

**Department of
Community Development
Michael J. Penrose,
Acting Director**



Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

**DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Environmental Review Division
NOTICE OF PREPARATION**

APRIL 28, 2016

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NATOMAS NORTH PRECINCT MASTER PLAN (CONTROL NUMBER: PLNP2014-00172)

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as the NATOMAS NORTH PRECINCT MASTER PLAN. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after the date noted above on this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and can also be viewed online at: <http://www.per.saccounty.net>.

Please send your Agency's response to this Notice to:

Catherine Hack, Environmental Coordinator
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225, Sacramento, CA 95814
or via e-mail at: CEQA@saccounty.net.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Sheryl Lenzie, Project Manager, at (916) 874-6141 for further information.

SCOPING MEETINGS:

Two scoping meetings have been scheduled for the project, one for the public, and one for service providers and other public agencies. Interested parties and agency representatives are invited to learn more about the project and submit comments and suggestions concerning the analysis in the EIR. The dates, times, and locations for those meetings are as follows:

**May 16, 2016 from 2:00 to 4:00PM – Service Providers and Public Agencies
Scoping Meeting**

Location: County Administration Center
827 7th Street – DCD Conference Room – First Floor
Sacramento, CA 95814

May 16, 2016 from 6:00 to 7:30PM – Public Meeting

Location: South Natomas Community Center
2921 Truxel Road
Sacramento, CA 95833

PROJECT TITLE:

Natomas North Precinct Master Plan

CONTROL NUMBER:

PLNP2014-00172

PROJECT PROPONENT(S):

Applicants:

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

Engineer:

MacKay & Soms

PROJECT DESCRIPTION AND LOCATION:

The Natomas North Precinct Master Plan (proposed project) is a ±5,699.3-acre mixed-use project located in the Natomas community of unincorporated northwestern Sacramento County, south of Sutter County and southwest of Placer County, east of Highway 99, and north of the City of Sacramento (see Plate NOP-1). The proposed project includes a broad range of residential land uses, as well as commercial and employment land uses and schools, parks and open space to support the residential land uses.

The Natomas North Precinct Master Plan Area (Plan Area) is outside the existing Sacramento County Urban Services Boundary (USB) and Urban Policy Area (UPA) (see Plate NOP-2). The proposed project would amend the USB and UPA to include all of the Plan Area (±5,699.3 acres) (see Plates NOP-3 and NOP-4).

The proposed project would amend the Sacramento County General Plan Land Use Diagram to change the land use designations within the Plan Area (± 5,699.3 acres) 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) (see Plate NOP-5). The proposed General Plan Amendment is shown on Plate NOP-6.

The proposed project would amend the Sacramento County Zoning Diagram to change the Zoning Designations in the Plan Area (±5,699.3 acres) to Special Planning Area (SPA) (±5,699.3 acres) (see Plate NOP-7). Non-participating properties would also retain their existing zoning designation, including any Flood Combining (F) designation, as underlying zoning in

NATOMAS NORTH PRECINCT MASTER PLAN

addition to the SPA designation. The proposed Rezone is shown on Plate NOP-8. Table NOP-1 shows the breakdown of the various land uses and zoning designations.

The Sacramento International Airport, with its existing airport operational/security and buffer areas, is located outside the Plan Area (see Plate NOP-9). In addition, the airport has designated approximately 754 acres of lands for “airport expansion” which are owned by private parties also not included in the Plan Area.

The Plan Area is located within two school districts, the Twin Rivers Unified School District (TRUSD) and the Elverta Joint Elementary School District (EJESD). 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 would include 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 Plate NOP-10. Actual final locations of school facilities would be determined by the County and the School District(s).

The Plan Area 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 would extend facilities as needed to serve development within the Plan Area.

The proposed project would include a General Plan Amendment to the Transportation Plan Diagram. As shown on Plate NOP-11, 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 associated landscape corridors).

Water service to the Plan Area has not yet been determined, but likely will come from one or more existing water service providers such as the Sacramento County Water Agency (SCWA), the City of Sacramento, the Rio Linda/Elverta Community Water District (RLECD), or the Golden State Water Company. The County will further evaluate available water sources, supplies and institutional arrangements through the Water Supply Master Plan and Water Supply Assessment processes, as well as the CEQA process. The proposed major water infrastructure for the Plan Area is shown on Plate NOP 12.

Sewer service to the Plan Area 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 Plate NOP 13.

PROJECT OBJECTIVES:

The primary objectives for the proposed project are summarized as follows:

1. Develop a large-scale mixed-use and mixed-density community in northwestern Sacramento County with employment-generating land uses, a variety of residential housing types, schools, civic improvements and open space.
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

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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-oriented 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.

REQUESTED ENTITLEMENTS

The proposed project would require the following entitlements:

1. Amend the Urban Services Boundary (USB) to include North Precinct (±5,699.3 acres).
2. Amend the Urban Policy Area (UPA) Boundary to include North Precinct (±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 (±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).
4. Amend the General Plan Transportation Plan Diagram to include North Precinct (±5,699.3 ac).
5. Amend the General Plan Bicycle Master Plan Diagram to include the North Precinct (±5,699.3 ac).
6. Amend the Zoning Diagram to change the Zoning Designations in the North Precinct Plan area (±5,699.3 acres) to Special Planning Area (SPA) (±5,699.3 acres). (Note: non-participating properties would 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 (±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 (±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), and hospital-medical campus overlay.
8. Adopt a Water Supply Master Plan for the North Precinct (±5,699.3 acres).
9. Adopt a Public Facilities Financing Plan for the North Precinct (±5,699.3 acres).
10. Adopt a Development Agreement(s) for the North Precinct (±5,699.3 acres).
11. Approve a Water Supply Assessment for the North Precinct (±5,699.3 acres). Required by the California Water Code to link land use and water supply planning activities.

NATOMAS NORTH PRECINCT MASTER PLAN

In addition to the above entitlements, separate Service District Annexation requests for the Plan Area 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).

ENVIRONMENTAL/LAND USE SETTING:

The majority of the Plan Area 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). Sacramento County, however, was not signatory to either HCP. 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).

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analyses in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the proposed project, describe standards of significance to be used in analysis, and describe analysis methodologies. A review of the project and of the environmental resources in the study area has resulted in the identification of the following potential areas of environmental effect:

Aesthetics

Proposed new development areas will be analyzed for their effects on the views from surrounding properties and roadways.

Agricultural Resources

Areas of active agricultural use, designated agricultural lands, prime farmland soils, and Williamson Act contract land will be identified and analyzed within and adjacent to the project area.

Air Quality

Project-related emissions analyzed may include toxic air contaminants, ozone precursors, and particulates. The analysis will include discussions of emissions resulting from construction activities and emissions resulting from operational activities of the completed project.

Biological Resources

The project will be analyzed to identify areas where proposed changes may impact biological resources in the area. The analyses will discuss impacts to general wildlife populations and habitats, but will focus on special-status species and particularly sensitive habitats, including wetlands.

Climate Change

Project-related greenhouse gas emissions will be quantified and analyzed for the cumulative impacts to climate change. The probable impacts to the project as a result of climate change will also be examined.

Cultural/Historical Resources

The project will be analyzed to identify areas where proposed changes may impact cultural and historical resources.

Geology, Soils, and Mineral Resources

Underlying soil types and suitability will be examined in areas where urban uses are proposed. Erosion potential will also be considered.

Hazards and Hazardous Materials

Hazardous materials sites, if any, will be identified in the vicinity of proposed new development areas. Project compatibility with any existing hazardous materials sites will be examined.

Hydrology and Water Quality

Areas of flooding potential will be identified and drainage patterns will be examined within the watersheds affected by the project. The project will be analyzed for impacts to the existing hydrologic environment and vice versa. Agencies involved with flood control issues will be consulted. These may include, but are not limited to: the California State Department of Water Resources, the Central Valley Flood Protection Board (CVFPB), the Sacramento Area Flood Control Agency (SAFCA), Reclamation District 1000 (RD-1000) and the Sacramento County Department of Water Resources. The potential impacts of the project on water quality will also be examined, which includes construction-related impacts (e.g. erosion of exposed soil) and operational impacts (e.g. use of pesticides and fertilizers).

Land Use

The project proposal will be examined to determine consistency with land use policies/ordinances/plans that have been adopted in order to avoid environmental effects. The project impact relative to the planned and existing land use environment will also be disclosed. The EIR will include analysis of the proposed project's compatibility with Sacramento International Airport based on review of the December 2013 Airport Land Use Compatibility Plan for Sacramento International Airport and applicable FAA regulations, policies, and guidance for land use decisions that have the potential to affect safe airport operations. The EIR will include analysis of potential hazardous wildlife attractants associated with the proposed land uses as well as the potential effects of airport operations on the project.

Noise

Existing and proposed uses with the potential to generate significant noise will be analyzed, which will include modeling of noise generated by transportation sources and noise generated by airport operations.

Public Services

The project will be analyzed for its compatibility with public services and to determine what may be required to extend service to the project. Services analyzed may include but are not limited to schools, park services, libraries, fire protection, and police protection.

Public Utilities

The proposal will be analyzed for its compatibility with public utilities and to determine what may be required to extend service to the project. Utilities analyzed may include but are not limited to water supply, sewer service, and energy services.

Transportation

A Transportation Impact Study will be prepared to examine the effects of proposed project development and facilities on area roadways as well as transit and bicycling and pedestrian modes of transportation.

The above descriptions are not exhaustive, and other sections and discussions may be included if further research indicates that the inclusion is warranted. As the analyses progress and the extent of impacts to the above categories is determined, appropriate CEQA Alternatives will be included for analysis. Pursuant to the CEQA Guidelines Section 15206, this is a project of “statewide, regional or area wide significance” and scoping meetings are required. The dates, times, and locations of scheduled scoping meetings are listed at the front of this notice.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR to evaluate the proposed project and render a decision to approve or deny the requested entitlements. Responsible agencies, such as those listed below, would also use the EIR for their own discretionary approvals associated with the project.

- Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
- Federal Endangered Species Act Section 10 Consultation (U.S. Fish and Wildlife Service)
- Federal Clean Water Act Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region)
- California Endangered Species Act Incidental Take Permit (California Department of Fish and Wildlife)
- California Fish and Game Code Section 1602 Streambed Alteration Agreement (California Department of Fish and Wildlife)
- Federal Clean Water Act Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)

Table NOP-1: Master Plan/SPA Land Use/Zoning Summary

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres ¹	Units
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219
SPA-RC Regional Commercial	197.7	177.9	-
SPA-RMU/E Regional Mixed-Use/Entertainment (assumes up to 25ac HDR)	108.3	97.4	620
SPA-GC General Commercial	108.0	97.2	-
SPA-CD Commerce District (assumes up to 5ac HDR & up to 63ac H/MC)	156.5	140.9	150
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488
SPA-NC Neighborhood Commercial	82.9	74.6	-
COMMERCIAL Subtotal	703.3	633.0	1,258
SPA-P/QP Public/Quasi-Public	241.9	217.7	-
SPA-PR Park and Recreation^{2,3}	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

NOTES:

- (1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Unit totals based on adjusted acres.
- (2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons per household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons per 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 per household (2010).
- (3) Park acreage shown includes neighborhood and community parks (+183.5 ac) only. Actual parkland dedication will also include 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 proposed = 414.6ac.

Plate NOP-1: Project Location

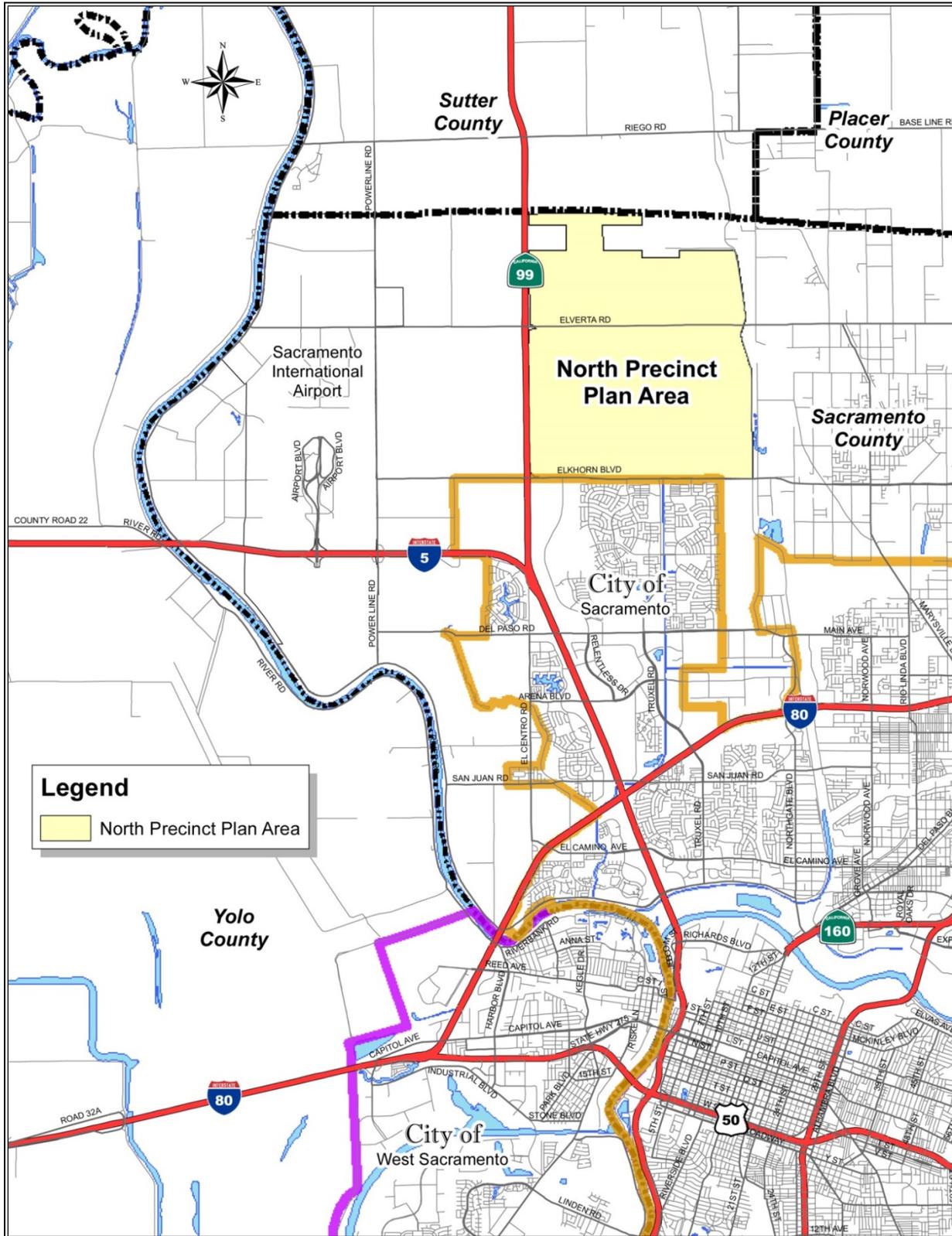


Plate NOP-2: Existing Urban Services Boundary and Urban Policy Area

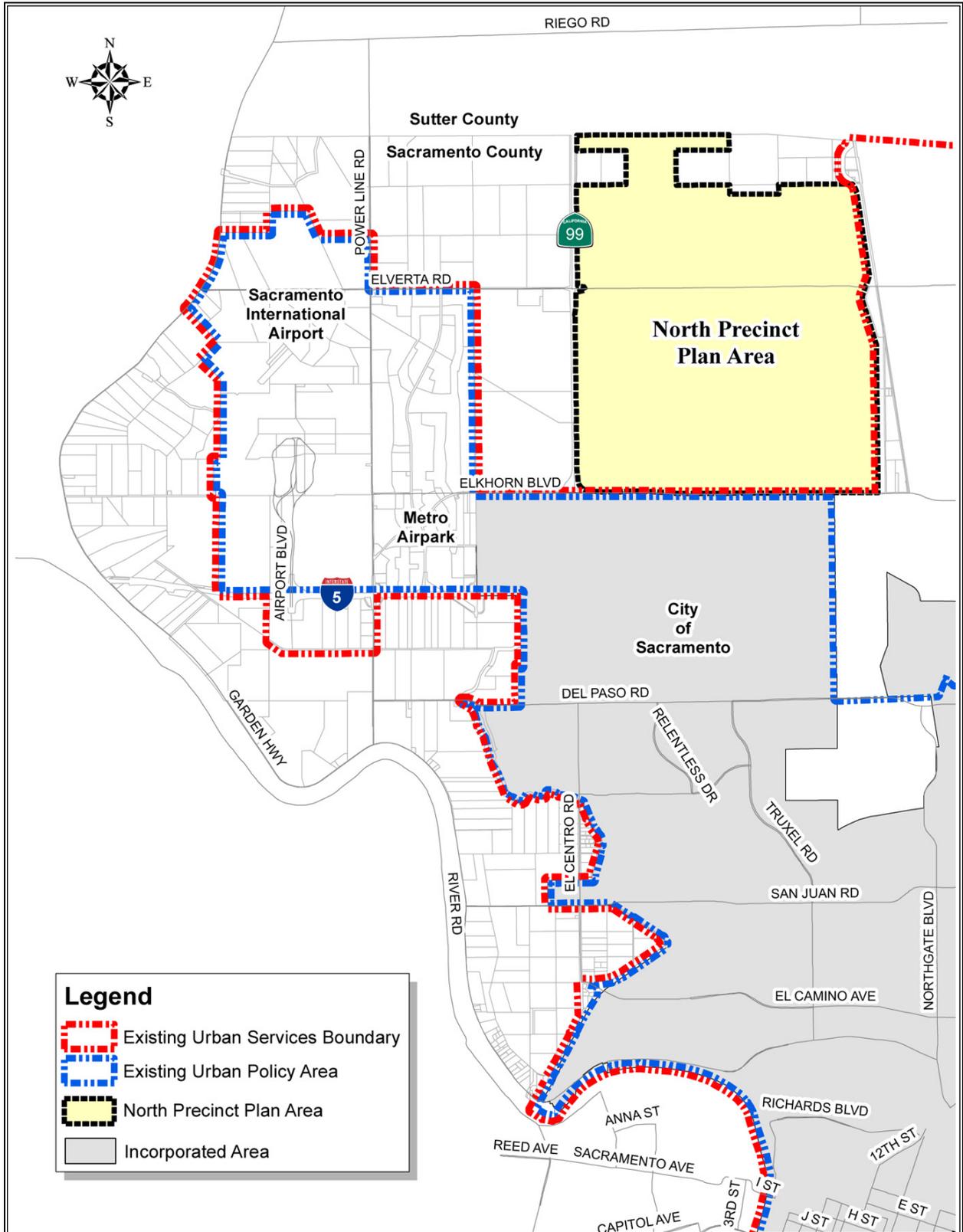
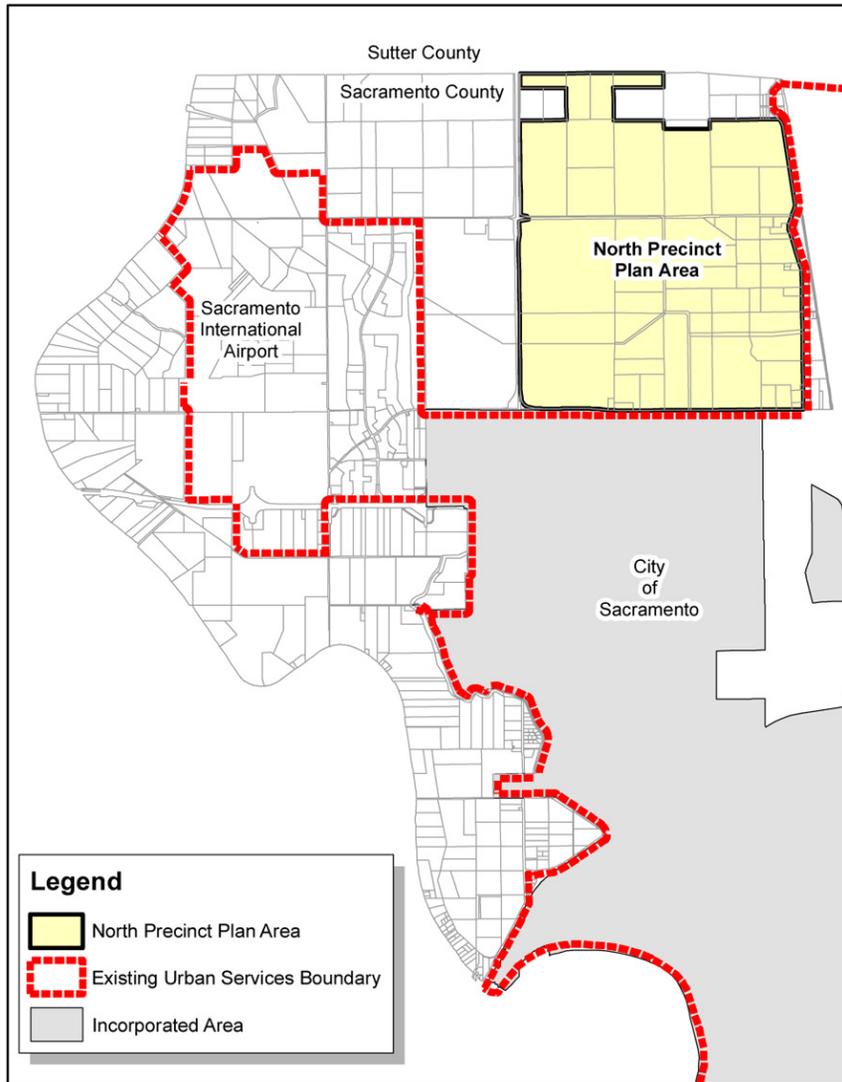
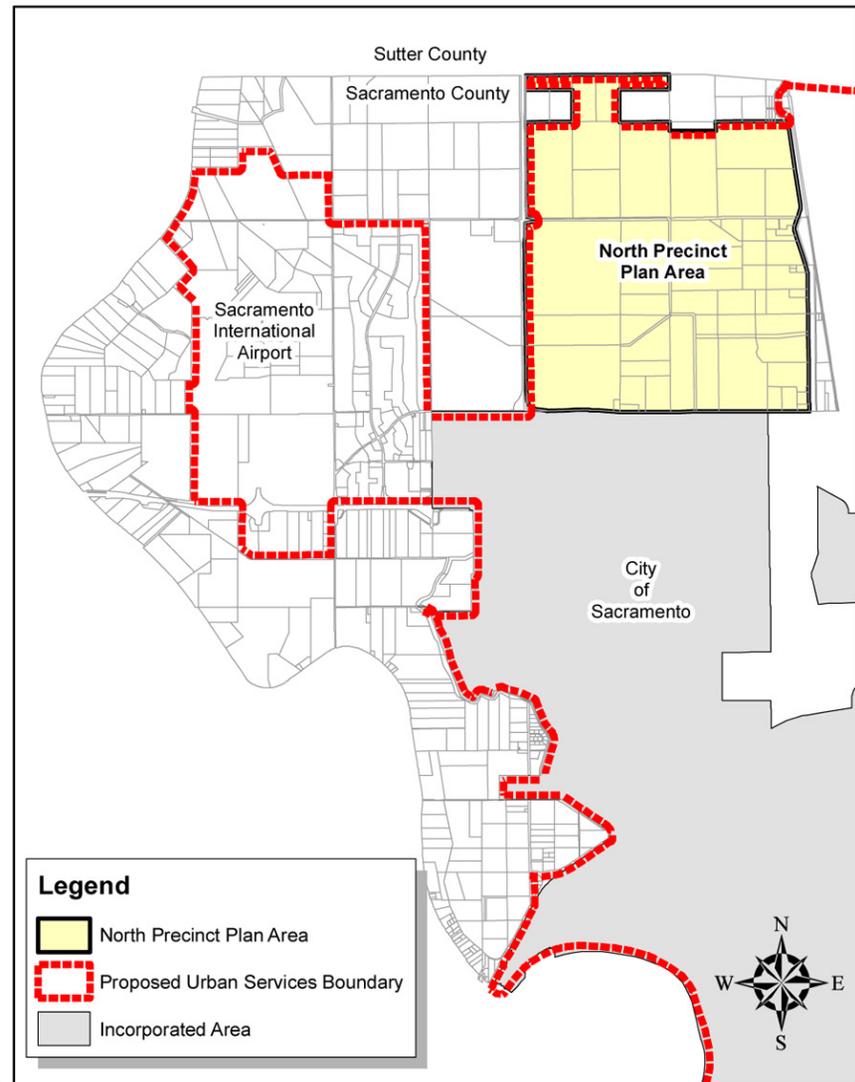


Plate NOP-3: Proposed Urban Services Boundary Amendment

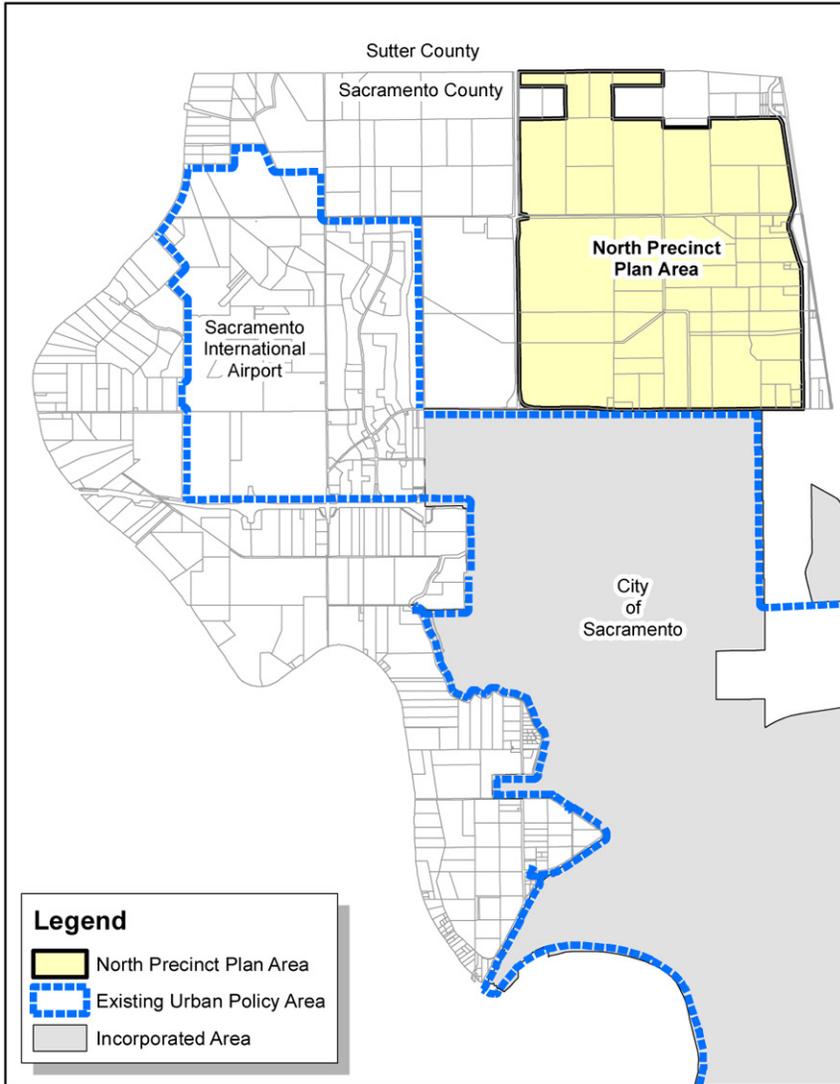


**North Precinct Plan Area
Existing Urban Services Boundary**

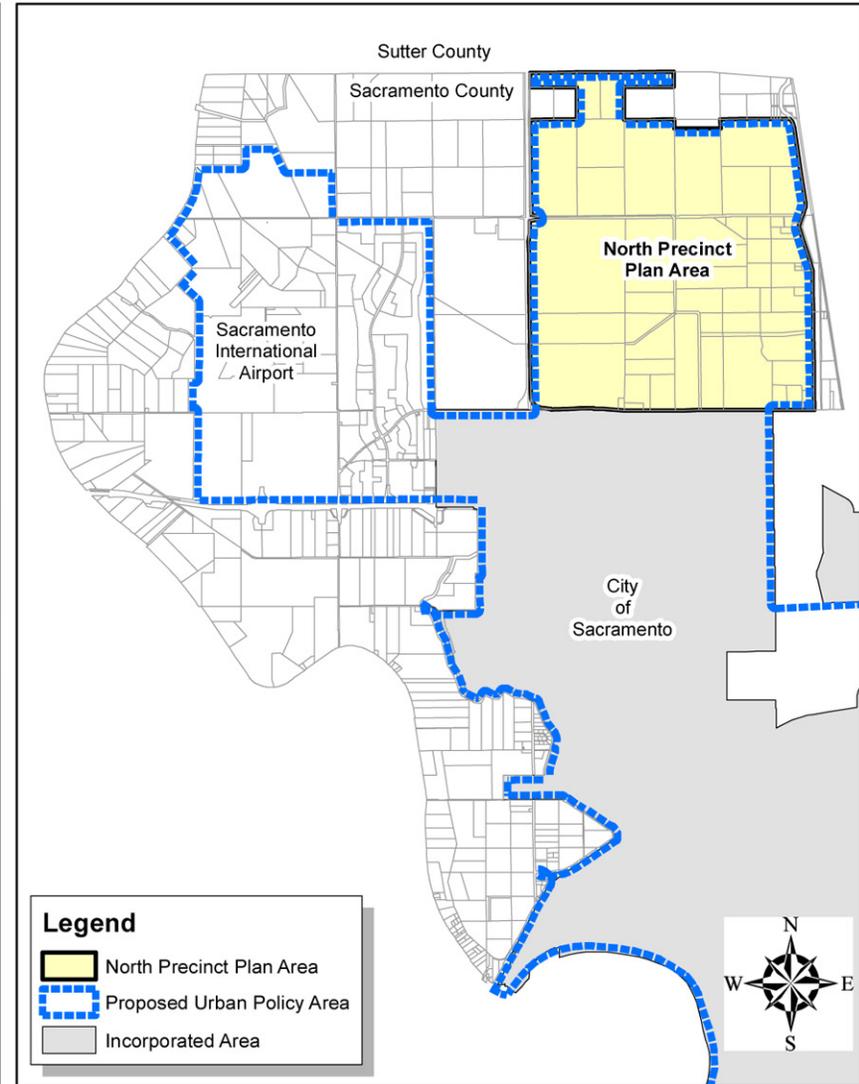


**North Precinct Plan Area
Proposed Urban Services Boundary**

Plate NOP-4: Proposed Urban Policy Area Amendment

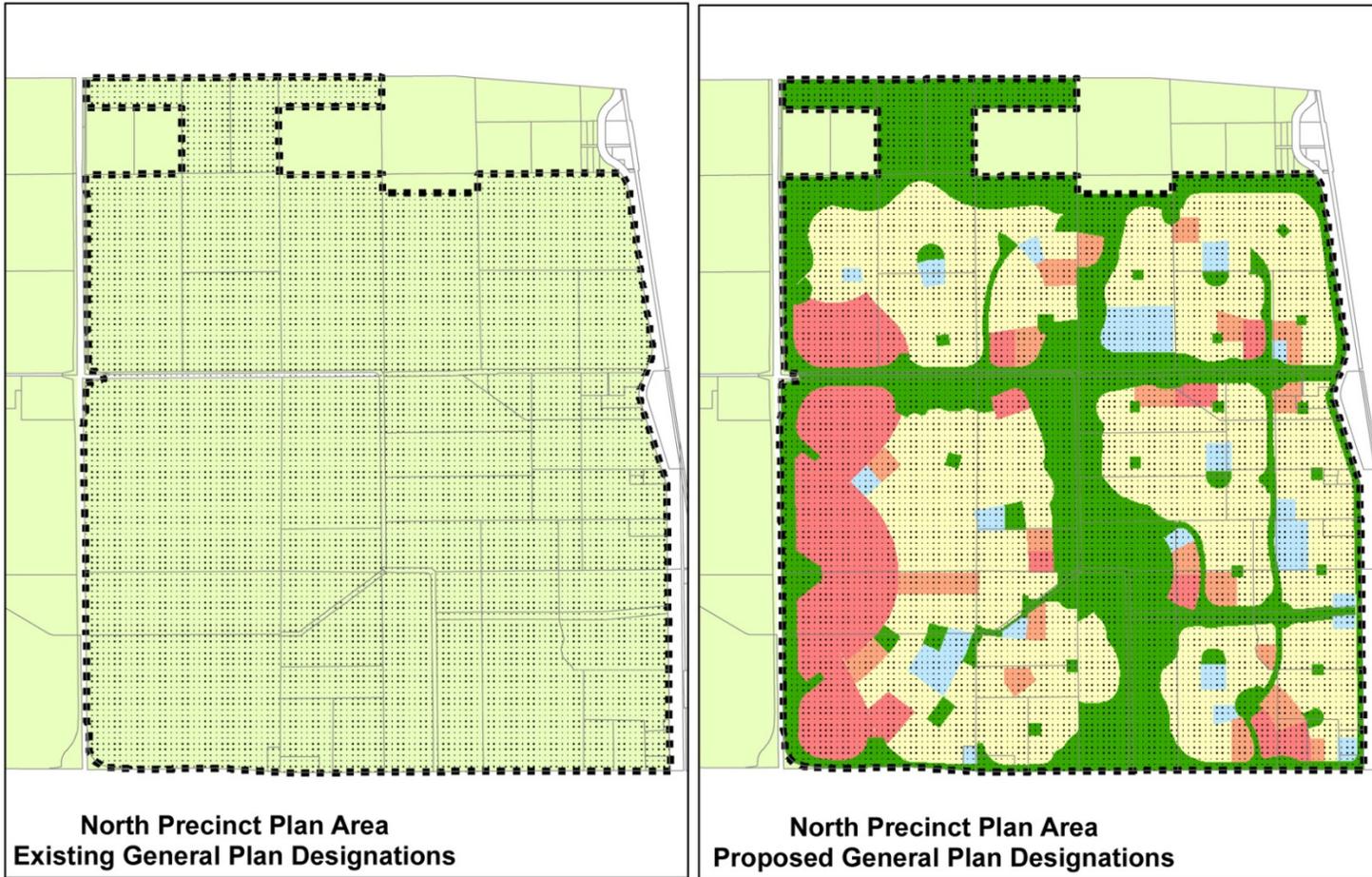


North Precinct Plan Area
Existing Urban Policy Area



North Precinct Plan Area
Proposed Urban Policy Area

Plate NOP-5: Proposed General Plan Amendment



Legend

North Precinct Plan Area	COMM/OFF
Natomas Joint Vision Combining Designation	LDR (1 - 12 du/ac)
AG CROP	MDR (13 - 30 du/ac)
REC	PQP

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



Plate NOP-6: Proposed General Plan Designations



Plate NOP-7: Proposed Zoning Amendment



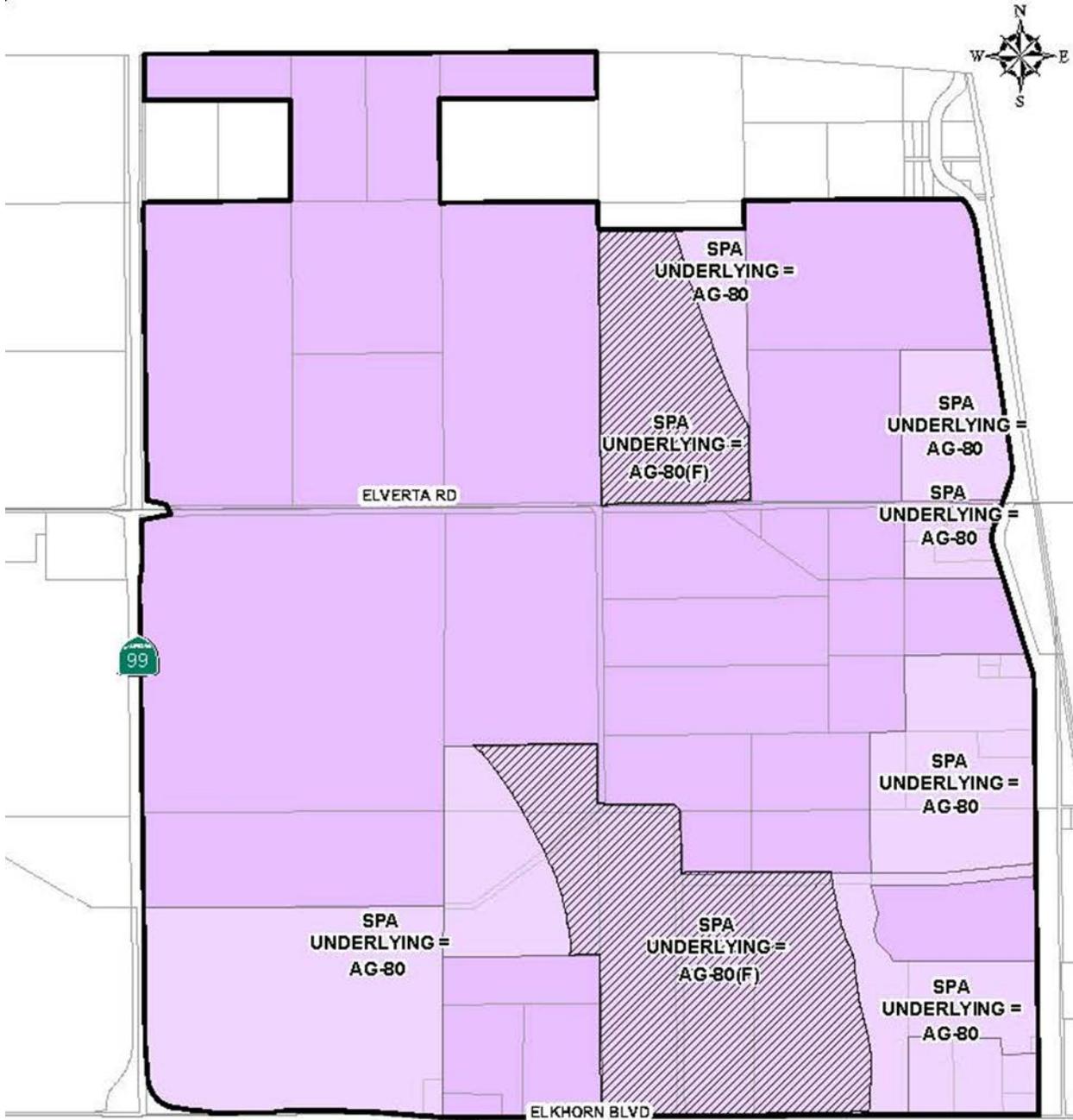
Legend

 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.



Plate NOP-8: Proposed Zoning Designations



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.

Plate NOP-9: Airport Operations, Management, and Expansion Areas

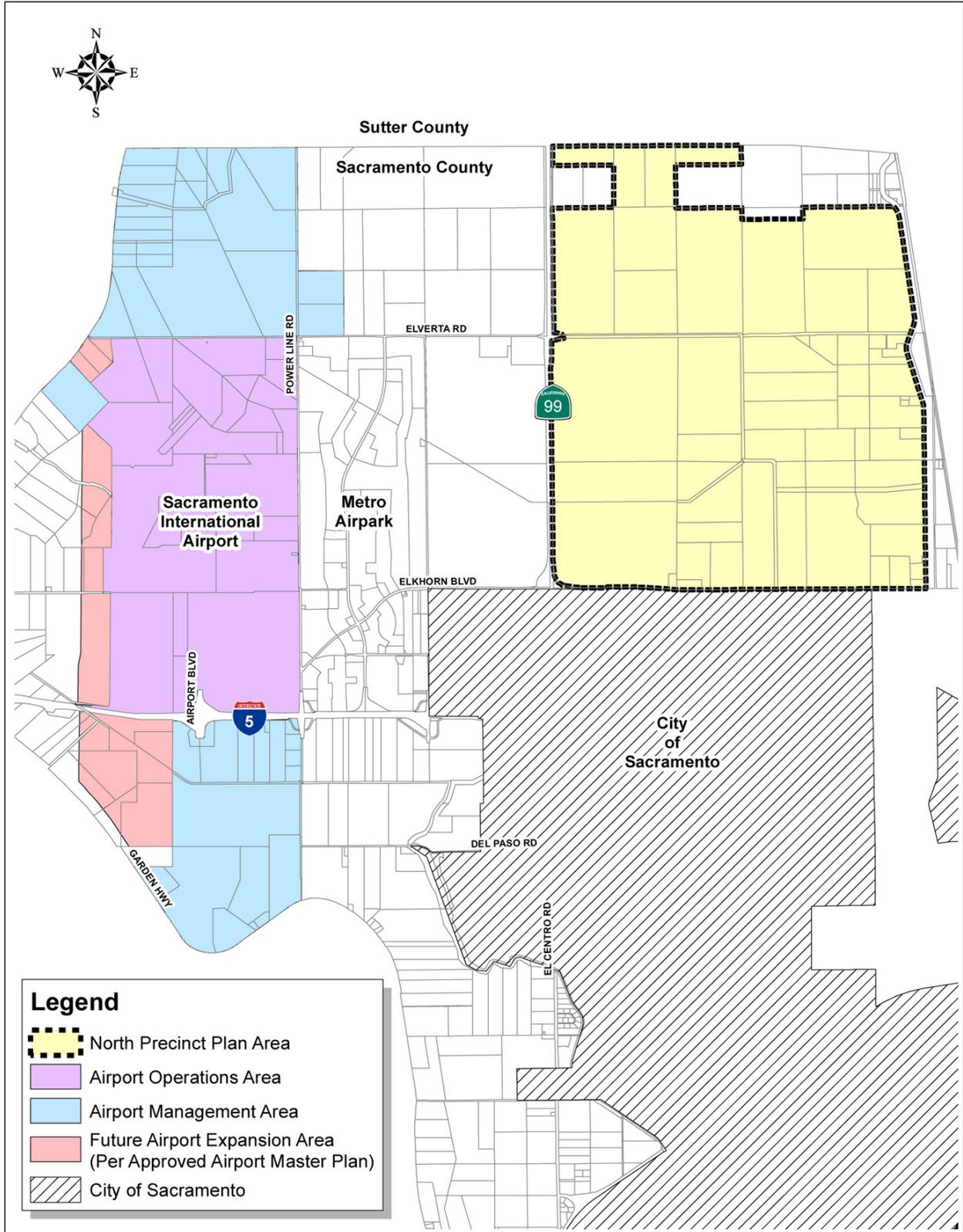


Plate NOP-10: Conceptual Land Use Plan

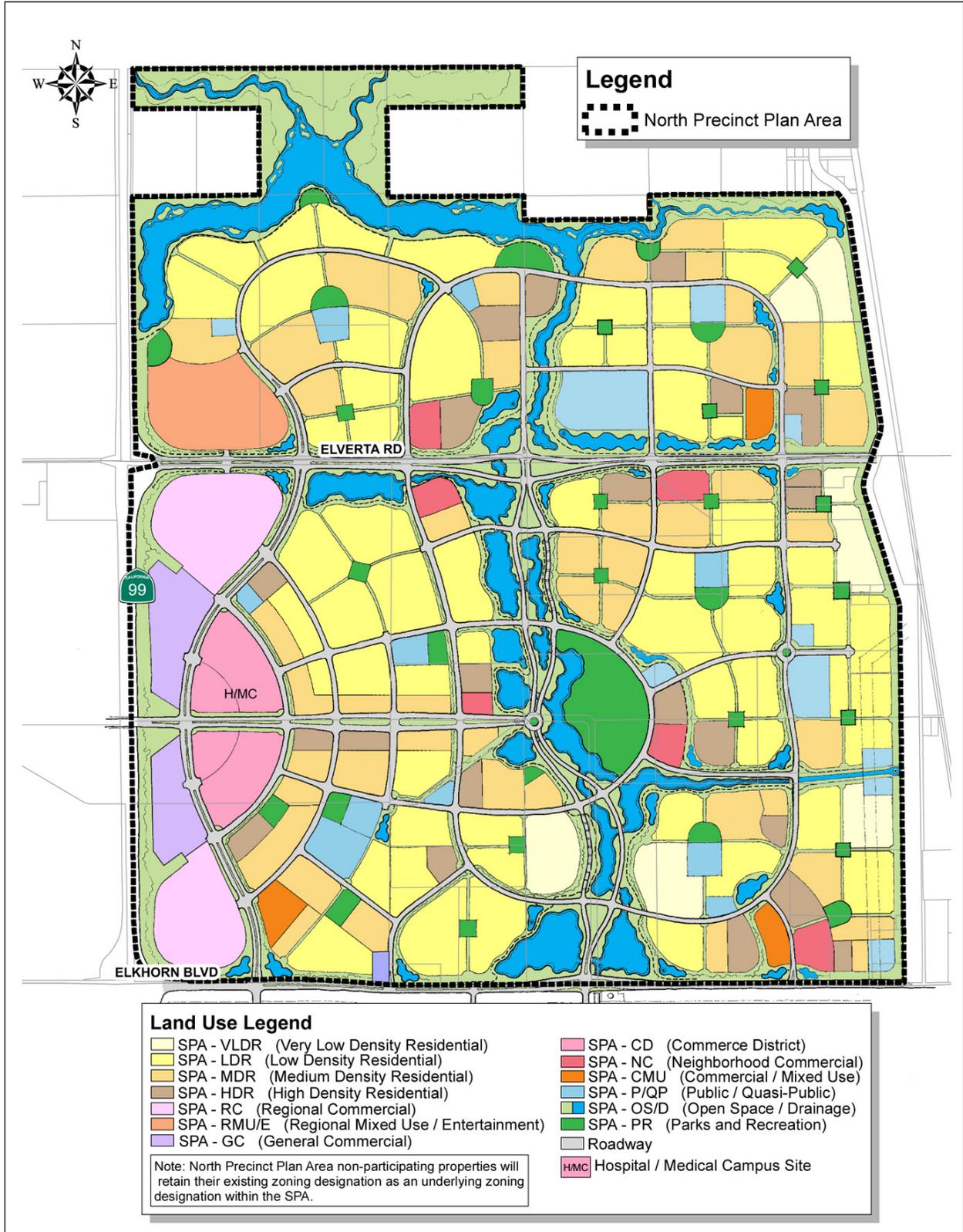
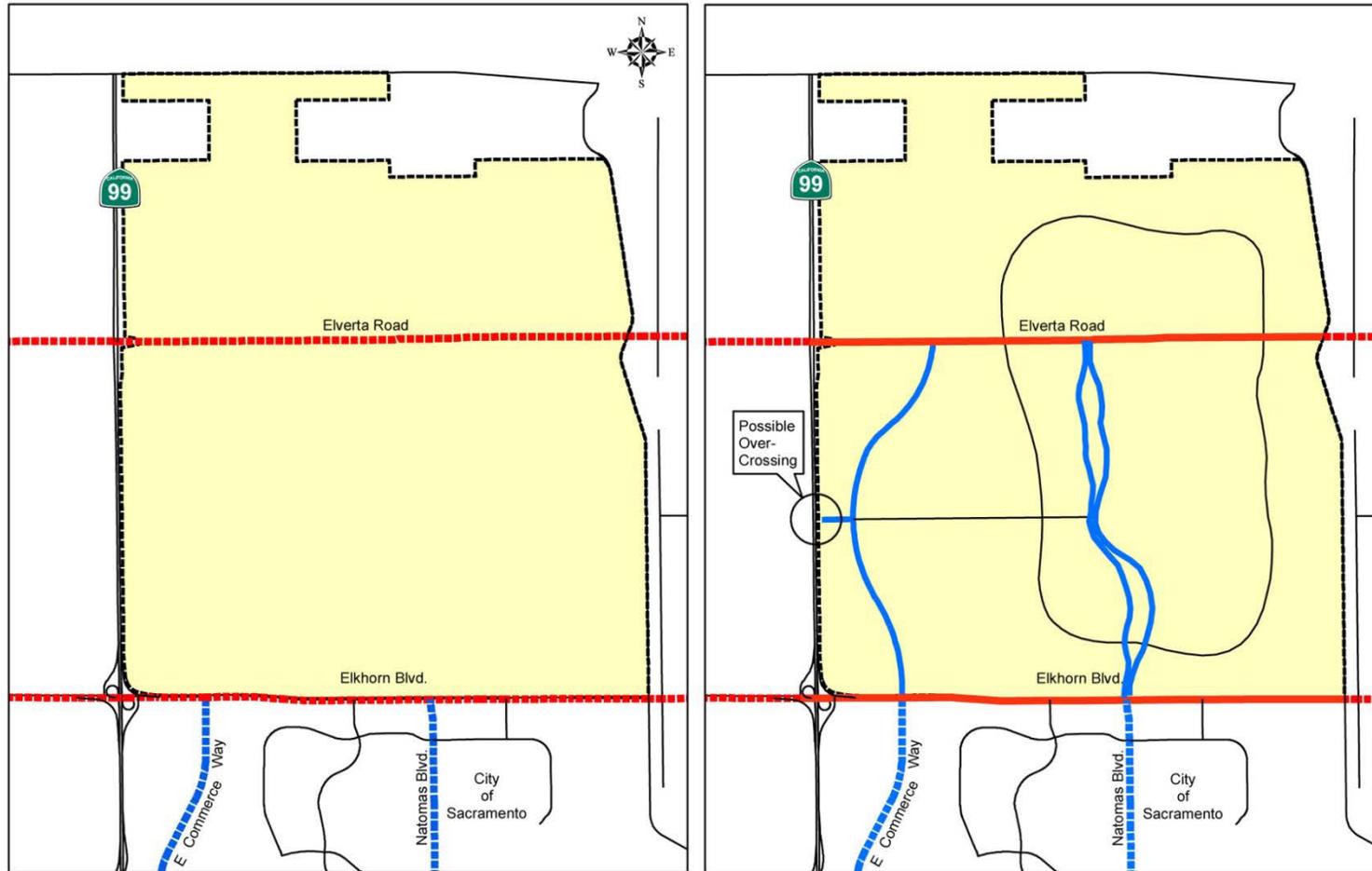


Plate NOP-11: Proposed Transportation Plan



North Precinct Plan Area
Existing Transportation Plan

North Precinct Plan Area
Proposed Transportation Plan

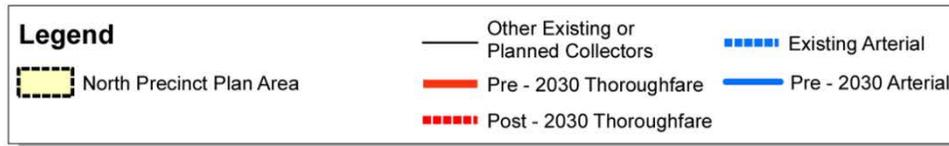


Plate NOP-12: Proposed Sewer System

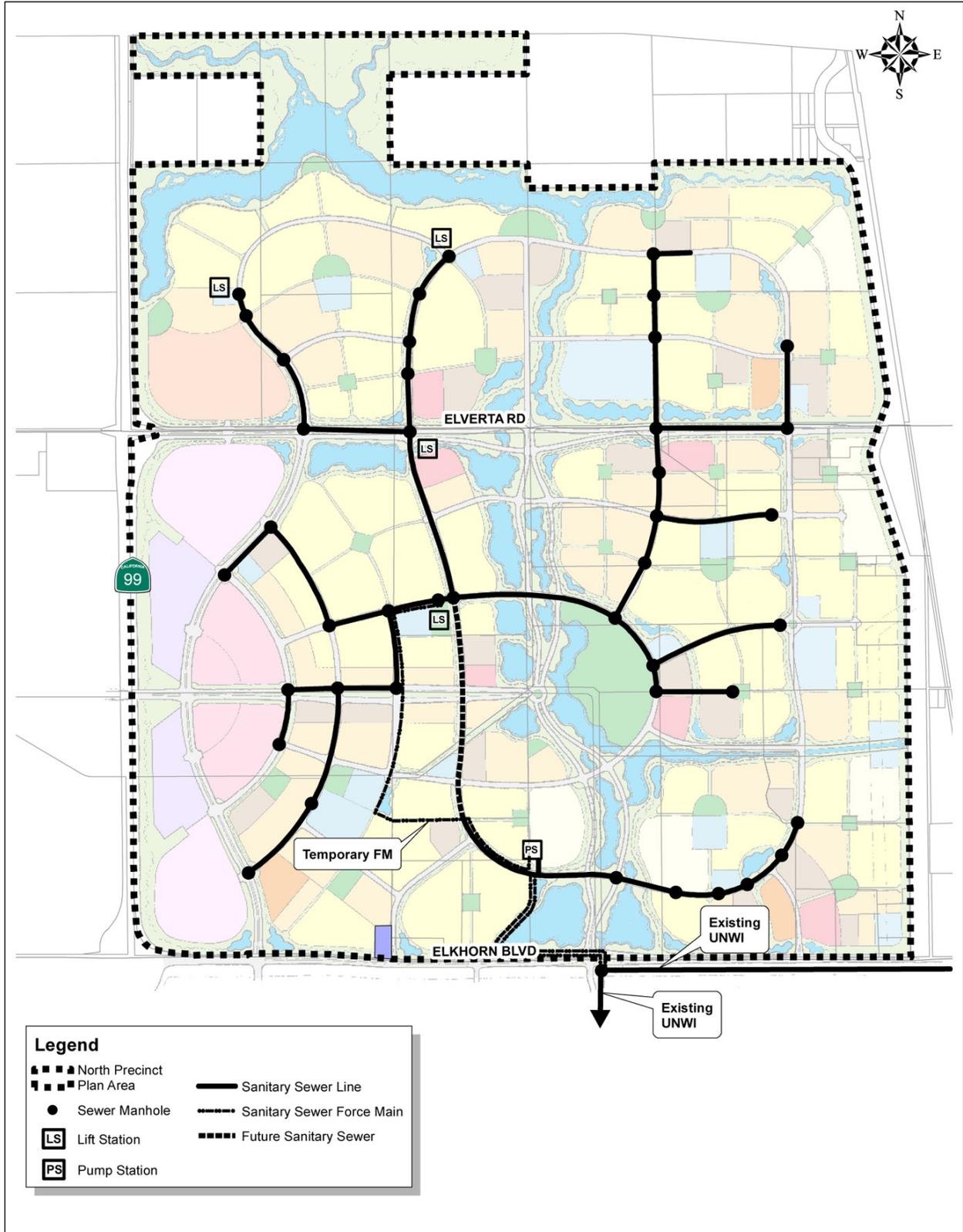


Plate NOP-13: Proposed Water Supply System

