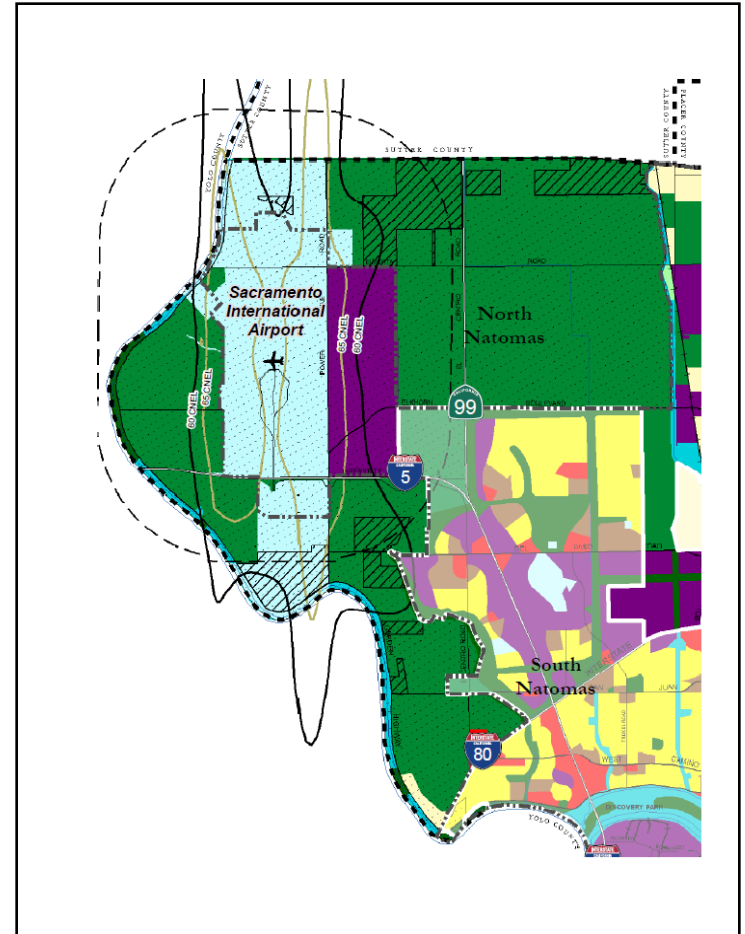
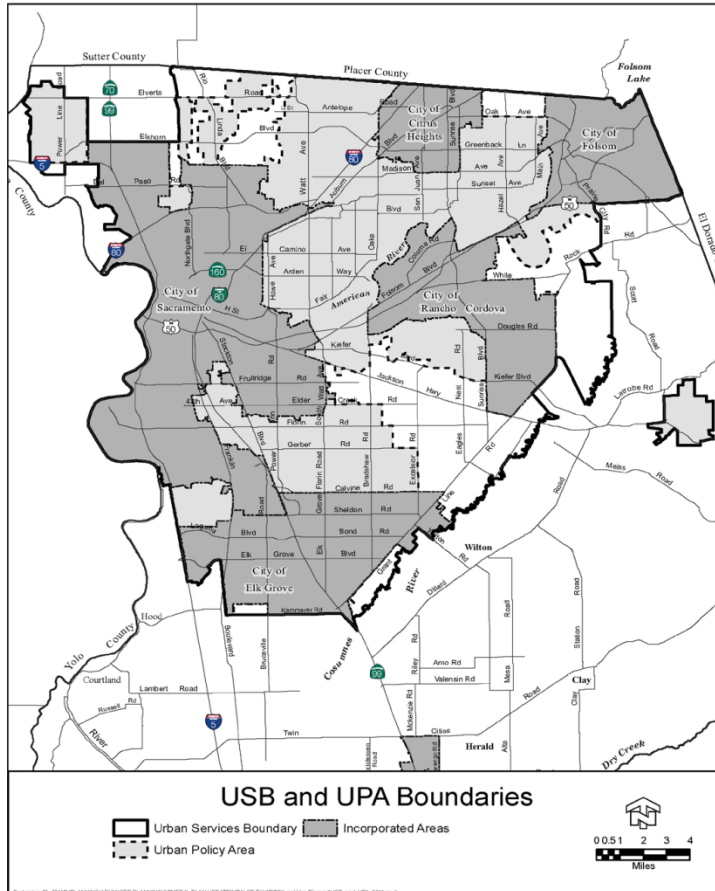


# Proposal

- Includes both future urban areas and areas to remain agricultural
- Application divided into two major components:
  1. Overall project to move Urban Services Boundary (USB) and subsequent Habitat Conservation Plan (HCP)
  2. Detailed Master Plan for the North Precinct



# General Plan Designations



# Proposal (cont.)

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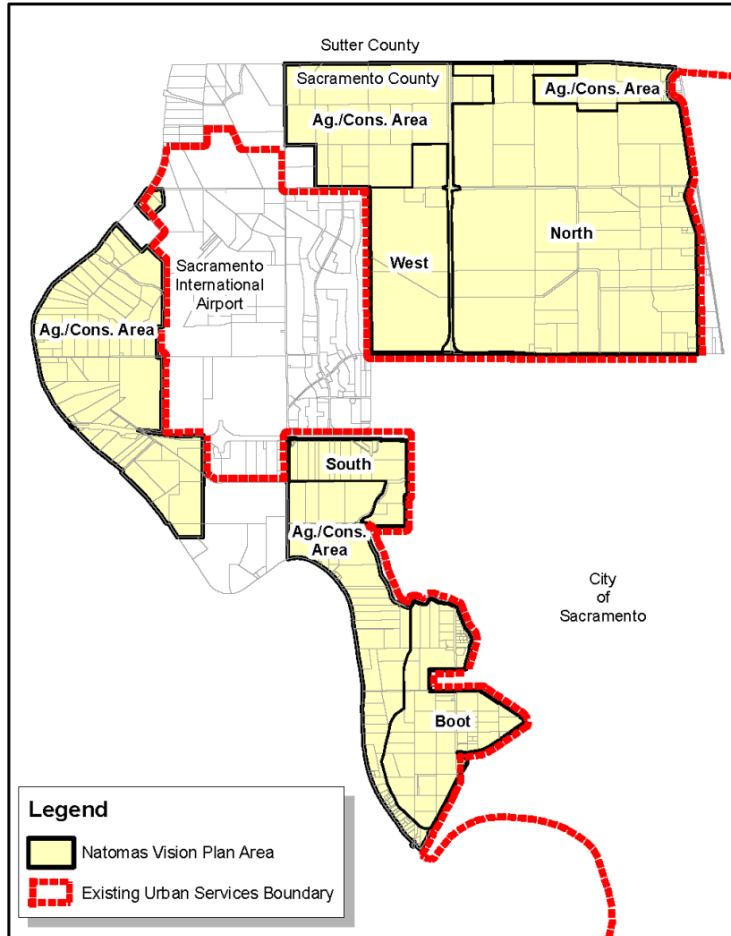
## Overall Plan area

- General Plan Amendment to expand USB
- Amend General Plan Natomas Joint Vision overlay
- General Plan Amendment from Ag to Ag-Urban Reserve for three of four future urban precincts
- New Natomas Vision combining zone

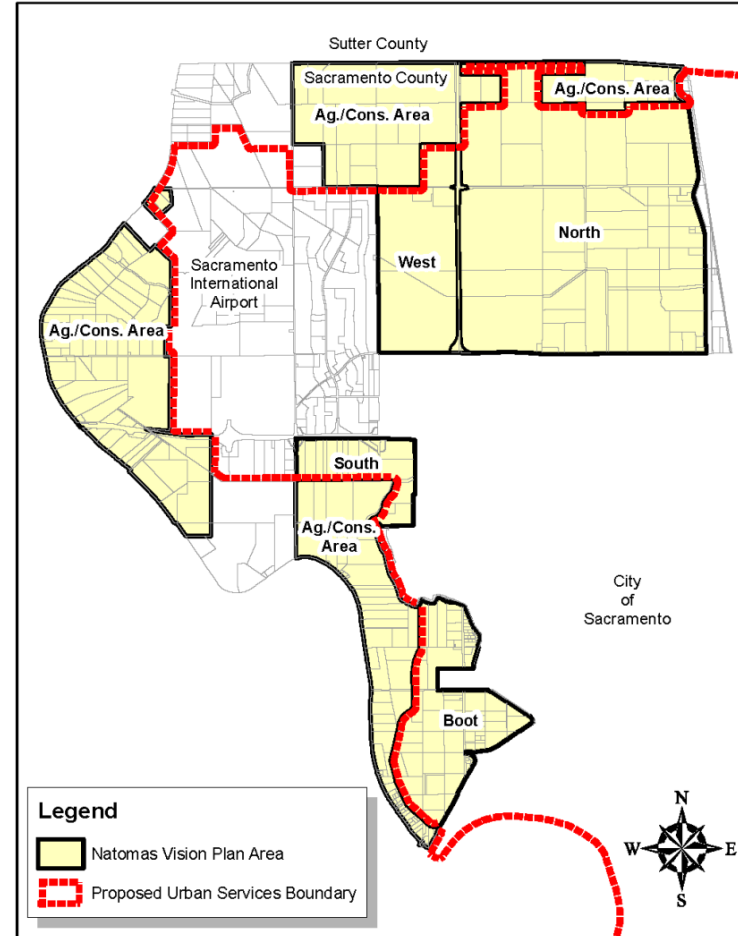
## North Precinct area

- General Plan Amendment to expand UPA
- General Plan Amendment to urban land uses
- Rezone to Special Planning Area (SPA) zone
- Other related amendments and service provider annexations

# USB – Existing and Proposed



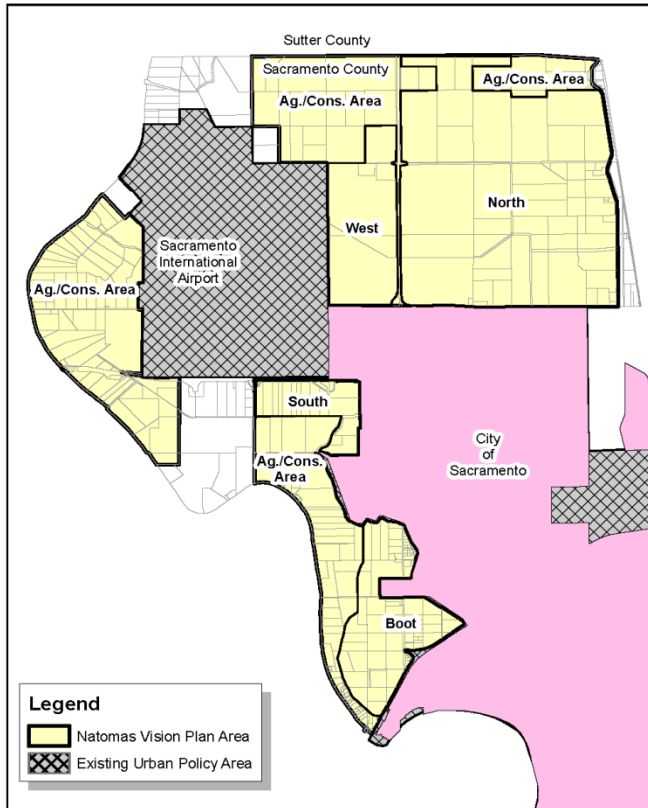
**Natomas Vision Plan Area  
Existing Urban Services Boundary**



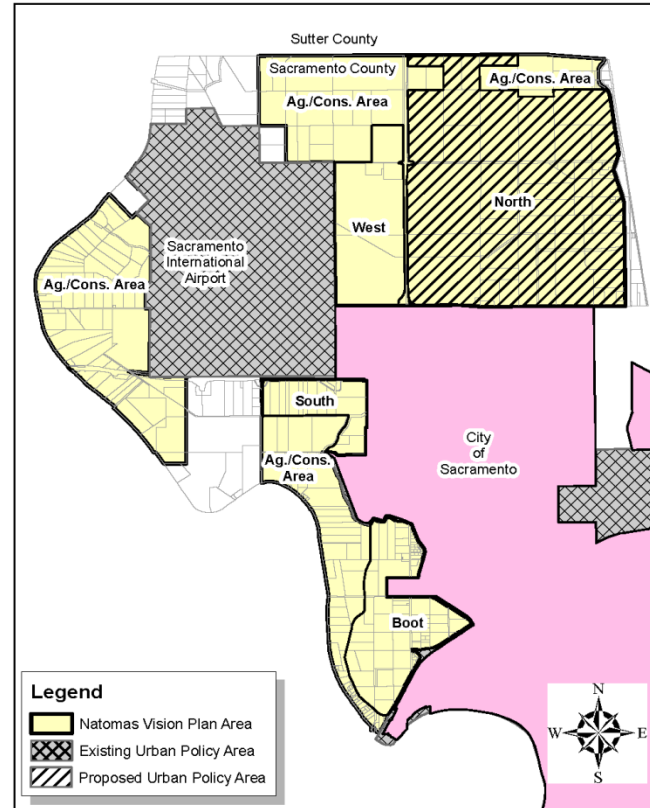
**Natomas Vision Plan Area  
Proposed Urban Services Boundary**



# UPA – Existing and Proposed



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



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

# Project Description – North Precinct

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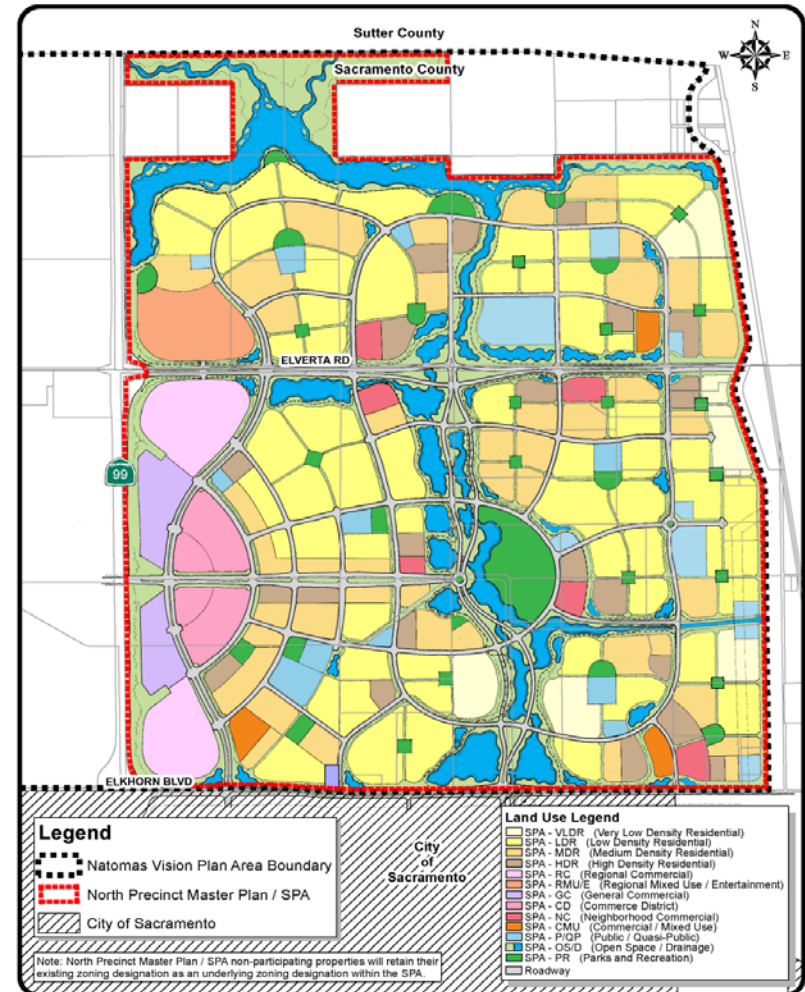
- North Precinct size is 5,700 acres
- Approximately 20,477 dwelling units with wide range of housing types and densities including:
  - Single family large lot products at very low densities (0 - 3.9 d/u)
  - Traditional single family products at low densities (4 - 7.9 d/u)
  - Smaller lot single family products at medium densities (8 - 12.9 d/u)
  - Townhomes, condominiums, apartments at higher densities (13 - 30 d/u)
- Medium & high densities near transit corridors/community nodes
- Several commercial and residential mixed use areas
- Parks, recreation and open space uses, including linear open space linkages
- Public/quasi-public uses (schools and civic uses)

# Project Description – North Precinct (cont.)

Major drainage system along north/south corridor

Applicant preparing SPA document to include:

- Detailed Design Guidelines
- Development Standards
- Emphasis on high quality architecture, community design, and amenities



# General Plan Consistency

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General Plan requires consistency including with smart growth criteria of Policy LU-120 for master plans to be included in Urban Policy Area (UPA)

- Connectivity to adjacent development areas (PC-1)
- Broad spectrum of housing, including larger lots, and medium and high density (PC-2 and -4)
- Design Guidelines, Infrastructure Master Plan, Financing Plan, and Services Plan (PC-3, -6, and-7)

# General Plan Consistency (cont.)

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- Emphasis on pedestrian and bicycle connections within the project (PC-5)
- Project consistent with County-adopted plans and regional planning efforts (PC-8, PC-9)
- Project includes both housing and employment generating land uses to maintain jobs-housing balance (PC-10)

County staff reviewed initial analysis and made preliminary determination that project has ability to comply with criteria of LU-120

# HCP efforts

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- Existing Natomas Basin HCP between City and Sutter County
- Ongoing extensive biological studies to develop a conservation strategy that will lead to a new HCP:
  - Swainson's hawk
  - Giant Garter Snake
- Existing HCP to remain in place

# Master Plan Process and Next Steps

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Project is following Master Plan Guideline process:

*Pre-Application:* **Completed**

Long history beginning in 1990's

*Master Plan Initiation:* **Completed**

Board initiated Master Plan on February 7, 2012

# Master Plan Process and Next Steps

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## Master Plan Preparation:

- Public outreach, CPAC workshops, Technical Advisory Committee – **Completed**
- Planning Commission workshop prior to initiating environmental review – **In Process**
- Board workshop prior to initiating environmental review – **In Process**
- Release NOP – **After Board workshop in November 2015**



# Master Plan Process and Next Steps

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## Master Plan Hearings/Adoption:

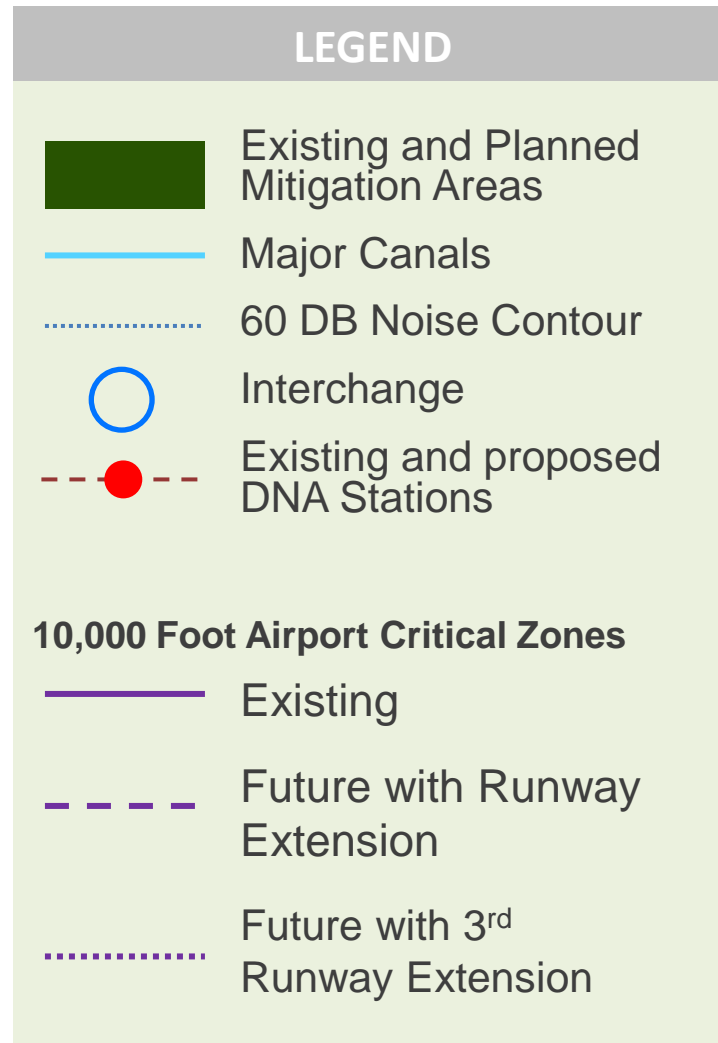
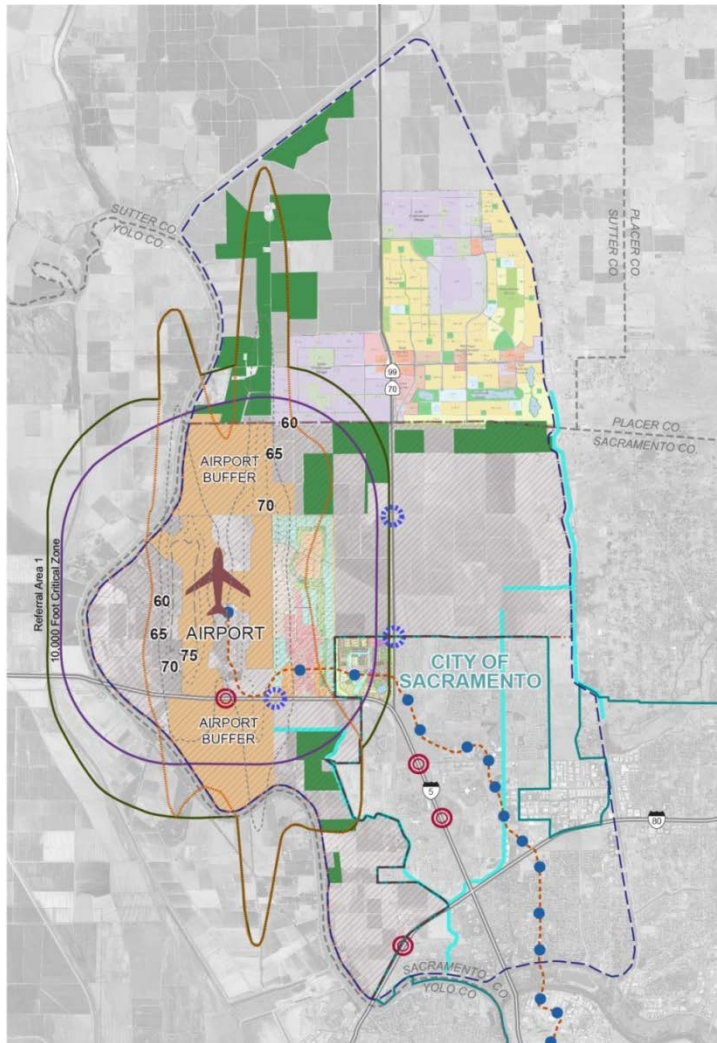
- Check-in with Planning Commission and Board once substantial portion of technical studies completed – **Before DEIR completed**
- Workshops/hearings with CPAC, Planning Commission, and Board to consider project – **After DEIR completed**

# Recommendation

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- Provide comments on the Natomas Vision Plan
- Recommendation to the Board that the Natomas Vision Plan continue to the next steps:
  - Issue Notice of Preparation
  - Initiate Draft EIR
  - Begin technical studies

# Constraints and Opportunities

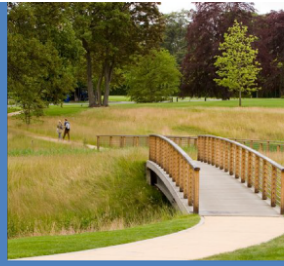


# Visioning Approach and Principles



## URBAN FORM

*Compact development pattern*



## URBAN FORM

*Ample supply of specialized open space*



## URBAN FORM

*Community with center focus and diverse uses*



## ECOLOGY AND LANDFORM

*Connect wildlife corridors*



## TRANSPORTATION

*Emphasis on pedestrian-, bike-, and transit-friendly design*



## ENERGY

*Reduce energy consumption*



## WATER CONSERVATION

*Reduce water consumption and wastewater generation*



## ECONOMICS

*Design for financial success*



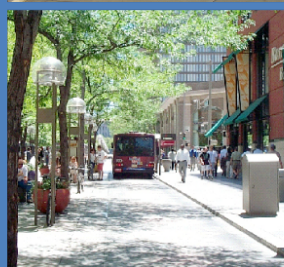
## HEALTH, SAFETY, AND SECURITY

*Promote physically active lifestyle*



## EDUCATION

*Foster wide range of education programs*



## GREENHOUSE EMISSIONS

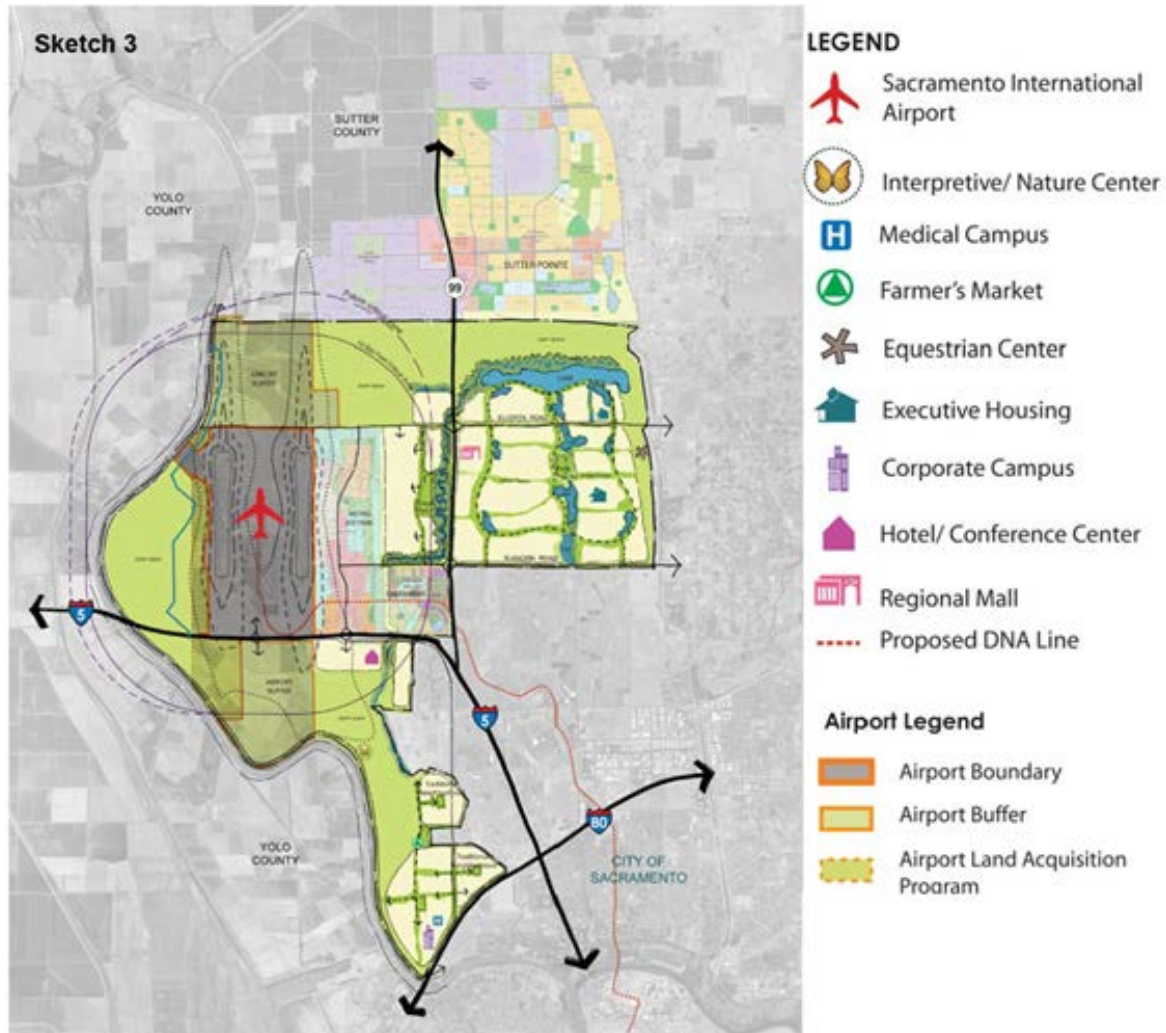
*Reduce greenhouse gas emissions*



## AIRPORT COMPATIBILITY

*Design uses with respect for airport compatibility and safety*

# Land Use Concepts from 2009 Sketches





# Scale Studies to Create Unique Places

## SCALE STUDY: GREAT STREETS

**Applicability to Natomus Joint Vision Planning Area**

- Two streets designed along the river or water body as a scenic parkway.
- Streets designed with parallel off-street bike trails and expanded pedestrian infrastructure.
- Streets designed around a central median parkway leading to a plaza or gathering space.
- Streets designed like bike and pedestrian paths along the street and open to central green space.
- Streets designed through a green corridor/open space.
- Off-street bike trails and pedestrian paths along the street and open to central green space.

## Great streets

## SCALE STUDY: PUBLIC GATHERING PLACES

**Applicability to Natomus Joint Vision Planning Area**

- Public gathering place in a dense urban environment surrounded by concentrations of residential, office, and institutional uses.
- Horizontally major arteries (one-way) incorporating bike, pedestrian and transit options.
- Public gathering space in front of a cultural institution, surrounded by mixed-use neighborhoods.
- One-way arterial surrounding the park. One-way bike lanes with one block and one stop within 2 blocks (0.5-mile walking distance).
- Public gathering space incorporating bike open space corridor with residential to the north and commercial uses to the east (Theoretical model use).
- Includes both active and passive recreational facilities.

## Gathering places

## SCALE STUDY: SUBURBAN VILLAGES AND TOWN CENTERS

**Applicability to Natomus Joint Vision Planning Area**

- Town Center as an entry feature into the golf course residential community. Surrounded by office and industrial parks to the east and south.
- Mostly 2-3 story buildings with commercial on the ground floor and residential above.
- Town Center main street terminates in a suburban walk-includes vertical and backdoor modes and restaurants, connected to office and job-generating uses.
- Secure road parking included for main street uses and high-visibility residential uses.
- Vertical mixed-use development to bring retail and residential uses around a central green and double streets.
- A 4-story mixed-use structure along the main street with parking accessed from the end block perpendicular streets.

## Suburban villages

## SCALE STUDY: SPORTS AND PARK CENTERS

**Applicability to Natomus Joint Vision Planning Area**

- Combination of an active sports facility with a passive recreation and habitat area.
- Amenity includes: 2 soccer fields, 18 light and ball baseball fields and batting cage, 14,000 sq ft clubhouse, concessions & restrooms.
- Park/play area with horseback and basketball courts.
- Utilization of a combined site with three on one site and utilized to use the site.
- Amenities include both indoor and outdoor facilities: Soccer fields (1/4 of existing uses), 3,000 seat stadium, 85,000 sq ft athletic center.
- Recreation show visitors center and active sports facilities.
- Amenities include both indoor and outdoor facilities: 50,000 sq ft multi-sport gymnasium, 50,000 sq ft training facility, 45,000 sq ft aquatic center, Largest indoor shooting facility in the West.

## Sports centers

## SCALE STUDY: MASTERPLANNED COMMUNITY AND URBAN STORMWATER APPROACHES

## Stormwater management

## SCALE STUDY: SACRAMENTO RESIDENTIAL PROTOTYPES

**Apartment**

- Density: 95-140 units/acre (total 86 units)
- Size: 5,000 sq ft total ground floor, studio, 1 bed and 2 bed apartments (3-story)
- Parking: 2-car garage (structure parking) (podium), 110 spaces

**Detached Townhome**

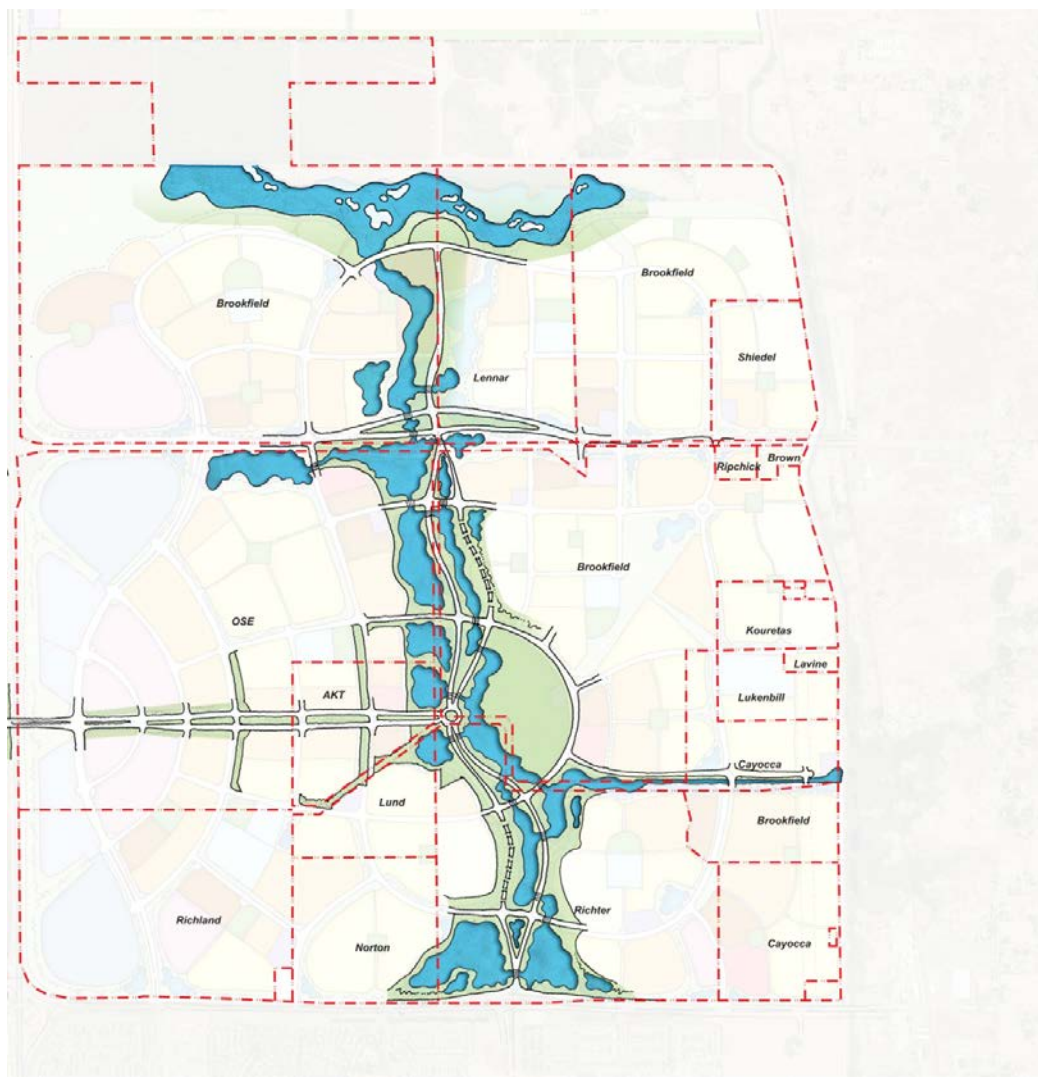
- Density: 24-40 units/acre (total 66 townhomes)
- Average square feet: 1,100 square feet
- Rooms: 3-bed and 2.5 bath (3-story)
- Parking: 2-car garage

**Small Lot Homes**

- Density: 6-8 units/acre (total 48 units in 8 blocks)
- Average square feet: 1,000 square feet
- Rooms: 3-bed and 2.5 bath (2-story)
- Parking: 2-car garage

## Residential prototypes

# Strategy 1: Accentuated Central Spine as Public Amenity

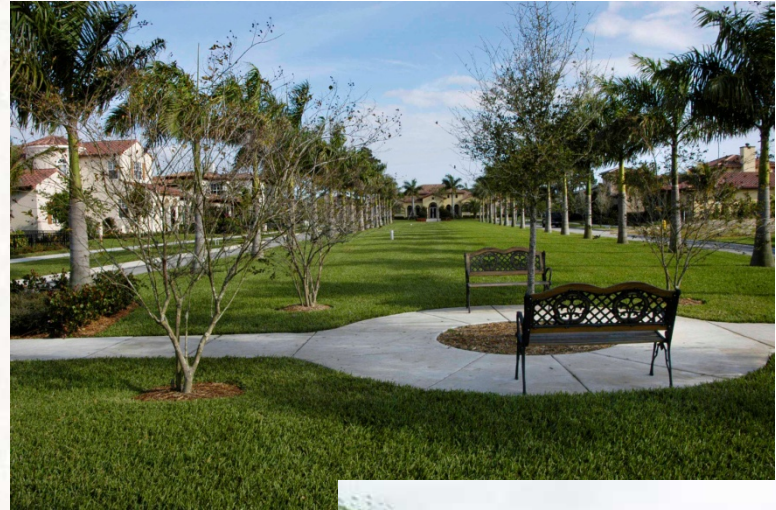
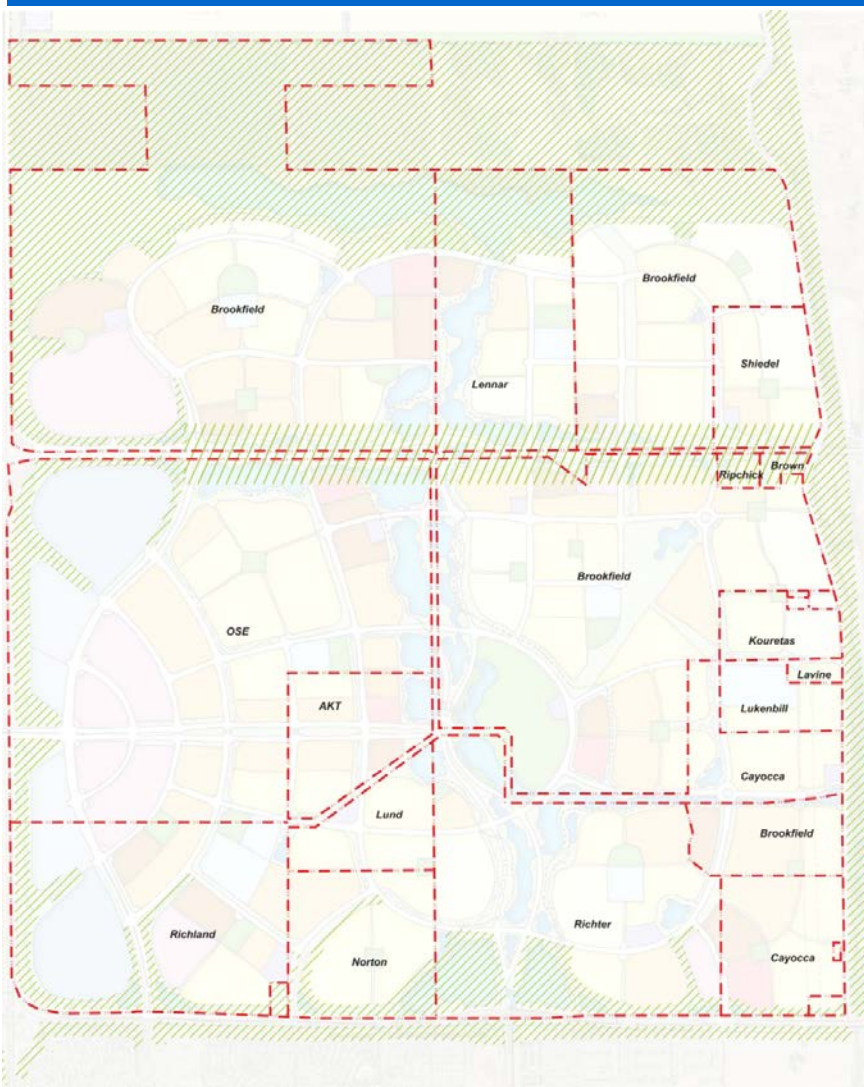




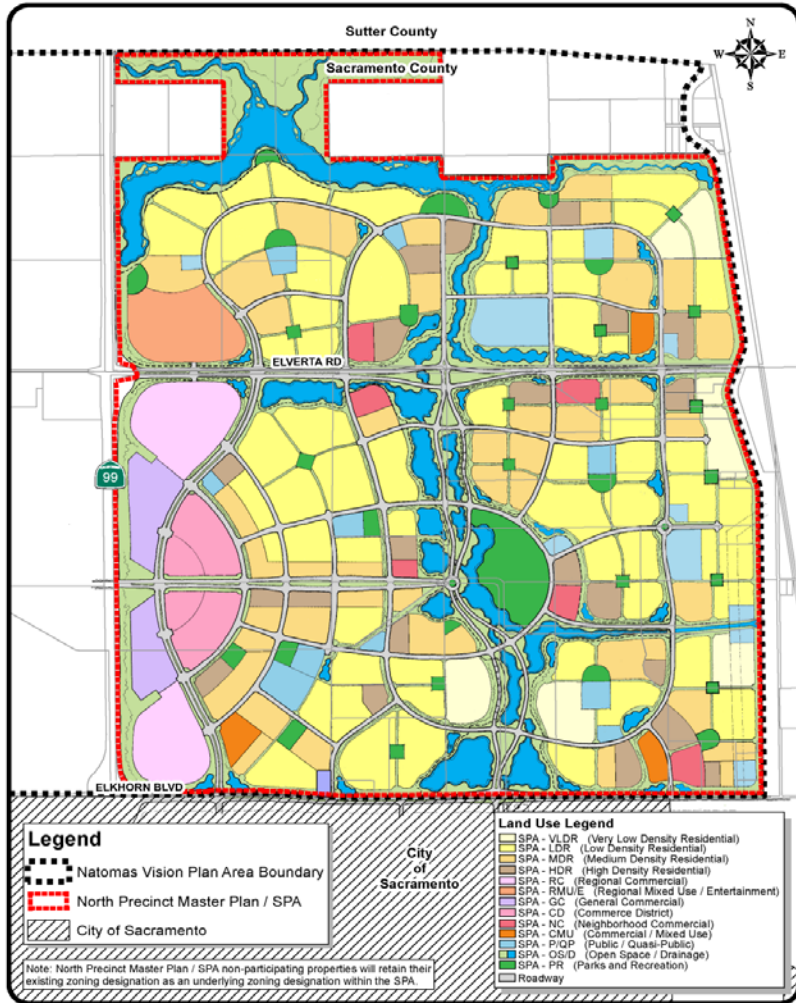
# Strategy 2: Multi-modal Transportation Through Modified Grid



# Strategy 3: Landscape Buffers Along Major Corridors



# North Precinct – Land Use Plan



- Key statistics

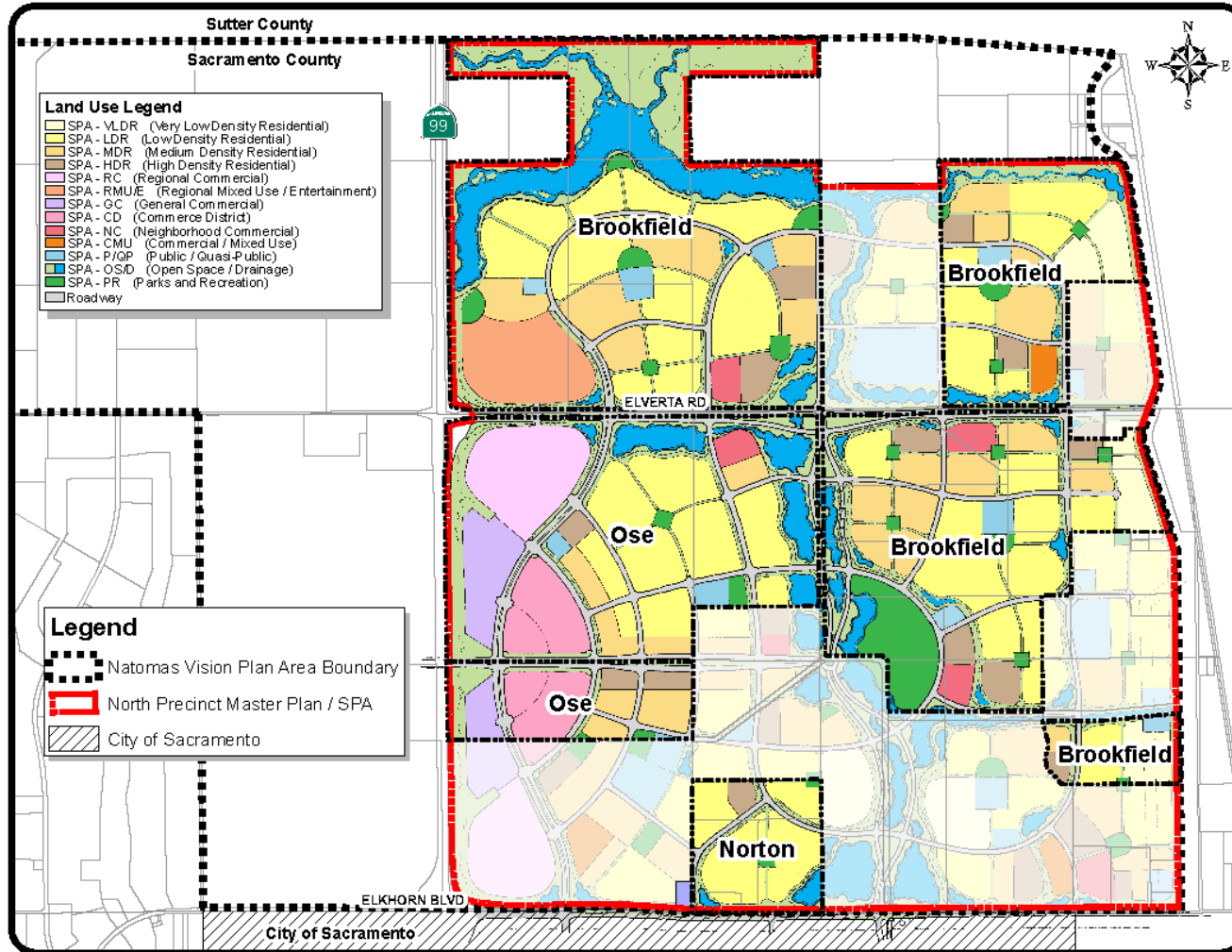
- Total residential units = 20,477

- VLDR – 519 units (3%)
- LDR – 7,017 units (34%)
- MDR – 5,824 units (28%)
- HDR – 5,859 units (29%)
- Mixed-Use – 1,258 units (6%)

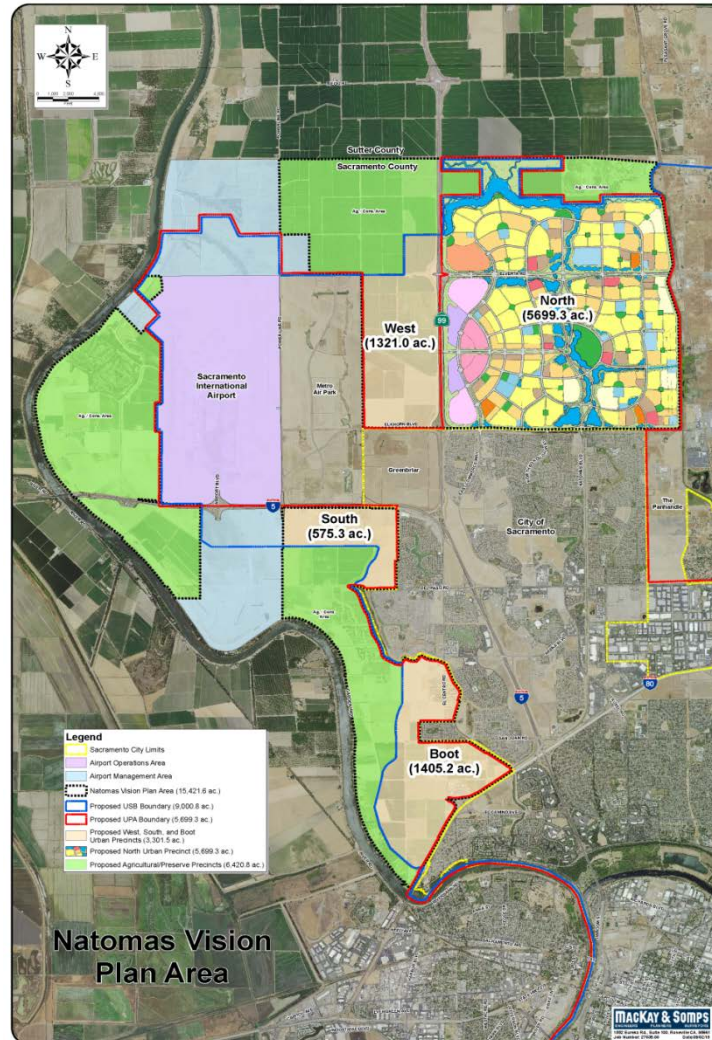
- Total jobs= 36,003

- Total parks, open space, detention and buffers within development parcels = 1,927.9 ac. (34%)

# North Precinct – Land Use Plan Ownership



# Natomas Vision Plan Area



# For More Information

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Planning Projects Viewer:

<https://planningdocuments.saccounty.net/>

Project Manager:

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