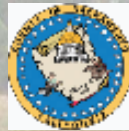


# Natomas Joint Vision Open Space Program *Fourth Workshop*



**The City of Sacramento**



**The County of Sacramento**



**LAFCO**

**February 19, 2008**



# **Natomas Joint Vision MOU**

## **Basic Principles**

- **Open space preservation for habitat, agriculture, and other values**
- **Specialized roles for City and County**
- **Revenue/Cost Sharing**
- **Airport protection**
- **Building upon the existing NBHCP**
- **1:1 or greater ratio of open space to development**



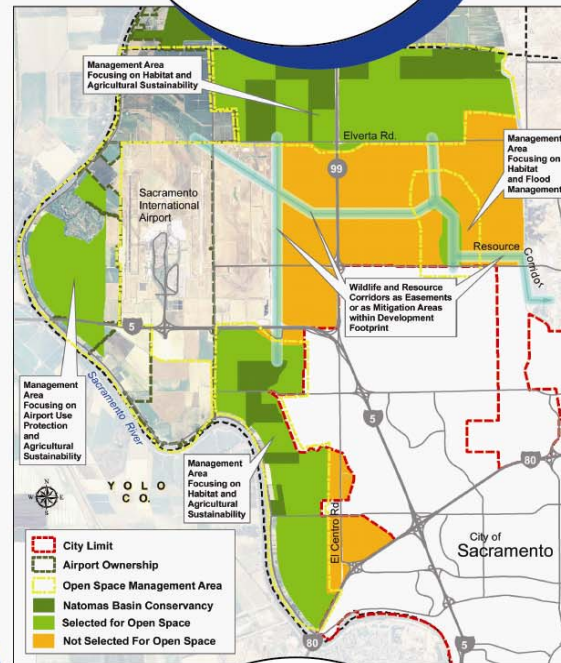
# Plan Components

*Airport Operations  
Values*

*Biological Values*

*Community Separator  
Values*

*Agricultural  
Values*



*Public Recreation  
Open Space Values*

*Flood Protection  
Values*

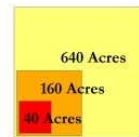
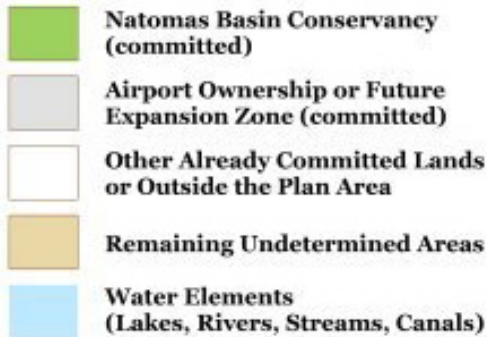
# Basic Assumptions & Caveats

- **Estimated 12,000 acres non-committed within Study Area**
- **Joint Vision MOU at minimum 1:1 ratio for open space to development**
- **= Approximately 6000 acres for development  
6,000 acres for open space**
- **Validity of multiple purpose concept for open space,**
- **Limited biological data: synthesis of best information available until effects analysis**



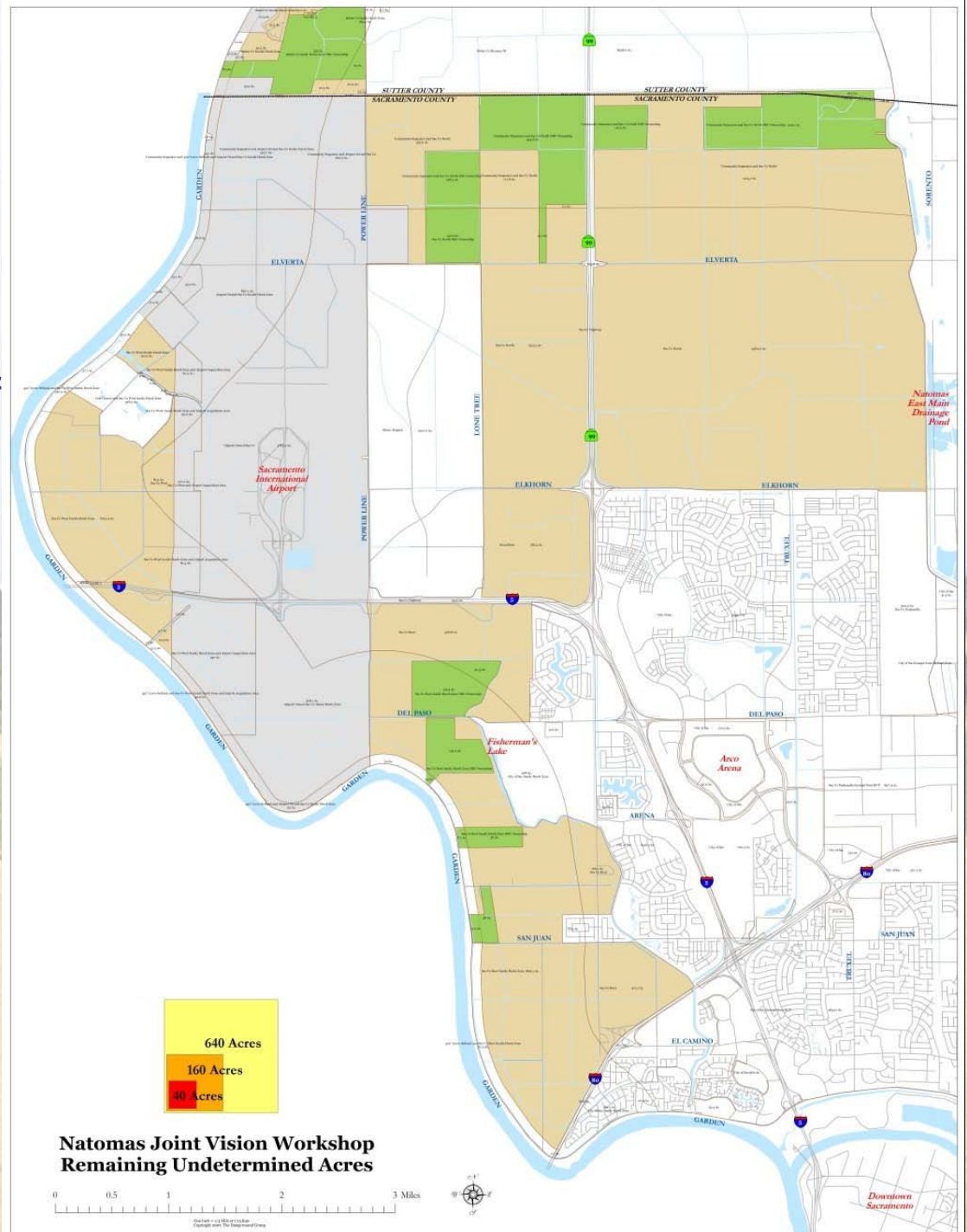
# Study Area Summary

- 12,700 acres subject to review
- Approximately 700 acres of remaining NBC mitigation for current HCP
- 6,000 acres for development and 6,000 open space (assuming 1:1)



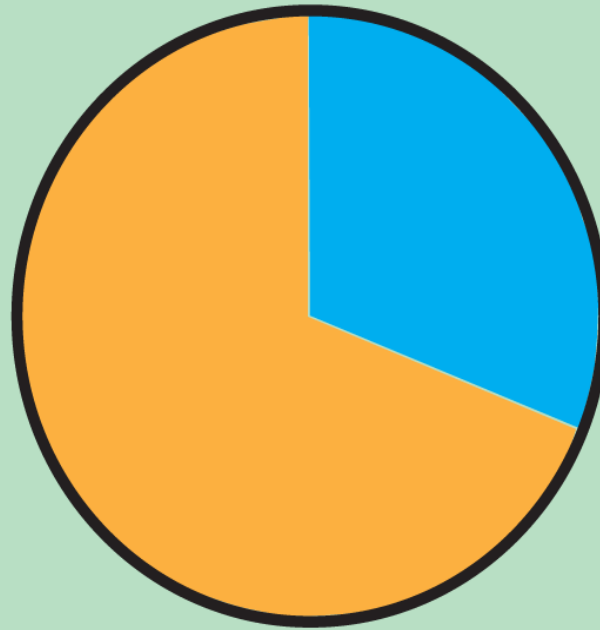
**Natomas Joint Vision Workshop Remaining Undetermined Acres**

0 0.5 1 2 3 Miles



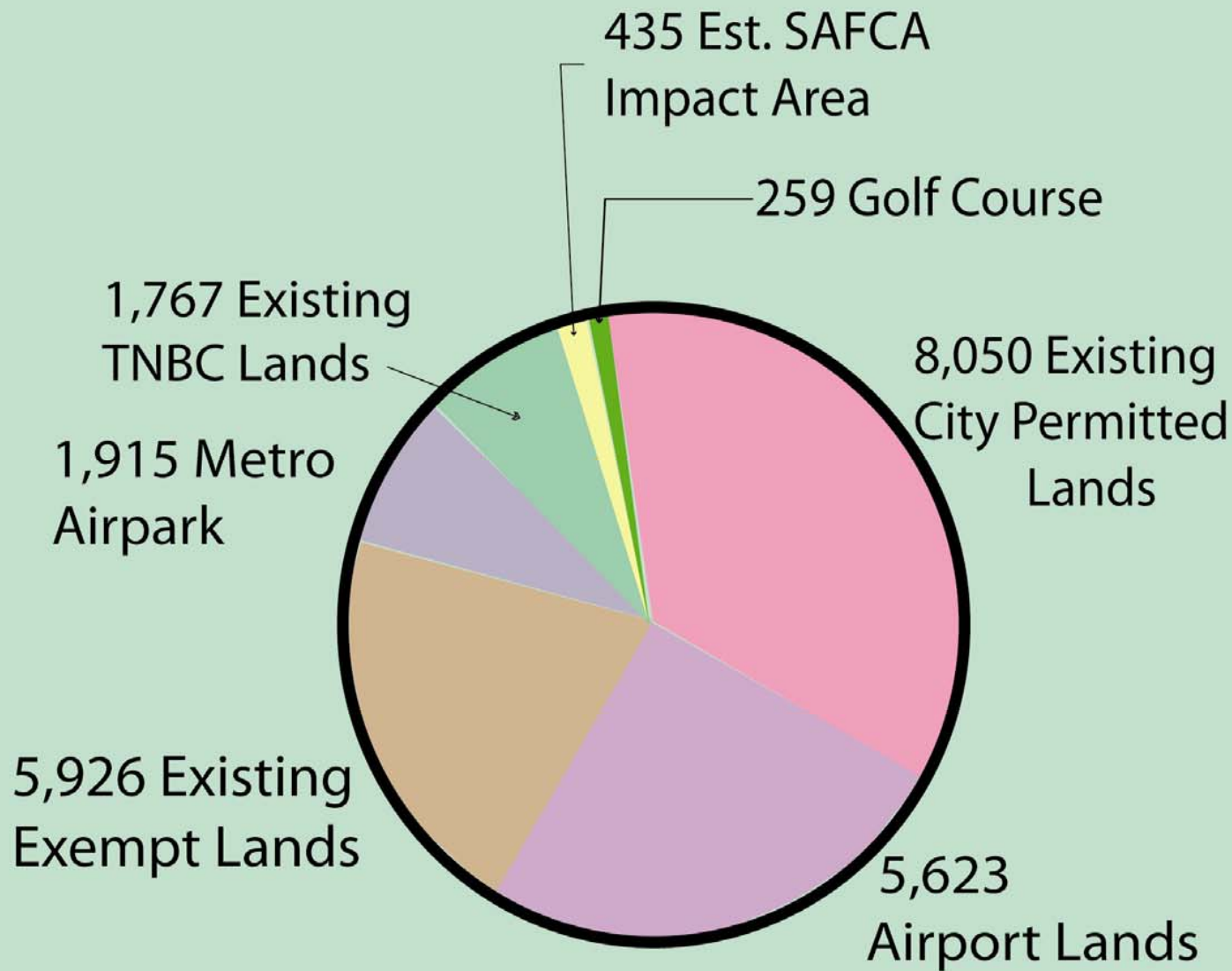
# Acreeage Methodology

36,675 acres  
Sacramento  
Share of Basin



16,862 acres  
Sutter County  
Share of Basin

**53,538 acres**  
**Total Basin Area**

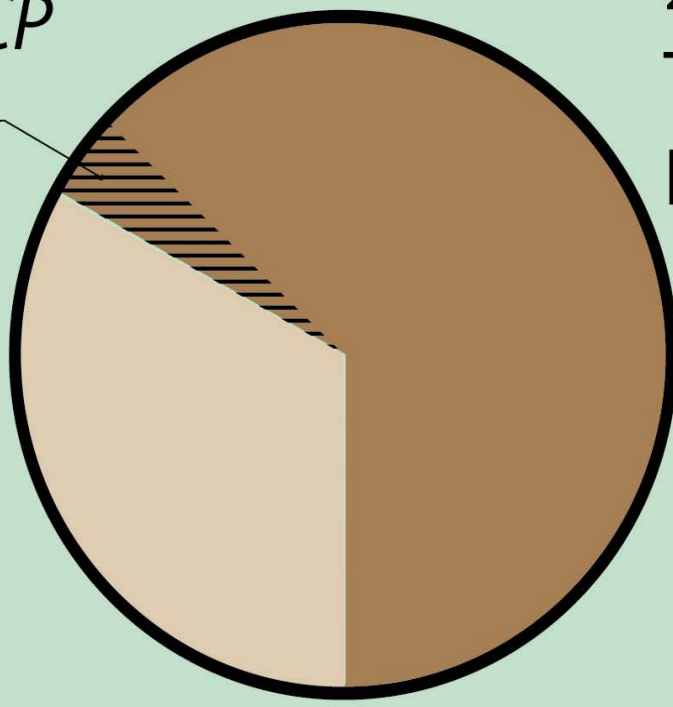


**Total 23,975 of Committed Lands**

*700 acres Estimated  
Remaining HCP  
Mitigation*

23,975 acres  
Total Committed  
Lands

12,700 acres  
Non-committed  
Lands



**36,675 acres Sacramento Portion of Basin**



# Necessity of the Open Space Program

**This planning effort seeks a positive outcome for complex issues:**

- **The demand for urban growth,**
- **A commitment to provide critical habitat for threatened and endangered species**
- **A desire that the area continue to serve as buffer land to adjoining growth areas and incompatible uses.**
- **Concern for preservation & continuation of economically sustainable farming**
- **Expectations of reasonable compensation for landowners who cannot obtain development rights**

# Multiple stakeholders Desiring a Positive Outcome

- **Developer-landowners who land interests are outside of the County Urban Services Boundary**
- **Biological regulatory agencies**
- **Various environmental interests**
- **Airport management interests**
- **Agricultural service providers such as Natomas Central Mutual Water Company**
- **Flood management interests such as the Sacramento Area Flood Control Agency (SAFCA)**



# Open Space Program Purposes

**The program is intended to help identify both the highest and lowest open space values within the Joint Vision Area:**

- To recommend a range of options for accomplishing open space preservation**
- To create a strategy for determining the appropriate amount of burden for the owners and land interests**



# Open Space Program Purposes

- **Provide the starting point for a new or updated HCP**
- **Guide the implementation of the City-County Joint Vision MOU**
- **Serve as a vehicle for launching focused discussions with landowners**
- **Provide a better planning context for Airport and SAFCA actions**

# Open Space Program Purposes

- **Provide framework for decision making within Joint Vision Area**
- **Contribute to bigger picture decision making**
- **Facilitate more focused subsequent economic evaluations**
- **Enable more precise and refined economic considerations for funding open space program and assuring equity among existing land owners**
- **Allow for flexibility to adapt to various moving targets affecting plan outcome**



# A Framework for Open Space Preservation

The culmination of process will lead to the accomplishment of several important milestones:

- Fulfilling intent of the MOU with a 1:1 (or greater) ratio of open space to development
- A system of permanent open space serving a variety of purposes and interests
- An adaptive management framework to sustain open space
- Contribution to an urban planning process leading to development right entitlements



# The Planning Process

Open space value maps differentiate the remaining non-committed lands:

- “Non-committed lands” exclude areas already planned for such as Metro Airpark & the Airport
- Non-committed = Approximately 12,000 acres
- With (minimum) 1:1 ratio roughly 6,000 acres for open space and 6,000 acres for urban development

# Available Economic Strategies

*Strategies based on free market principles that function within set of rules & regulations*

- **Adopt ratio: open space / development**
- **Establish and then abide by USB**
- **Require land dedication instead of in-lieu fees**
- **Land management entities reflect primary purposes open space**
- **Establish an endowment fee mechanism**



# Economic Strategy Examples

## Range of workable options:

- **Developer purchases habitat land and delivers it to TNBC or other entity along with endowment fees**
- **Developer purchases an open space easement restricting development rights but farmer retains title to land and continues farming.**
- **A farmer continues to own his land in fee simple and continue farming – landowner is not compelled to sell**



# Open Space Recommendations

**Preliminary Concept addresses Joint Vision  
MOU open space needs:**

- **Boundaries are conceptual**
- **Open space values considered**
  - **Agricultural preservation**
  - **Habitat**
  - **Buffers for the habitat areas**
  - **Community separator**
  - **Recreational open space**
  - **Airport protection**
  - **Flood protection**

# Open Space Recommendations

- Identifies areas that best and least serve open space
- Identifies additional open space corridor features for habitat connectivity
- Incorporates economic evaluations and overall strategies
- Identifies possible management structures to ensure long term sustainability



# Open Space Concept

Concept: Three distinct mgmt. structures:

1. North Area & Boot Area managed similar to TNBC for habitat & agriculture

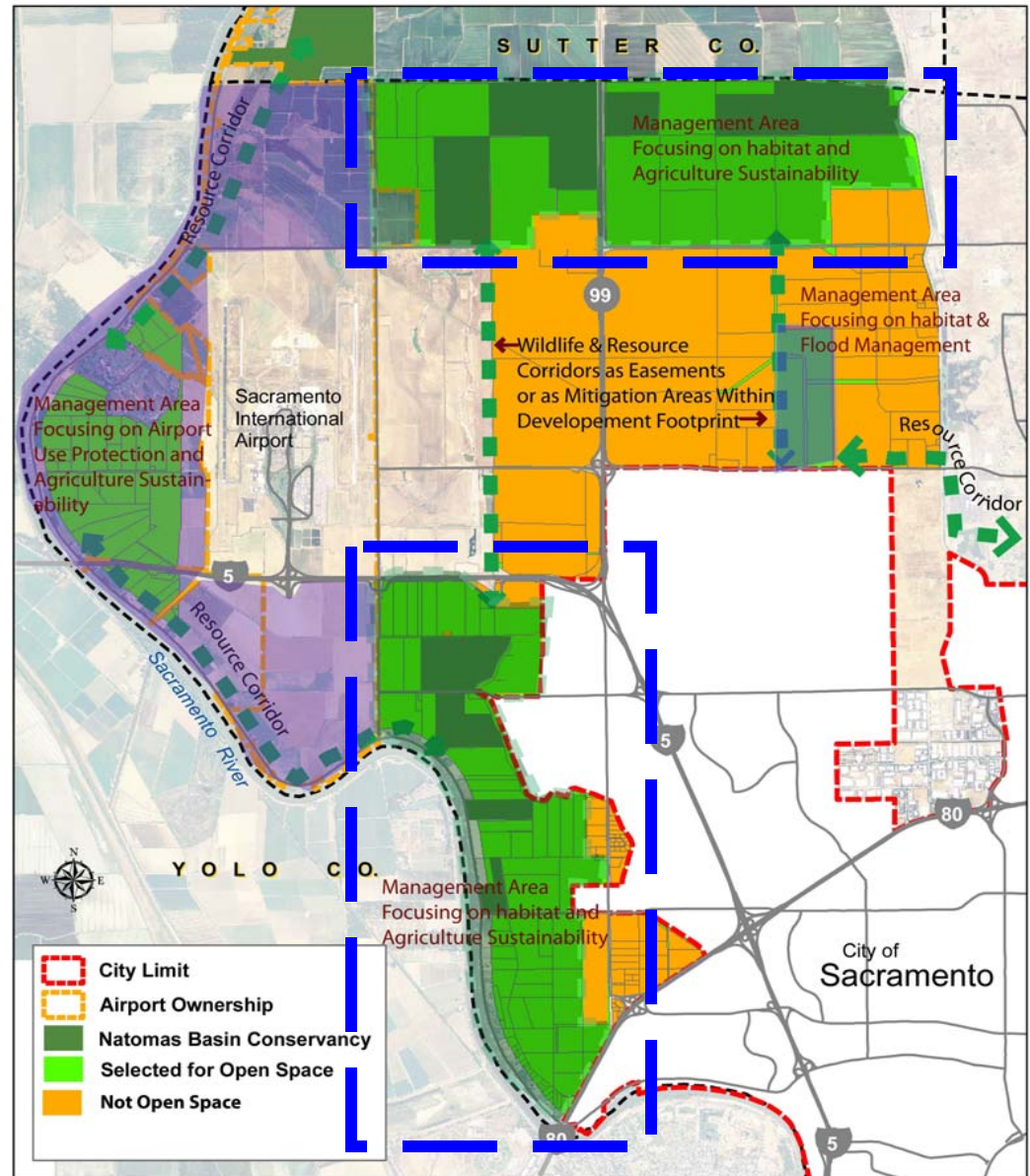


Figure 7.1  
Draft Recommended Plan





# Open Space Concept

## 2. Western Area:

Managed for agriculture and protecting Airport operations

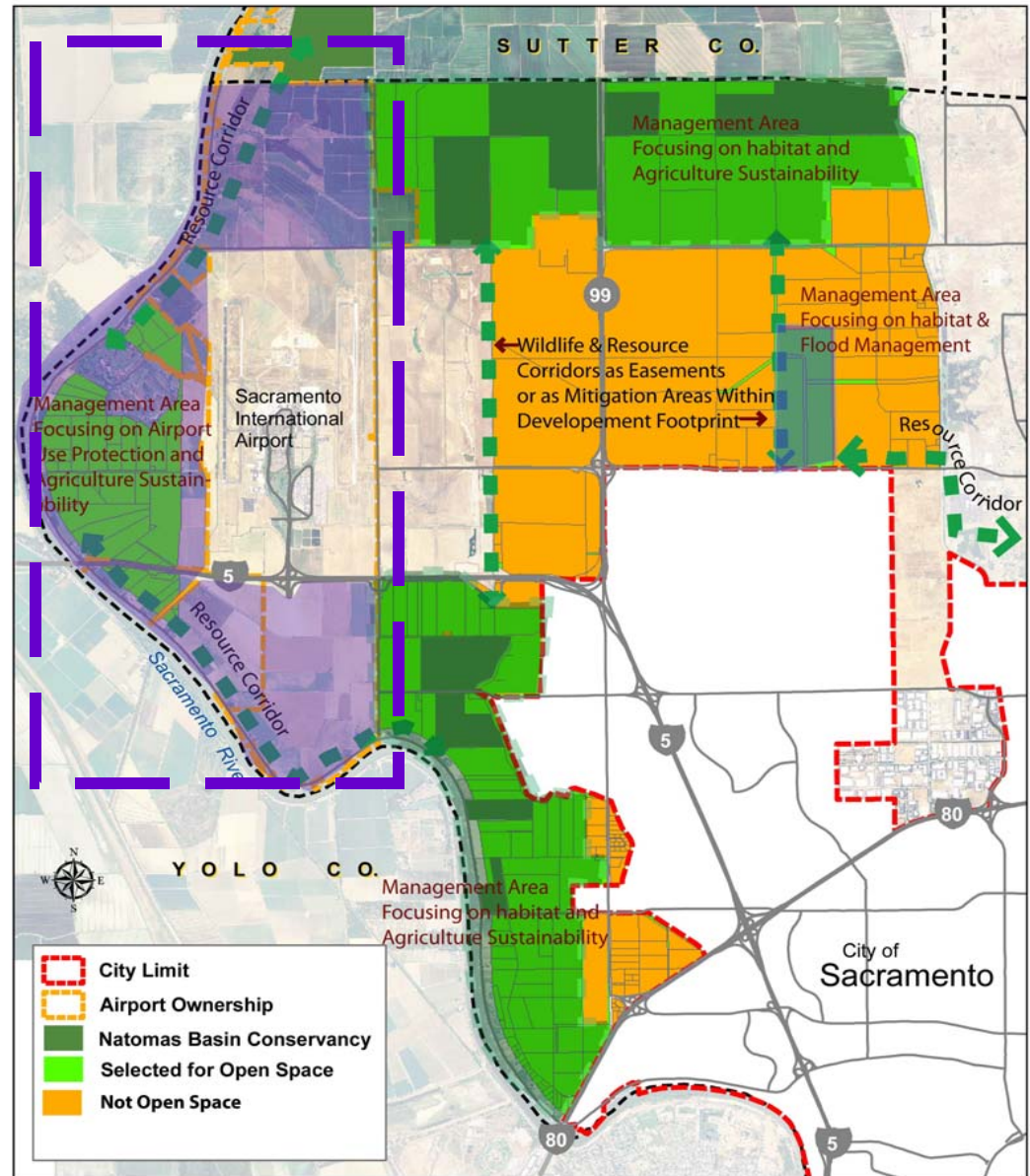


Figure 7.1  
Draft Recommended Plan



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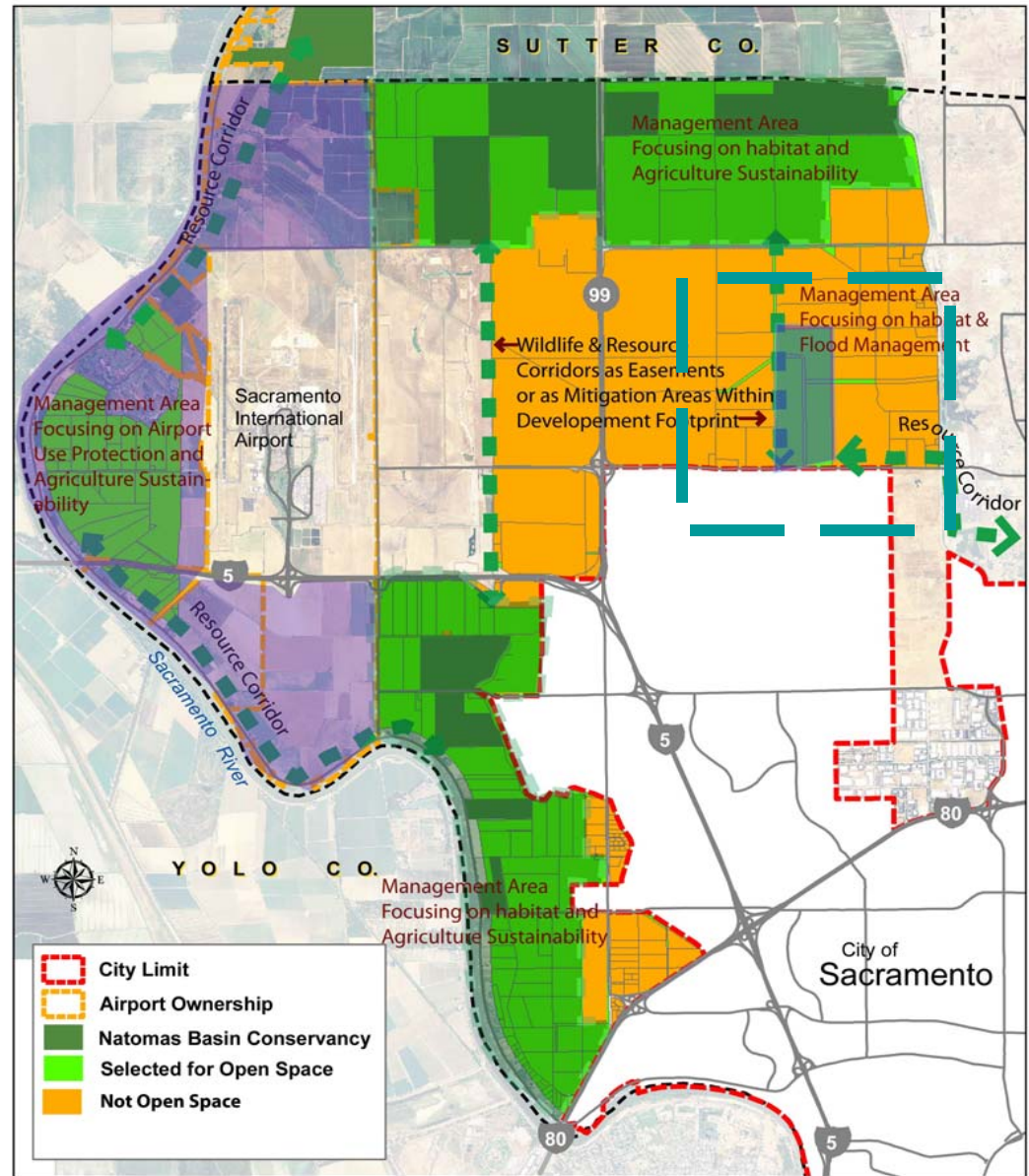




# Open Space Concept

## 3. Internal Area:

Managed for flood control, habitat & compatible recreation



0 0.5 1 2 3 4 Miles

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# Conclusion

- **Open Space Report is presented as an initial step toward defining the future of Sacramento County's unincorporated portion of the Natomas Basin**
- **It is part of a process that will ultimately establish future urban growth areas and open space preserves**
- **Subsequent steps will include an effects analysis and a new or amended habitat conservation plan (HCP)**
- **Your comments from this session will be documented and rolled into accompanying document**
- **No development can occur until the area has full local government entitlements and has obtained incidental take permits based on an effective HCP**



# Conclusion

Meeting summaries will be posted at:

- **City website:**

<http://cityofsacramento.org/planning/projects/natomas-joint-vision/index.cfm>

- **County website:**

<http://www.planning.saccounty.net/longrange/city-county.html>