

Natomas Joint Vision Open Space Plan *First Workshop series*



The City of Sacramento



The County of Sacramento



LAFCo



ERA Economic Research Associates
EIP Associates
a Division of PBS & J

Natomas Joint Vision

An aerial photograph of the Natomas area in Sacramento, California. The image shows a mix of urban development, agricultural fields, and natural features. In the foreground, there are green fields and a large body of water. In the middle ground, there are more fields and some buildings. In the background, there is a dense urban area with many houses and buildings. The sky is clear and blue.

- Joint City-County MOU – Dec 10, 2002
- Shared policy vision for cooperative land use planning
- Accommodate future growth while securing permanent preservation of open space

Basic Principles

An aerial photograph of a landscape. In the foreground, there are green fields and a road. In the middle ground, there is a large body of water (a lake or reservoir) and some buildings. In the background, a city or town is visible, extending to the horizon under a clear sky.

- Open space preservation for habitat, agriculture, and other values
- City – appropriate agent for planning new growth
- County - appropriate agent for preserving open space
- Revenue Sharing
- Airport protection
- Recognize NBHCP context

Natomas Joint Vision Implementation Phasing

PHASE I Activities Project Initiation (Completed)

City Council and Board of Supervisors adopt MOU and Joint Vision

PHASE II Activities General Plan Amendment (1 - 3 Years)

Conduct Open Space Program & prepare Project Framework Report to define project
Incorporate Amendment into City & County General Plans (GPA)
EIR for GPAs
Initiate Sphere of Influence Amendment and Municipal Services Review
Flood protection design & funding

PHASE III Activities Community Plan / Annexation (3 - 10 Years)

Initiate Annexation
Initiate NBHCP Effects Analysis
Submit new HCP
Adopt Implementing Ordinances for Open Space Program
Adopt Community Plan infrastructure Financing Plan
EIR / EIS for HCP
SAFCA levee improvements, (100 yr)

PHASE IV Activities Development Projects Implementation (10+ years)

Approve Developer Applications
Implement Infrastructure Financing Plan
Implement HCP
Issue Urban Development permits subject to compliance with HCP/ITP/IA
SAFCA levee improvements (200 yr)
In-Basin storm water run-off infrastructure

Issues

Principles of Land Use and Economic Development (Revenue Sharing)

Issues

Identify endangered species constraints affecting potential land use changes
Determine program to preserve open space / Ag and Habitat
Determine how to implement MOU policies

Issues

Habitat mitigation requirements (mitigation ratios/acres, mitigation areas etc.)
How to finance infrastructure
Special District detachments

Issues

Consistency with Community Plan
Financing infrastructure and mitigation lands
Permanent preservation of Open Space.

MOU Implementation Phasing

An aerial photograph of a rural landscape. In the foreground, there are green fields, possibly corn, and a dense line of trees. A road or path runs through the middle ground. In the background, there are more fields, some with buildings, and a large body of water on the right side. The sky is clear and blue.

- Phase 1 – Complete
 - Adopt Memorandum of Understanding (MOU)
 - Accept Principles of Land Use and Economic Development

Phase 2 (1-3 years)

- Open Space Program
- Project Framework Report
- General Plan Amendment (City & County)
- Environmental Impact Report
- Initiate Sphere of Influence Amendment and conduct Municipal Services Review
- NBHCP Effects Analysis
- Flood protection – project design & funding (SAFCA)

Phase 2 Issues

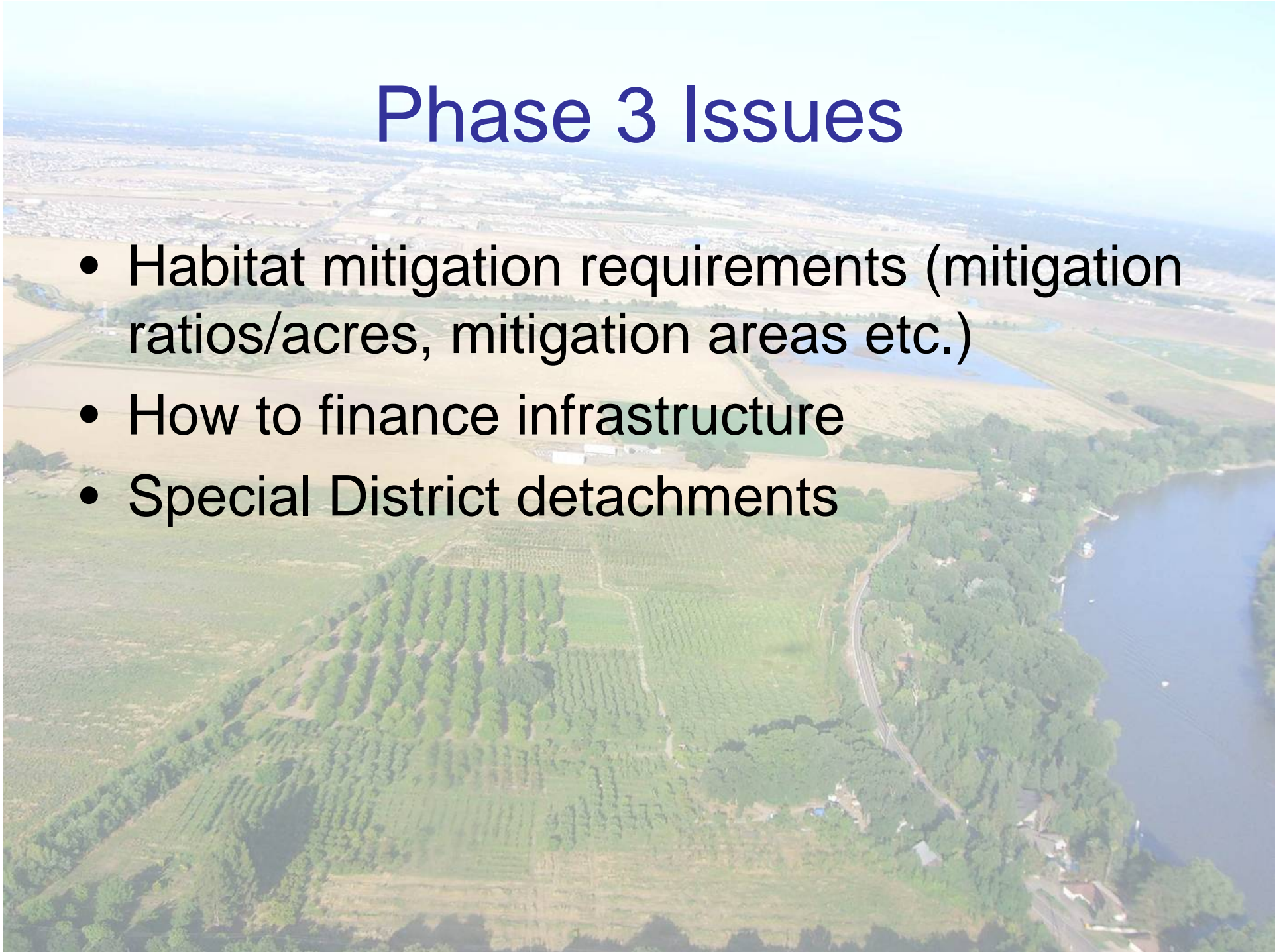
- Identify endangered species constraints affecting potential land use changes
- Define “project”
- Determine program to preserve open space (prime agricultural lands, habitat, and other open space values)
- Interpretation of MOU policies

Phase 3 (3-10 years)

- Initiate annexation
- Submit new habitat conservation plan
- Adopt implementing ordinances
- Adopt Community Plan
- Infrastructure financing Plan
- EIR/EIS for HCP
- SAFCA levee improvements (100 yr)

Phase 3 Issues

- Habitat mitigation requirements (mitigation ratios/acres, mitigation areas etc.)
- How to finance infrastructure
- Special District detachments



Phase 4 (10+years)

- Approve developer applications
- Implement Infrastructure Financing Plan
- Implement HCP
- Issue Urban Development permits subject to compliance with HCP/ITP/IA
- SAFCA levee improvements (200 yr)
- In-Basin storm water run-off infrastructure

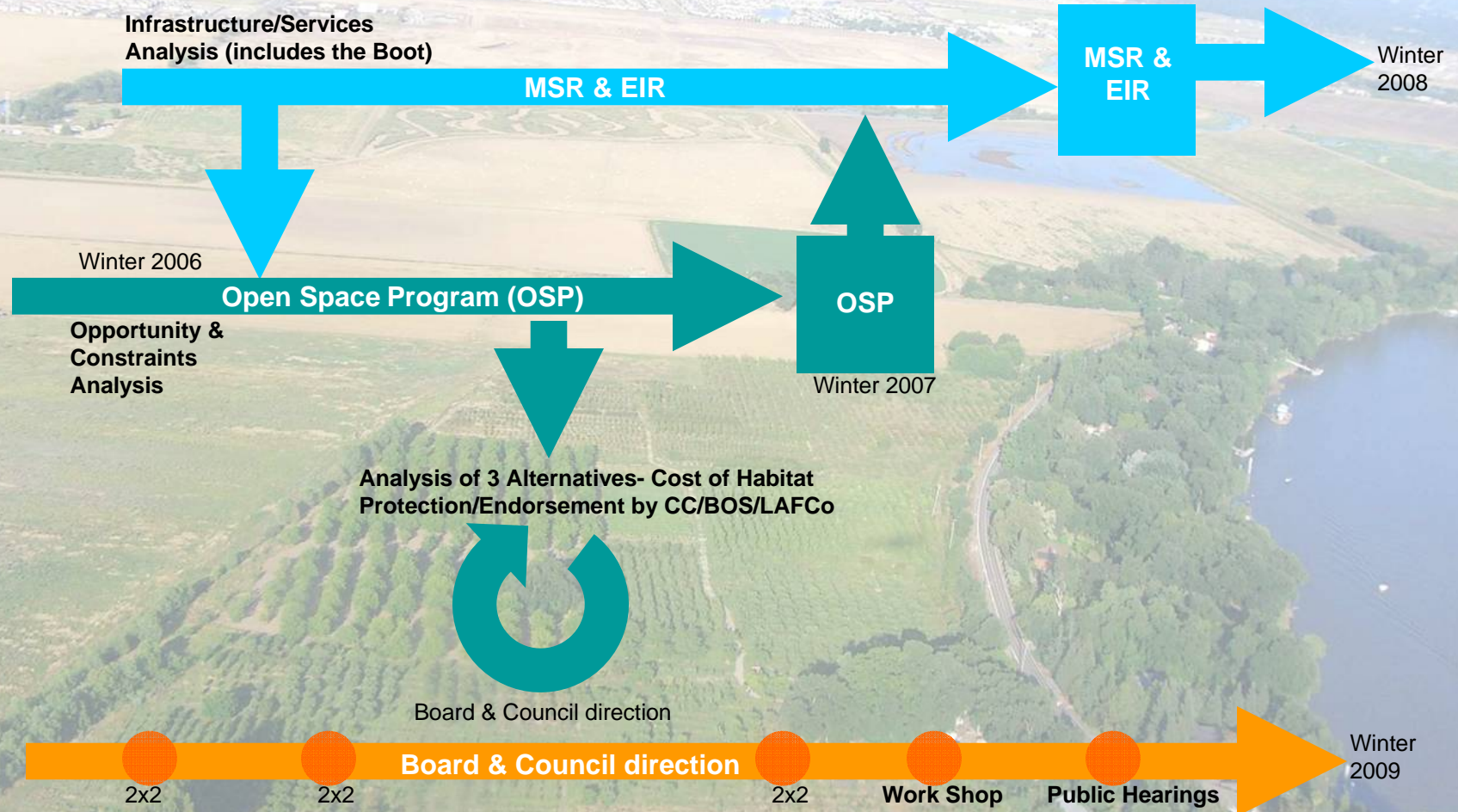
Phase 4 Issues

- Consistency with Community Plan
- Financing infrastructure and mitigation lands
- Permanent preservation of open space



NATOMAS JOINT VISION COORDINATION

Municipal Services Review, Open Space Program, & Board/Council Direction



First Workshop Series

- ECOS – April 19th at New City Hall
- Public Workshop – April 26th at South Natomas Community Center
- Natomas Landowners– April 30th at Natomas Charter School



An aerial photograph of a rural landscape. In the foreground, there are large green fields, some of which appear to be planted in rows, possibly a vineyard or orchard. A dense forest of green trees is visible on the right side, bordering a large blue body of water. A road or path winds through the forest. In the middle ground, there are several large, flat, light-brown or tan fields, likely agricultural. A smaller pond is visible in the middle ground. In the background, a town or city is visible, with many small buildings and a road network. The sky is clear and blue.

Natomas Joint Vision Open Space Plan

Approach

Multiple Values of Open Space

*Biological Values
Protection
(HCP Issues)*

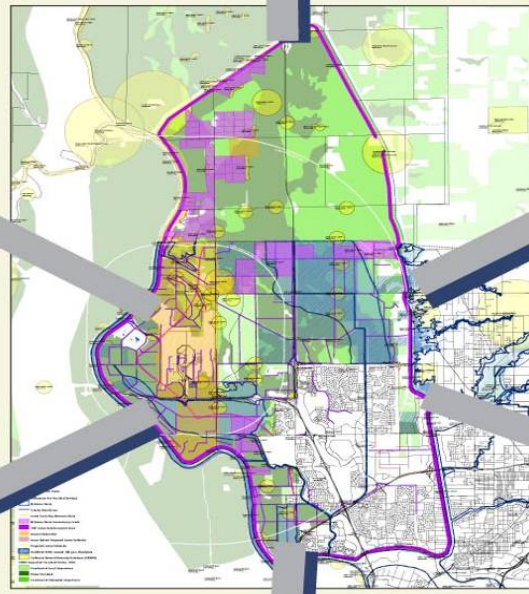
*Community
Separator
Values*

*Airport Operations
Protection
& Values*

*Recreation
Public Access
Values*

*Farmland Values
&
Protection*

*Hydrology/Flood
Protection
& Values*



Assumptions & Caveats

Biological

- Not comprehensive or predictive due to limited supporting data
- Swainson's hawk and giant garter snake used as the umbrella species (NBHCP approach)
- Biological mapping is one of several broad-brush examinations

Assumptions & Caveats

Physical Scope

- The entire Basin geographic area was included in the preliminary land analysis but the Plan only evaluates the Sacramento County portion of the Basin
- The Joint Vision MOU calls for a minimum 1:1 ratio for open space to development within the Basin
- To the extent that open space can serve multiple compatible purposes, some of the other purpose open space lands could also serve for habitat mitigation
- Assumes agencies will require completion of the Swainson's Hawk Zone and the City & County will require Community Separator completion

Assumptions & Caveats

Mitigation

- The ratio of mitigation that will be required for new development in the Basin is not currently known -- this analysis presents a range of options
- Assumes in-Basin habitat mitigation only (based on input from USFWS and the CDFG, and the precedent of the NBHCP)
- Assumes that all mitigation for development in Sacramento County will occur in Sacramento County per MOU

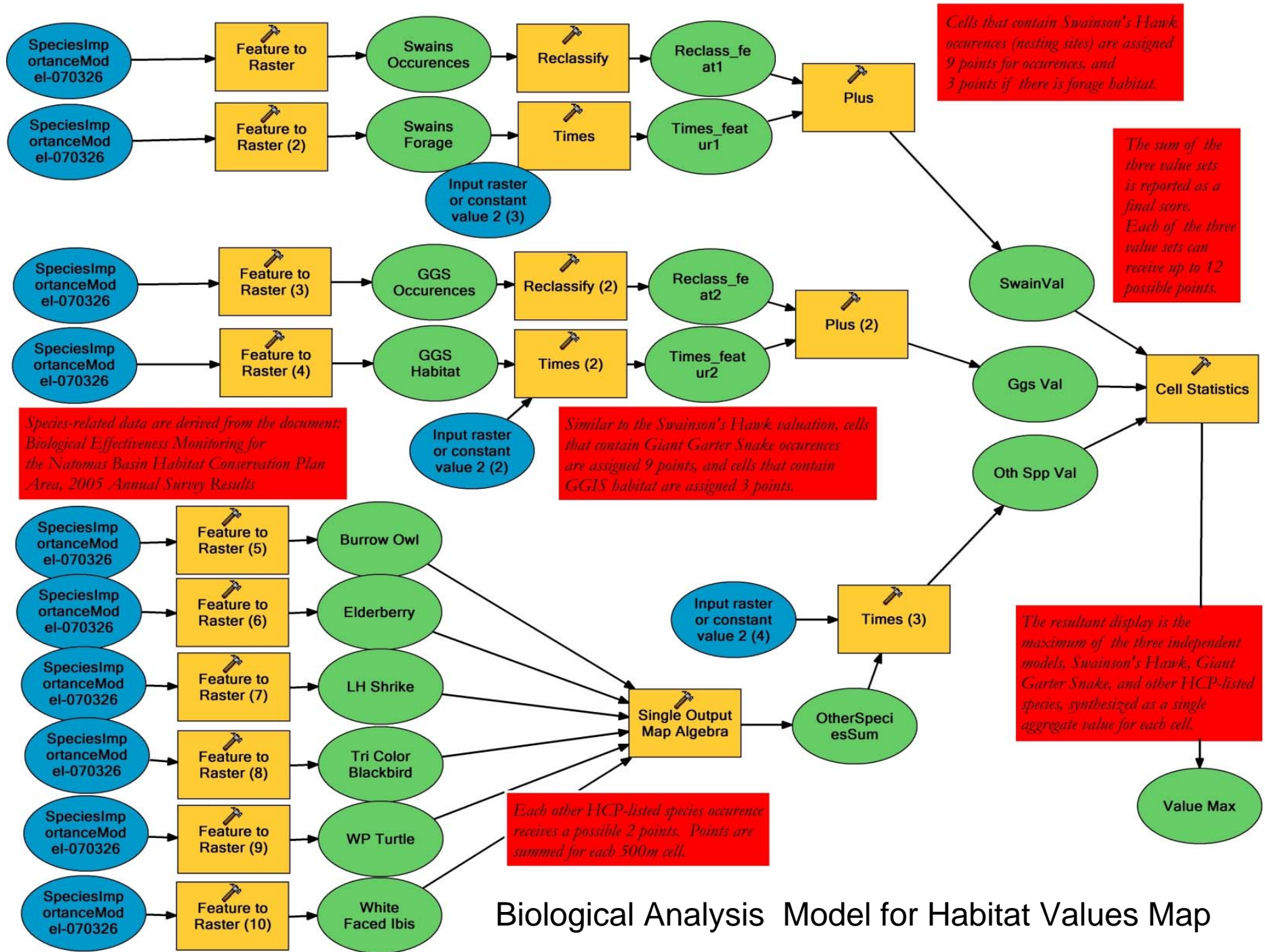
Assumptions & Caveats

Other

- Airport self-mitigates on airport property and will not allow others to mitigate on their property
- The full scope of issues associated with airport operation requirements are not addressed in this study
- The SAFCA levee project may involve a substantial amount of habitat land, may be self-mitigating (in part), and may have potential for synergies with non-habitat open space elements

Findings - Biological

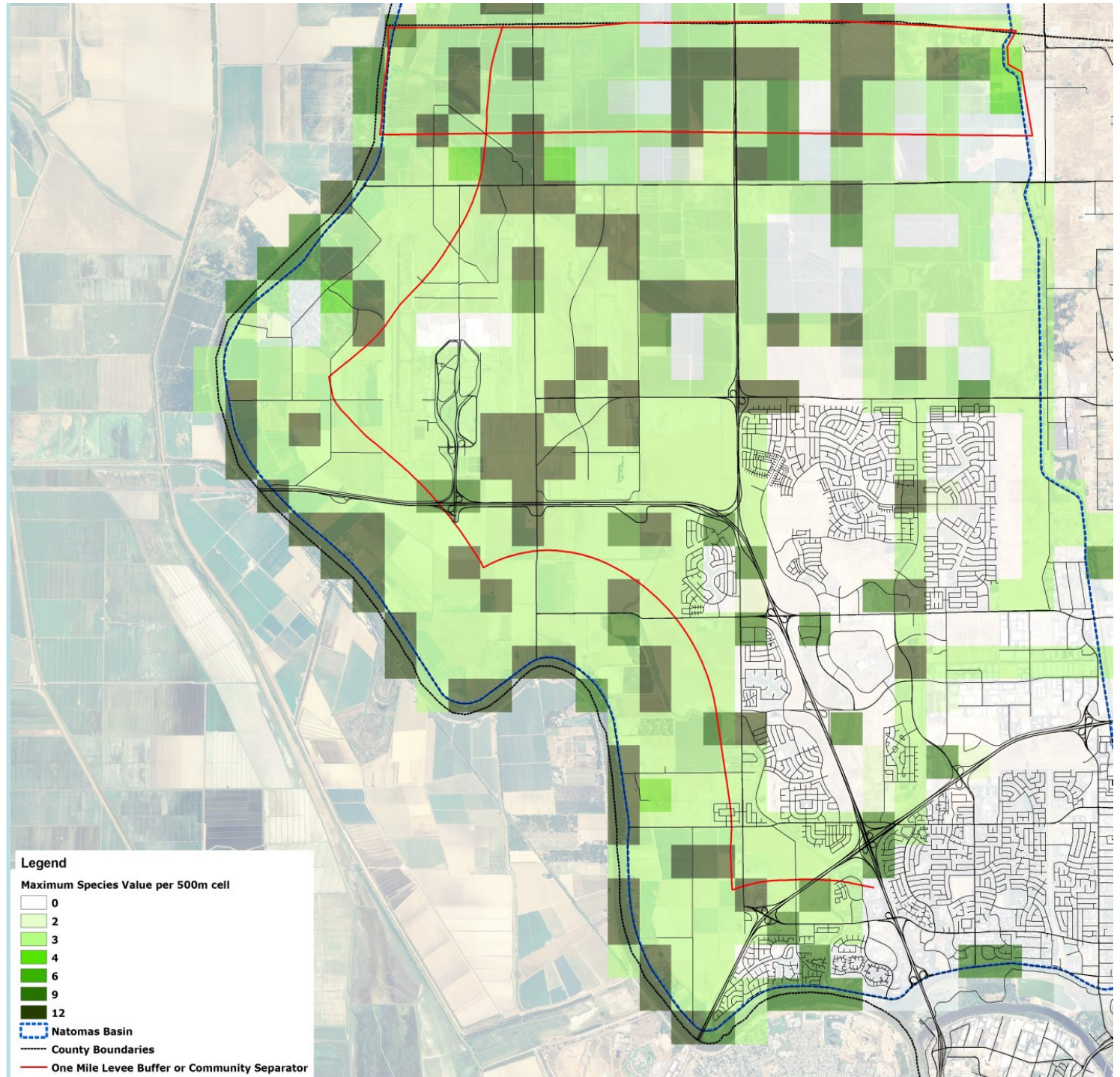
- Available data supports open space framework elements of Swainson's Hawk Zone & Community Separator
- Missing are key corridor linkages especially related to GGS habitat
- Relationship to other open space components such as farm lands, flood areas and public access is key issue area
- Relationship to other project actions such as SAFCA levee & Airport Master Plan enhancements
- Bigger picture: out of Basin linkages?



Biological Analysis Model for Habitat Values Map

Habitat Values

Maximum species value per 500m cell. Darker shades represent higher habitat values.



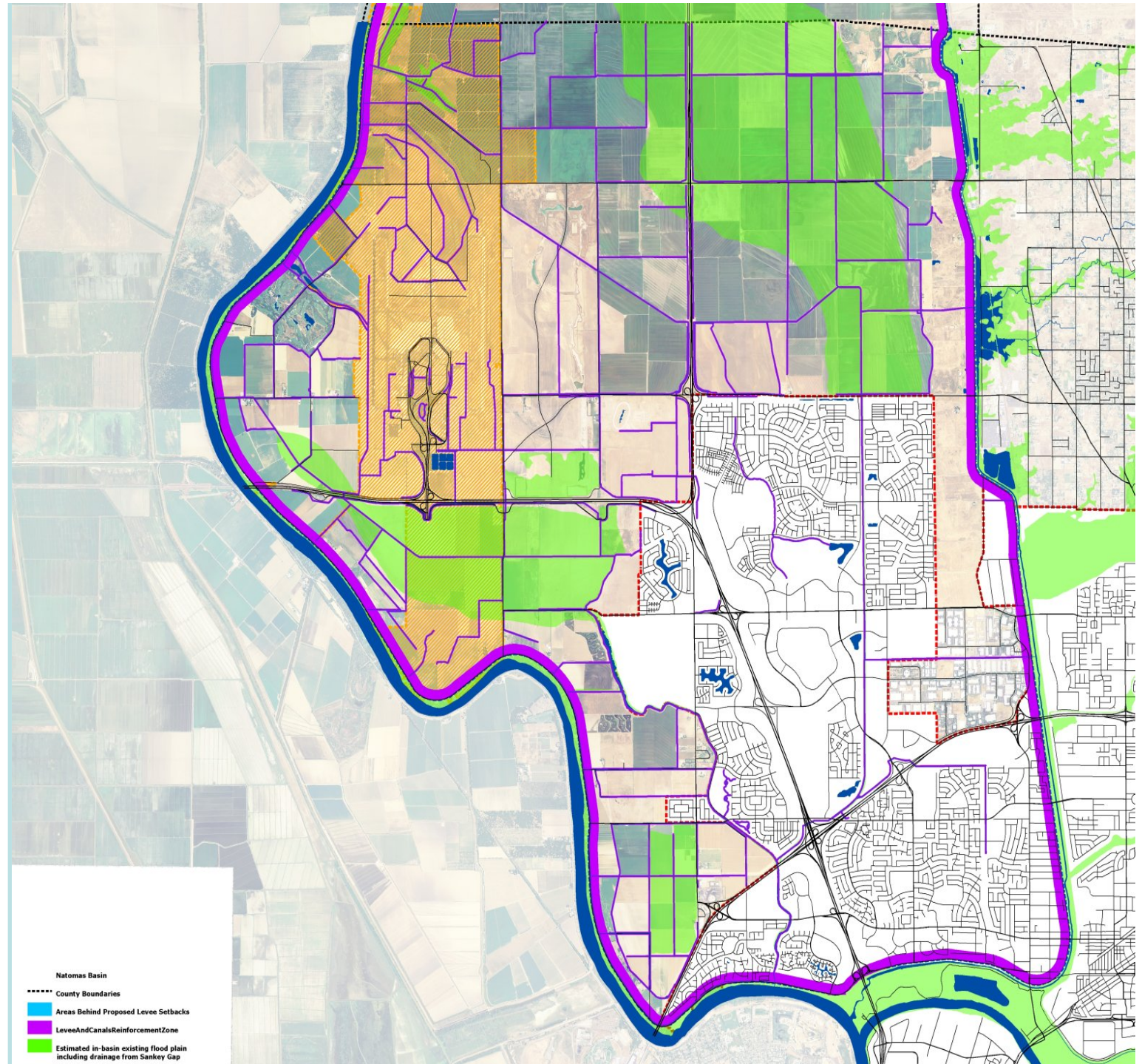
Findings: Flood/ Hydrology

- Two levels of flood concern and open space interface: perimeter flood risk & internal Basin flood retention requirements
- SAFCA levee enhancements will address the perimeter flood risk and involve potential for significant habitat impacts as well as potential habitat and open space opportunities
- Internal Basin flood retention involves the historic flood zone within the Basin estimated to be around 6,400 acres in Sacramento County
- This area will likely require around 1,600 acres of retention capacity

Flood Plain & Flood Protection Features

Green area represents estimation of the existing flood plain, including drainage from Sankey Gap.

Purple line represents levee and canals reinforcement zone.



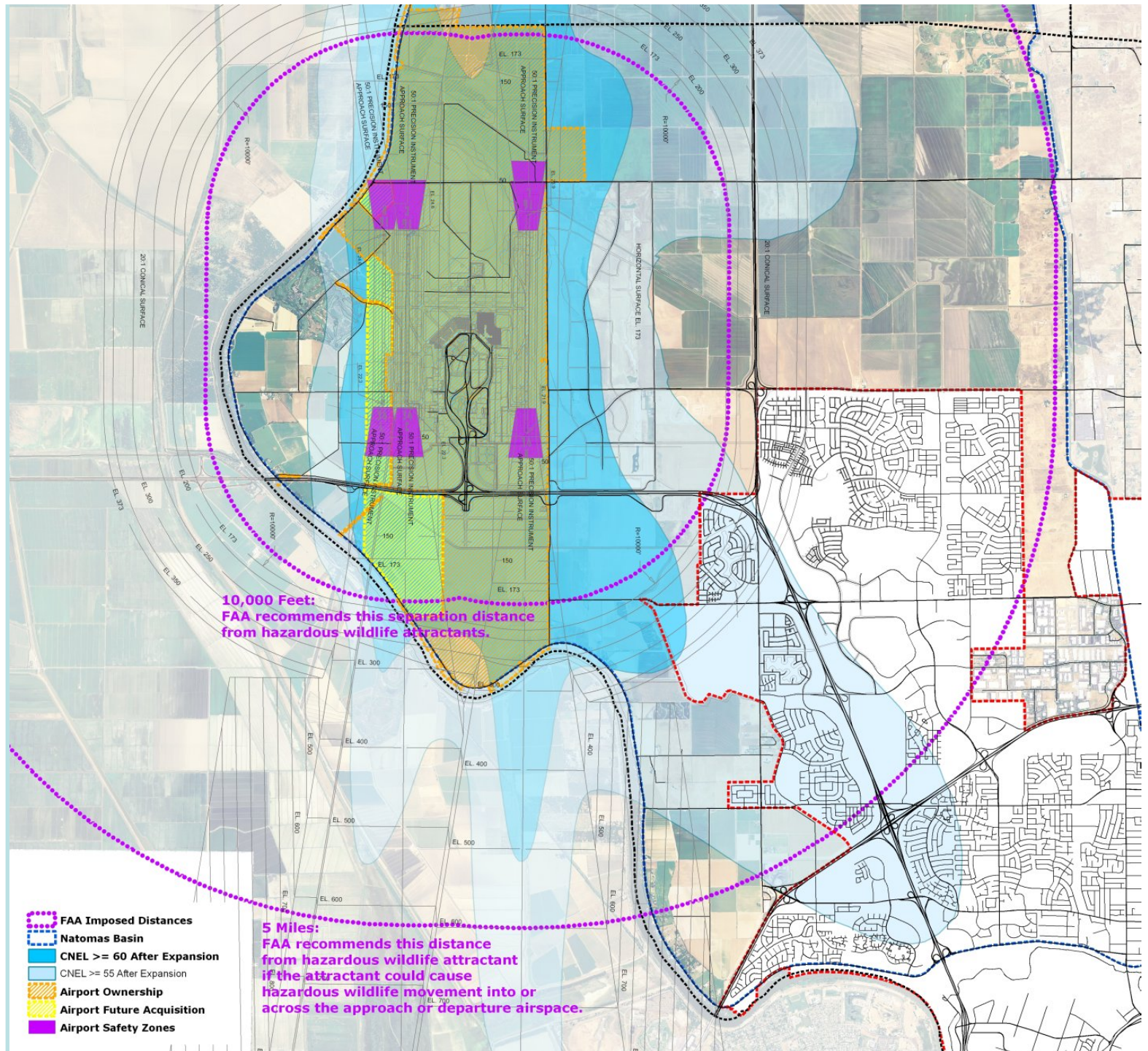
Findings: Airport Operations

An aerial photograph of an airport and its surrounding area. The airport's runways and taxiways are visible in the upper left. The landscape is a mix of green fields, brown agricultural land, and dense green forests. A large body of water is on the right side. The sky is clear and blue. The text 'Findings: Airport Operations' is overlaid in a large, dark blue font at the top.

- Primary purpose of the airport open space is to ensure unimpeded operations of the airport and its associated facilities
- The map shows several features with planning implications.
 - The Runway Protection Zone
 - The 10,000 foot Safety Zone
 - The Airport Critical Zone
 - CNEL Noise Contours

Airport Operation Considerations

FAA guidelines for avoiding hazardous wildlife attractants near airports (FAA Advisory Circular No. 150/5200-33A).



Findings: Farmland Values

An aerial photograph of a rural landscape. In the foreground, there are green fields and a large, dark blue pond. A road or canal runs through the middle ground. In the background, there is a dense residential or commercial area with many buildings and parking lots. The sky is clear and blue.

- Relationship to irrigation water system and supply
- Economic deterrents to sustainable farming
- Issues of urban exposure
- Idea of enabling other values to help contribute to sustainable agriculture
- Linkage with specific habitat needs and functions
 - Swainson's Hawk/ row crops
 - Giant Garter Snake/ rice production

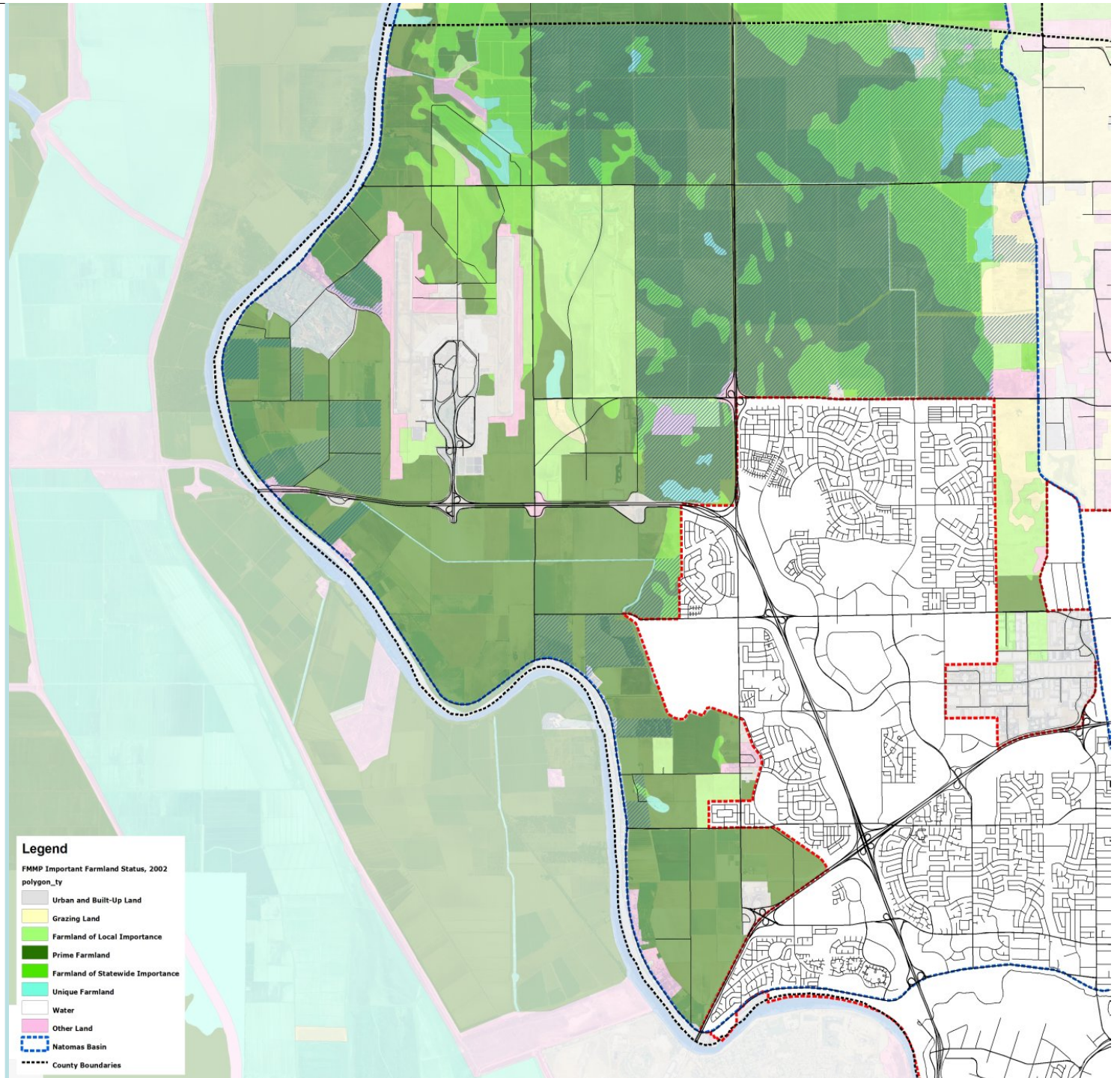
Farmland Values

Prime Farmland –
dark green




Farmland of
Statewide
importance – bright
green

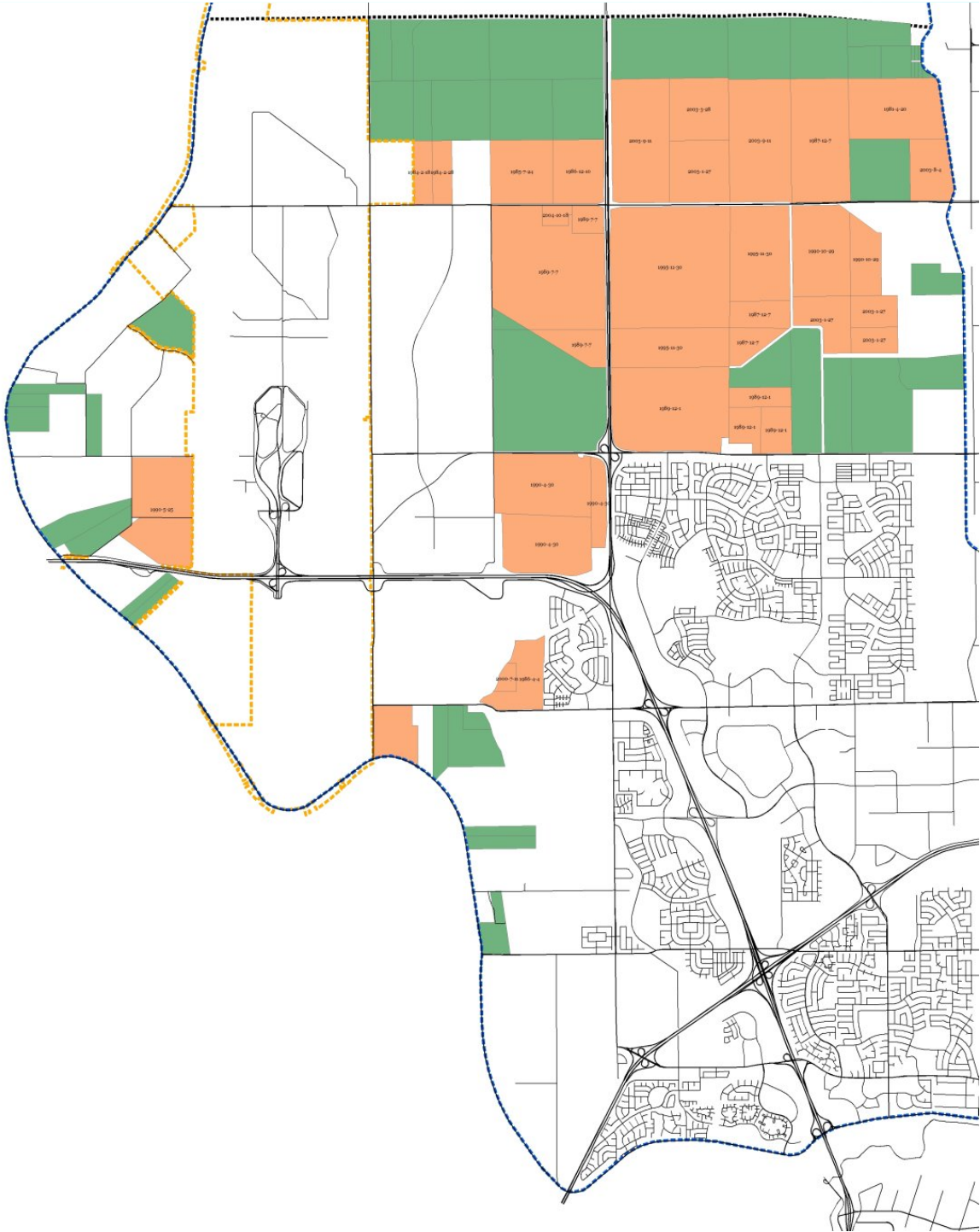
Farmland of local
important – light
green

Unique Farmland -
blue



Williamson Act Contract Status

-  Active
-  Non-Renewal
-  Not Under Contract

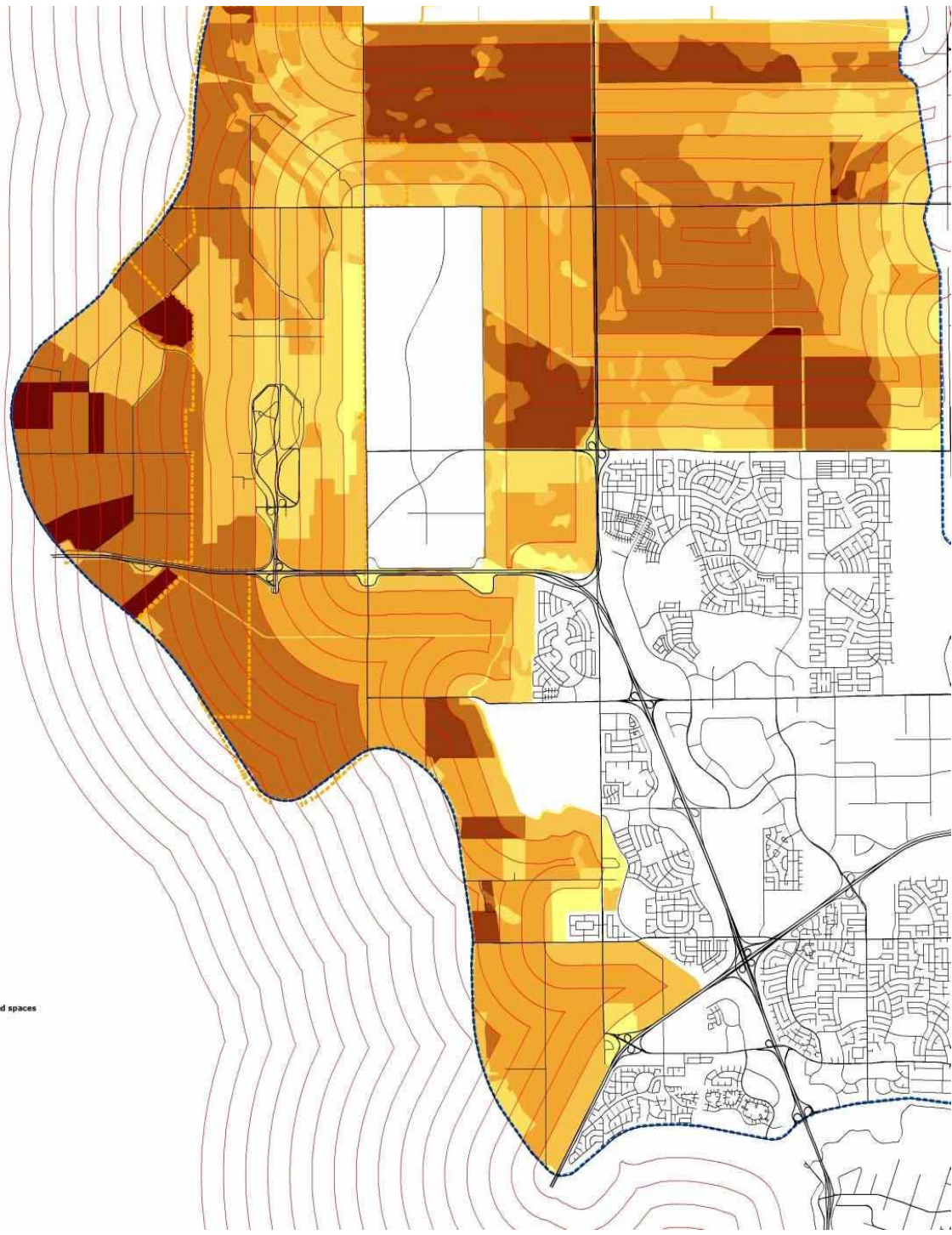
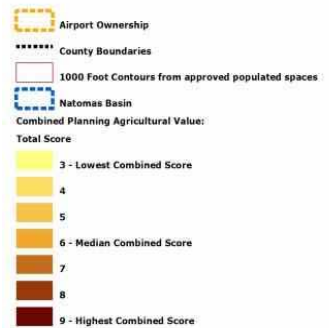


Farmland Viability Analysis

Gradation from dark (highest value) to light (lowest), factoring farmland ranking, distance from existing urban areas, Williamson Act status & relationship (contiguous / non-contiguous) to other farmland.

Source:
California Department of Conservation Farmland Inventory and Mapping Program (FISMAP), 2004
County of Sacramento, 2007
City of Sacramento

Some data credited as follows:
1) possible prime farmland
2) not prime farmland
3) potential of agricultural importance
4) prime farmland
5) possible Williamson Act
6) not on Williamson Act
7) other County (does not apply)
8) on Williamson Act
9) possible, distant from urban areas
10 = within 1000 feet of approved populated places
11 = 2000-10000 feet of approved populated places
12 = over 10000 feet from approved populated places



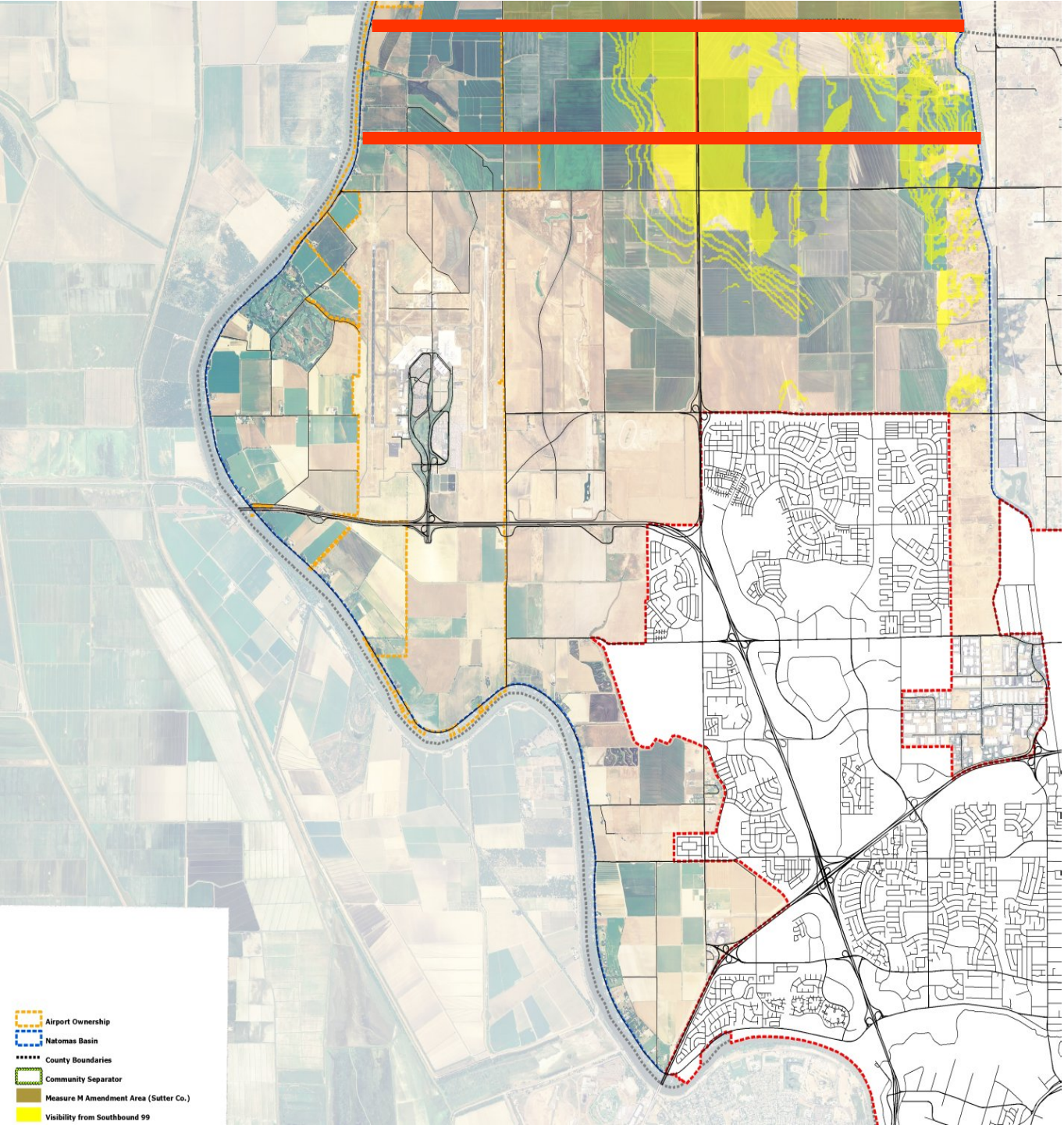
Findings: Community Separator

- Multi-value approach (farmland, flood retention, habitat & aesthetic)
- Based on SR 99 corridor vantage and possibly eastern boundary with Placer County
- Overlaps with airport property and Swainson's Hawk Zone
- Presently all in Sacramento County

Visibility Analysis

Yellow represents areas visible from Hwy 99 corridor.

Red lines represent 1-mile community separator.

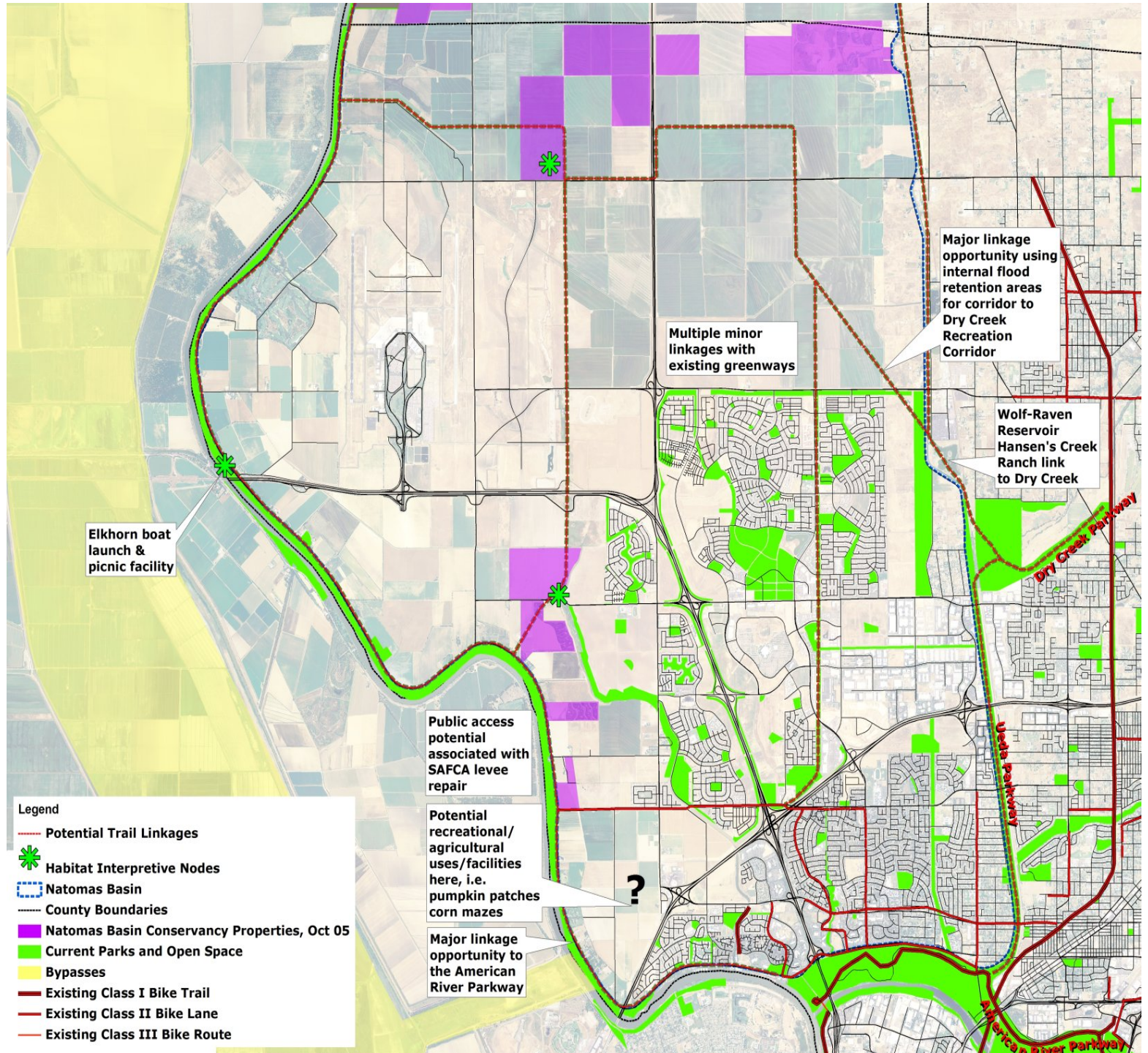


Findings: Recreation / Public Access

- Potential corridors and linkages within Basin
- Linkages to beyond the Basin resources (Dry Creek & American River)
- Interpretive nodes at habitat preserves linked by trails
- Multi-use corridor concepts (urban buffer, flood corridor, habitat and public access)
- Idea of a regional serving park destination somewhere within the Basin

Recreation Opportunity Summary

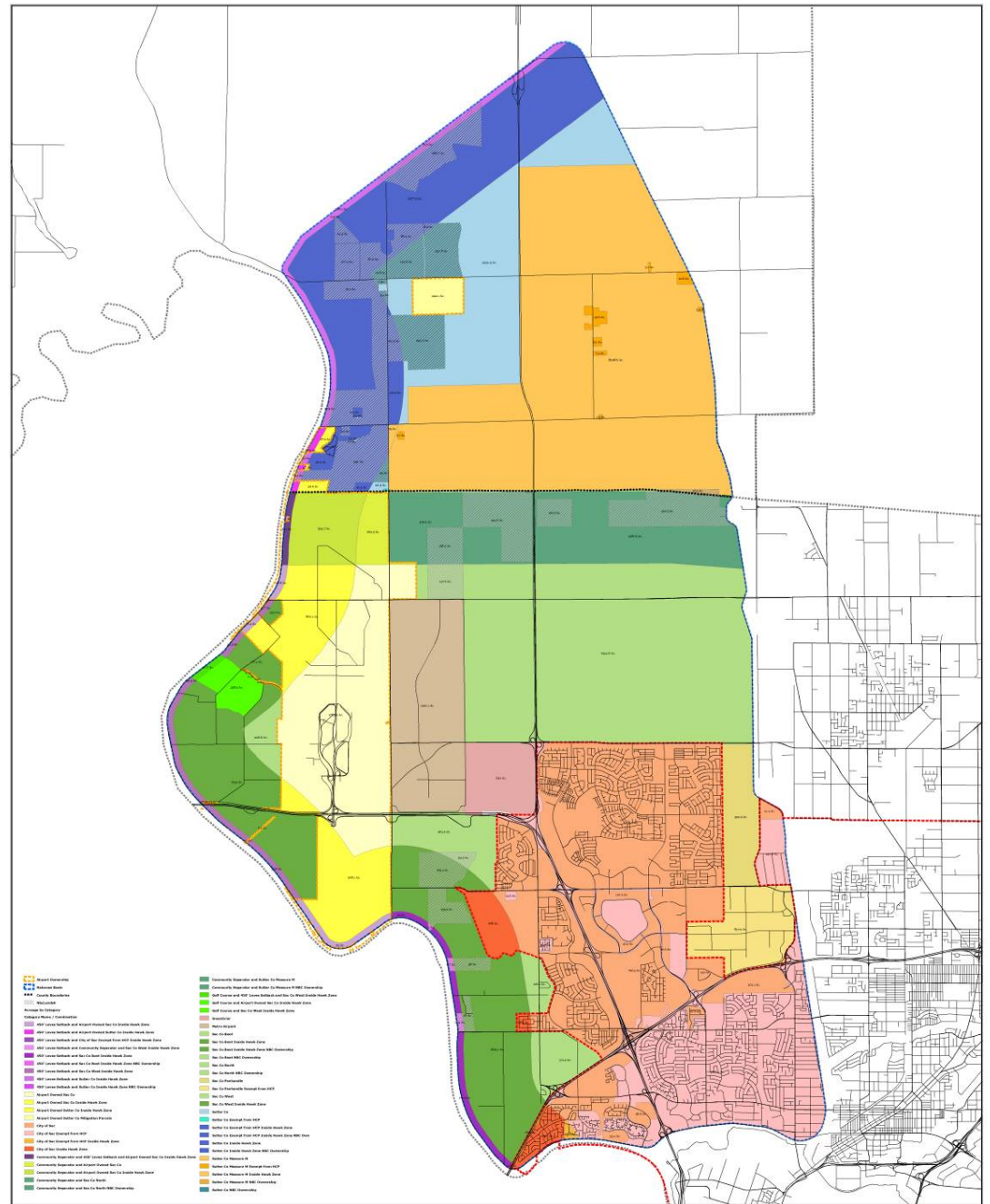
Conceptual diagram showing potential trail linkages, public access, interpretative nodes and recreational uses.



Natomas Basin Acreage Analysis

- Looked at entire Basin (derivative numbers)
- Backed out of total the lands either developed, committed or already allocated
- Assuming a base ratio of mitigation & arrived at both the amount of available land for open space and the residual for development
- Superimposed some of the known open space components: SHZ and Community Separator

- Quantification of all lands in the Basin
- Removal of all categories of land not already developed, preserved or within an existing exempt land use



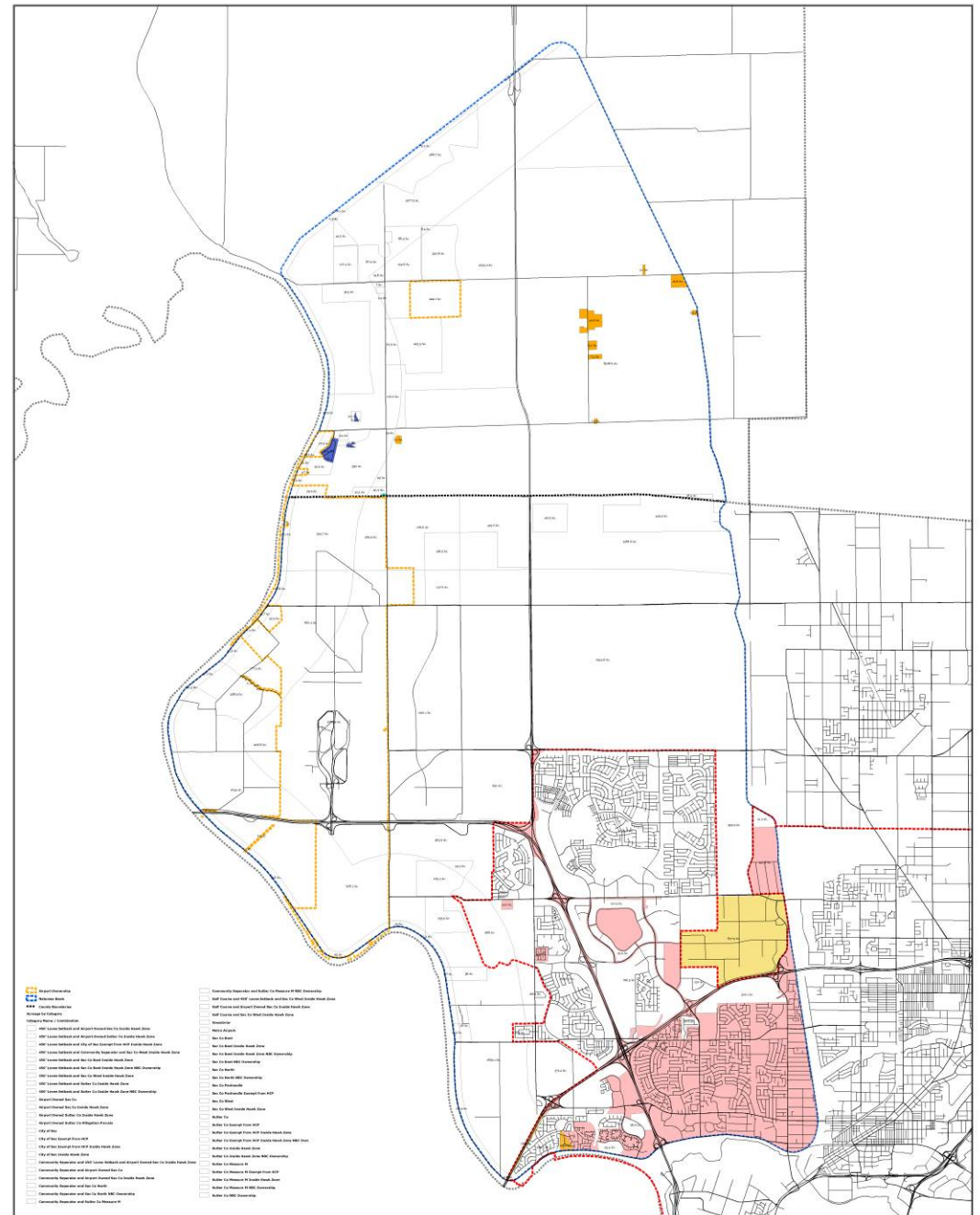
Natomas Open Space Plan
Acres by Category

DRAFT

DATE: 10/10/2014
BY: [Illegible]
PROJECT: [Illegible]



- Exempt lands (City, County & Sutter County)

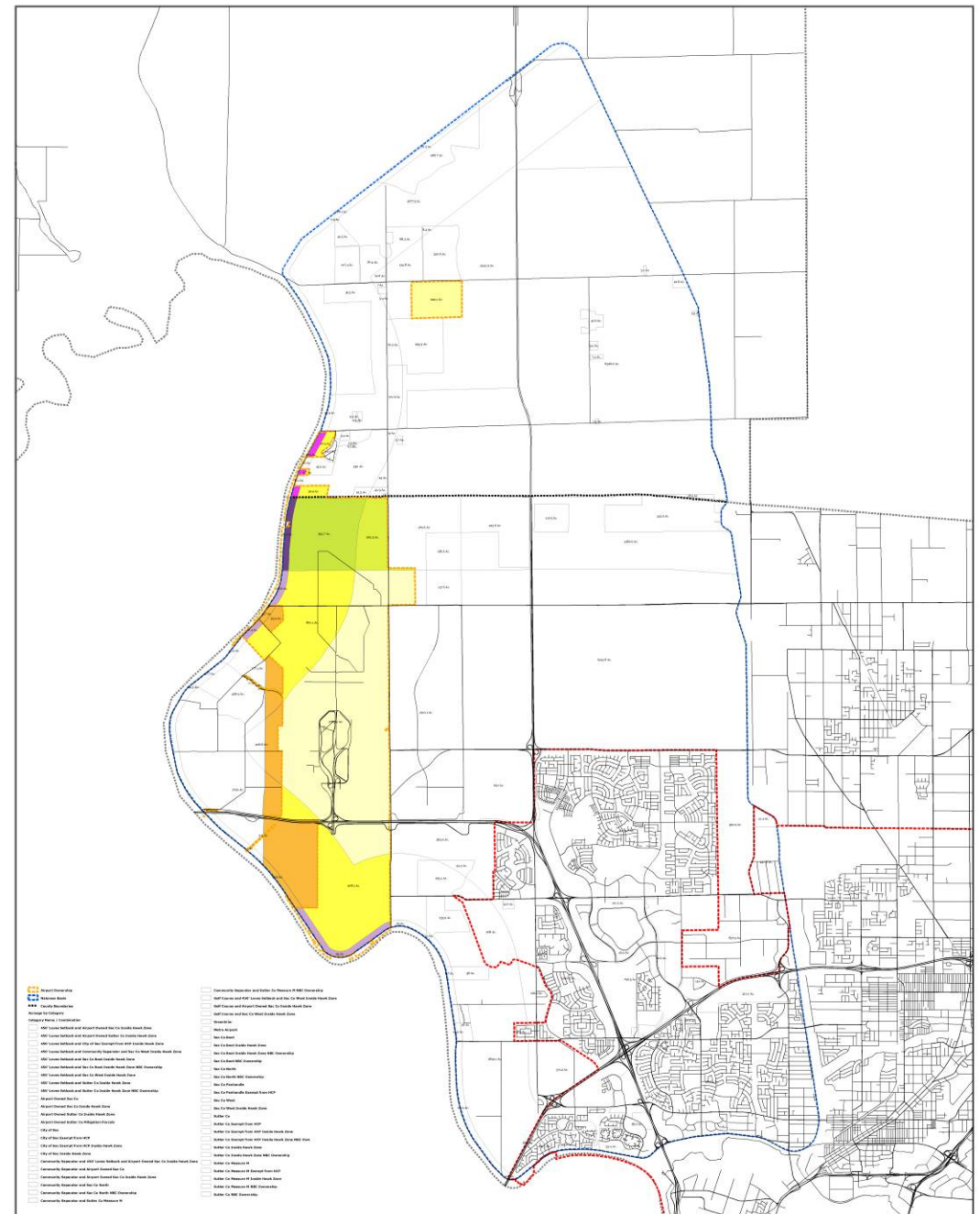


Natomas Open Space Plan
Acres by Category

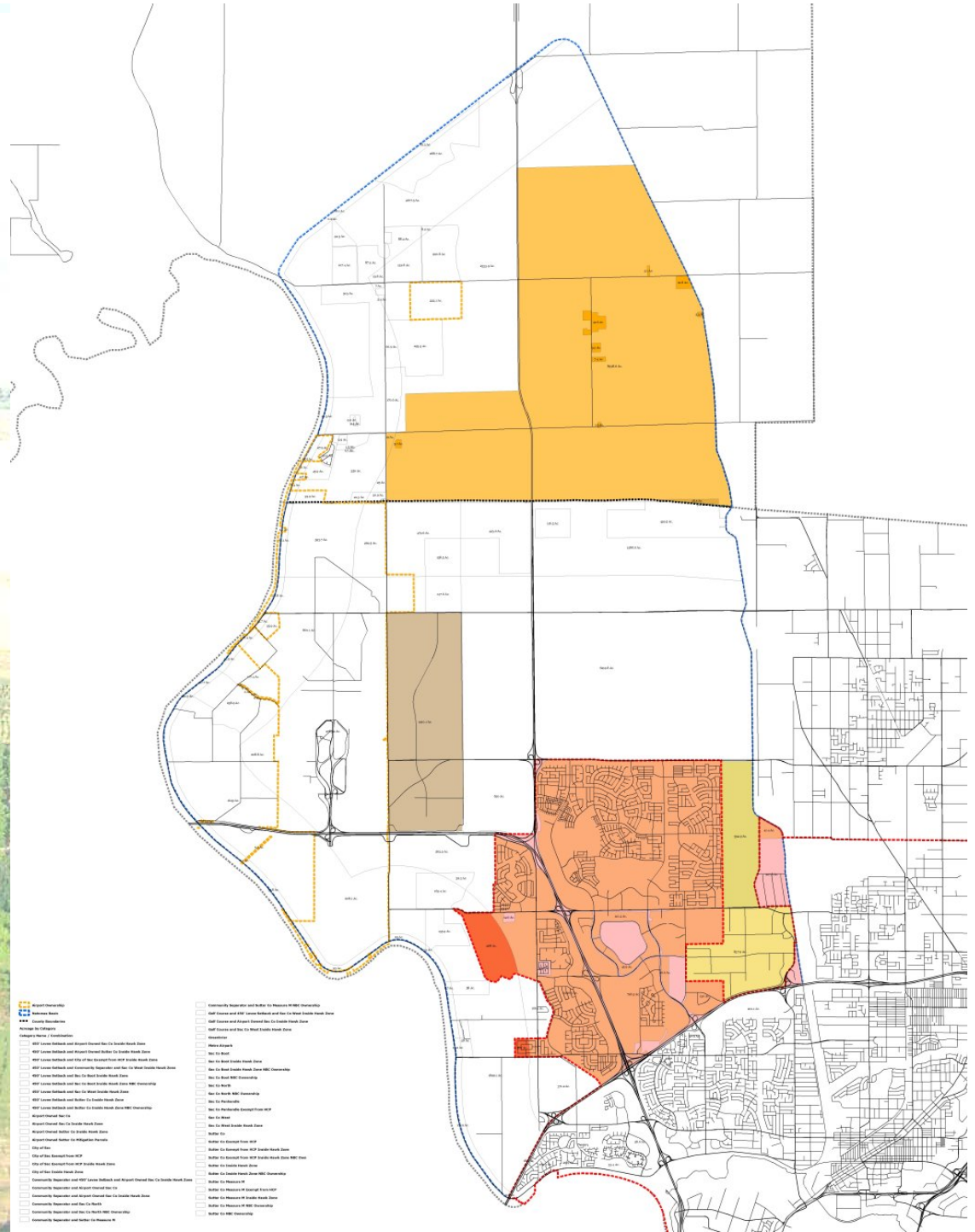
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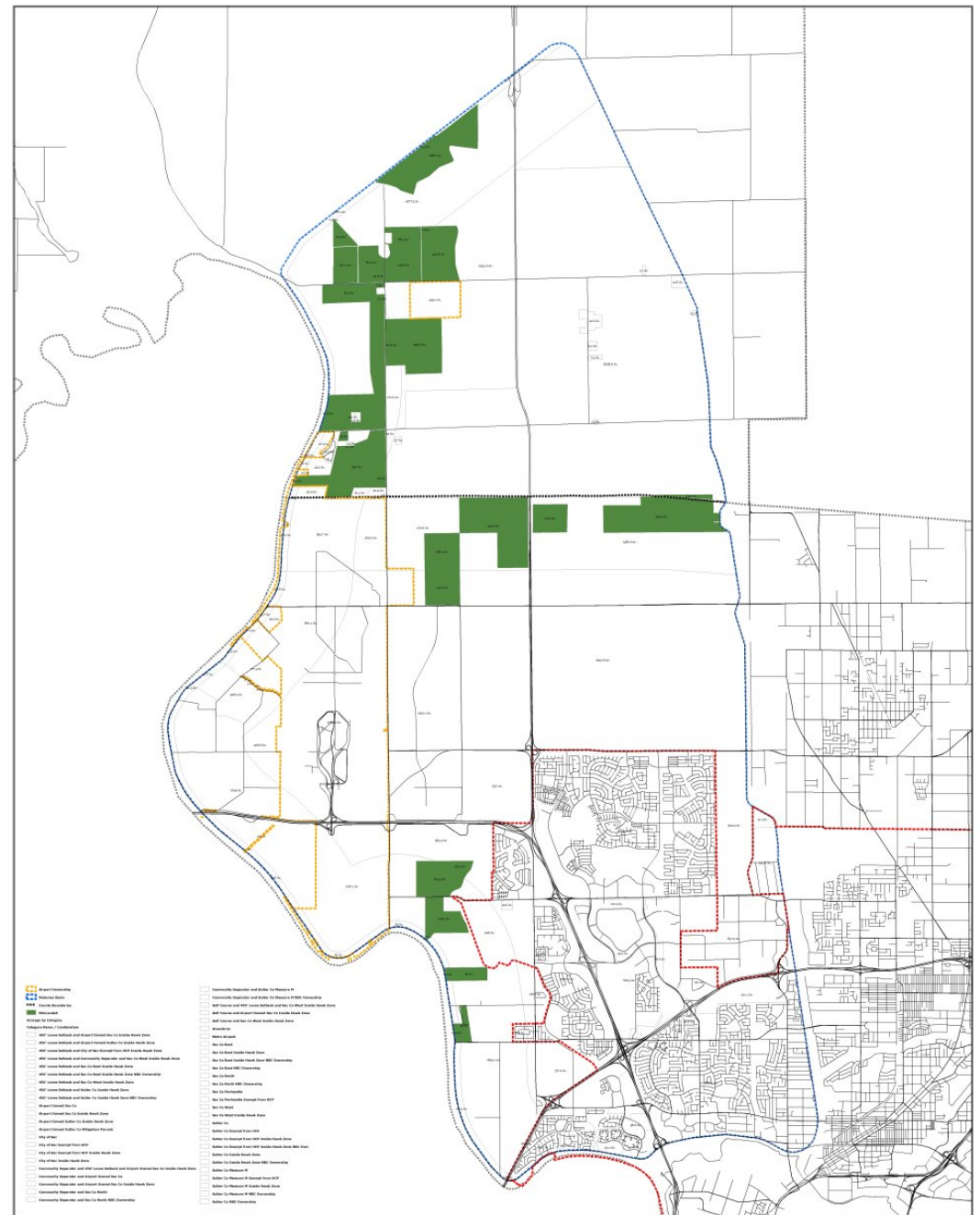
- County Airport lands including expansion area for additional runway
- Estimated at 6830 ac



- HCP Permitted lands including City of Sacramento, Sacramento County lands, Metro Airpark & Sutter County Measure M equaling 17,500 ac



- Existing NBC Lands totaling 4150 ac+/-
- Also quantified is the remaining estimated 4,600 acres of mitigation for the full permitted area



Natomas Open Space Plan
Acres by Category

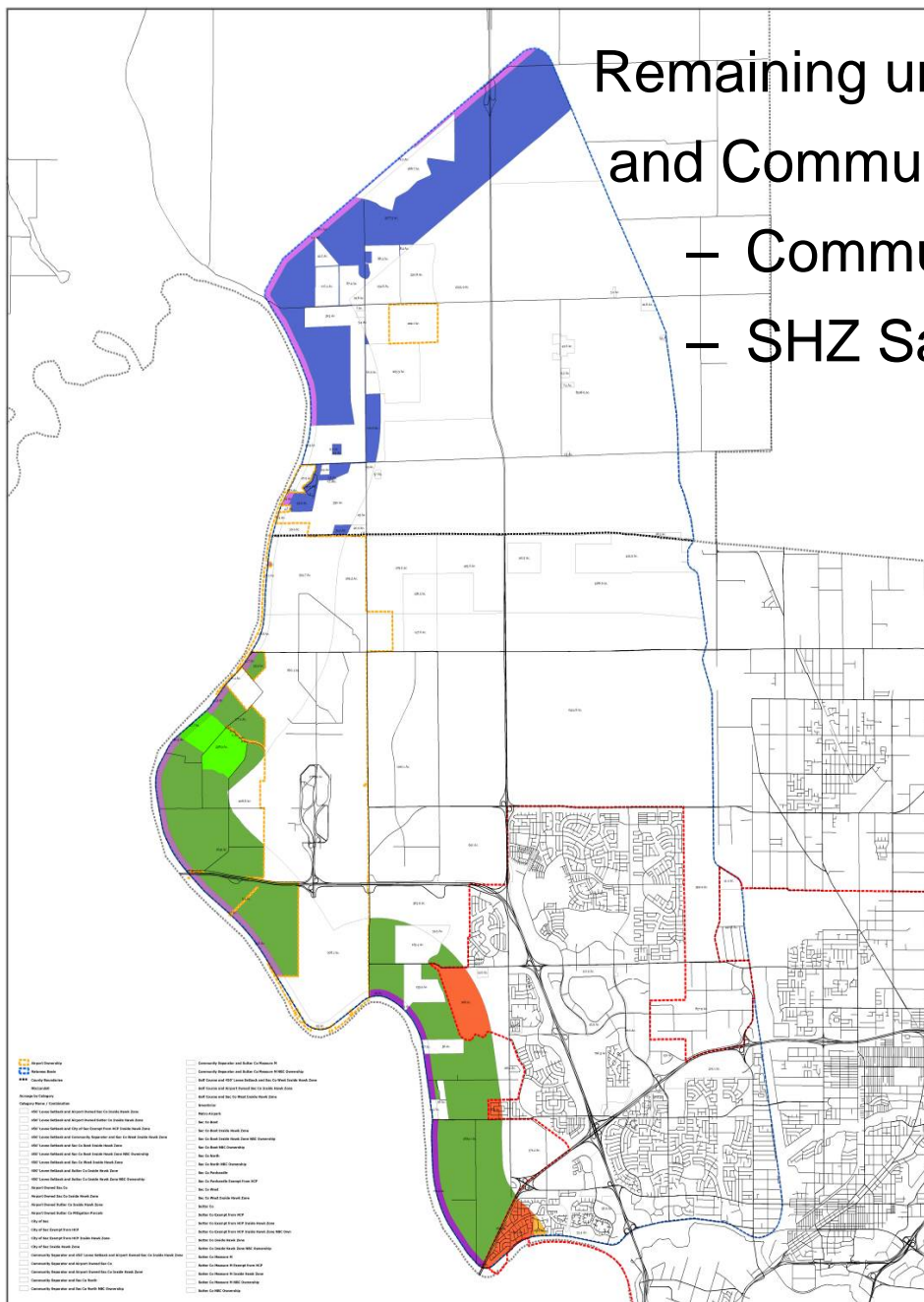
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0 0.5 1 2 3 Miles



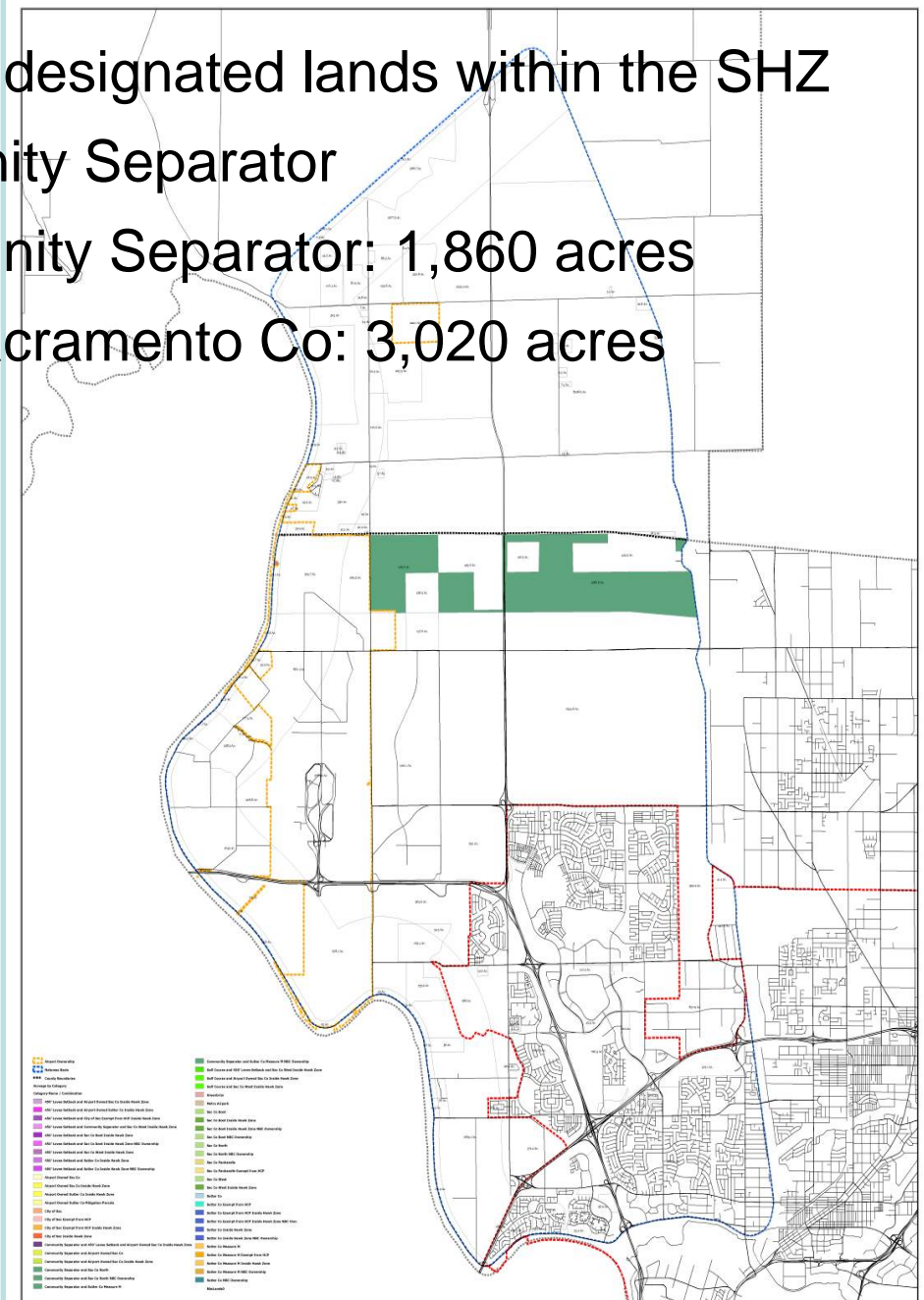
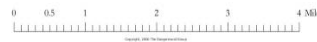
Remaining undesignated lands within the SHZ and Community Separator

- Community Separator: 1,860 acres
- SHZ Sacramento Co: 3,020 acres



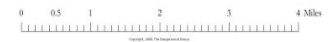
Natomas Open Space Plan
Acres by Category

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Natomas Open Space Plan
Acres by Category

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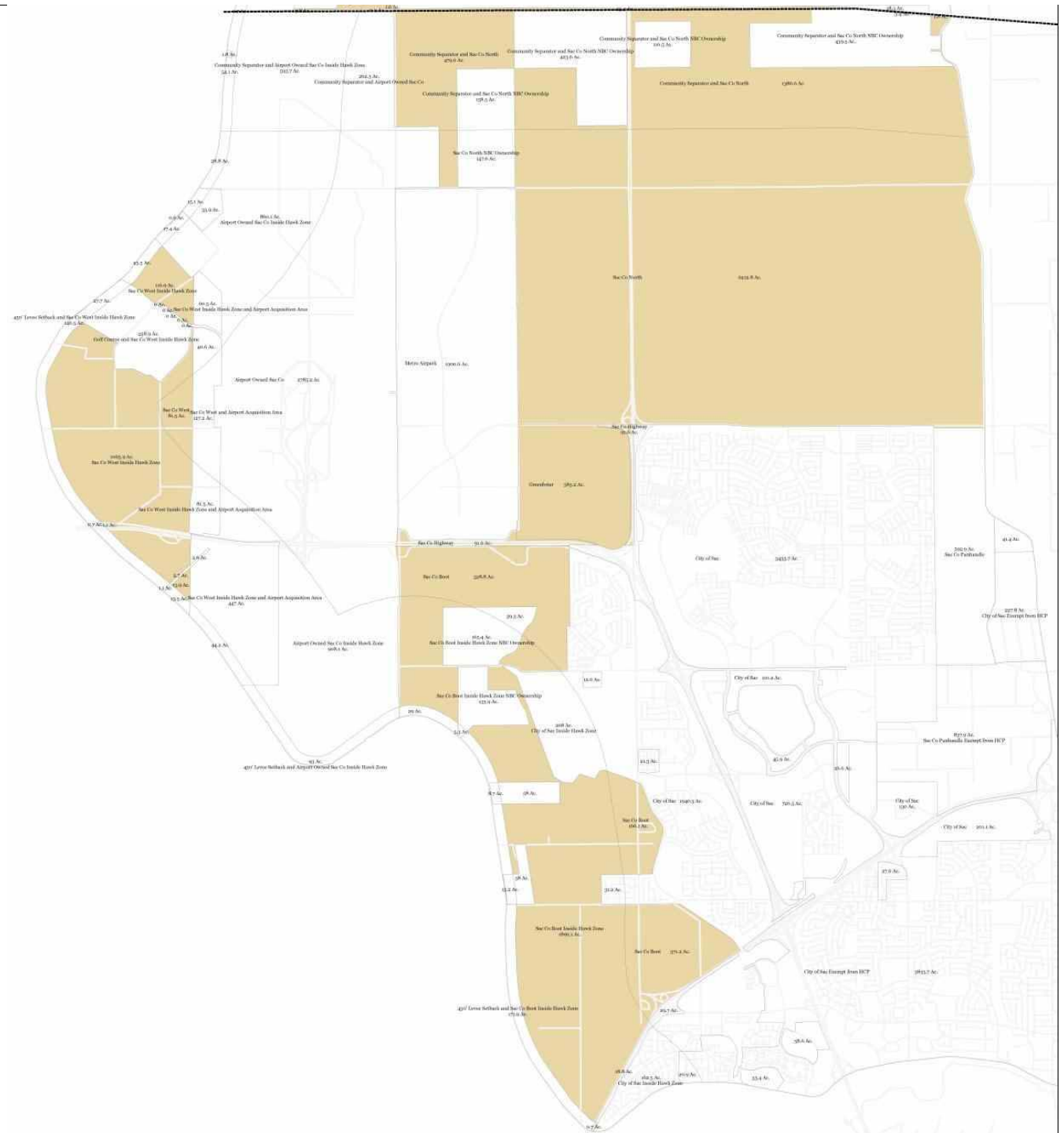


Acreeage Summary

Total Basin:	53,500 ac.
- Committed Land:	39,205 ac.
Available In Basin:	14,295 ac.
- Within Sutter Co:	2,035 ac.
Available In Sac. Co:	12,260 ac.

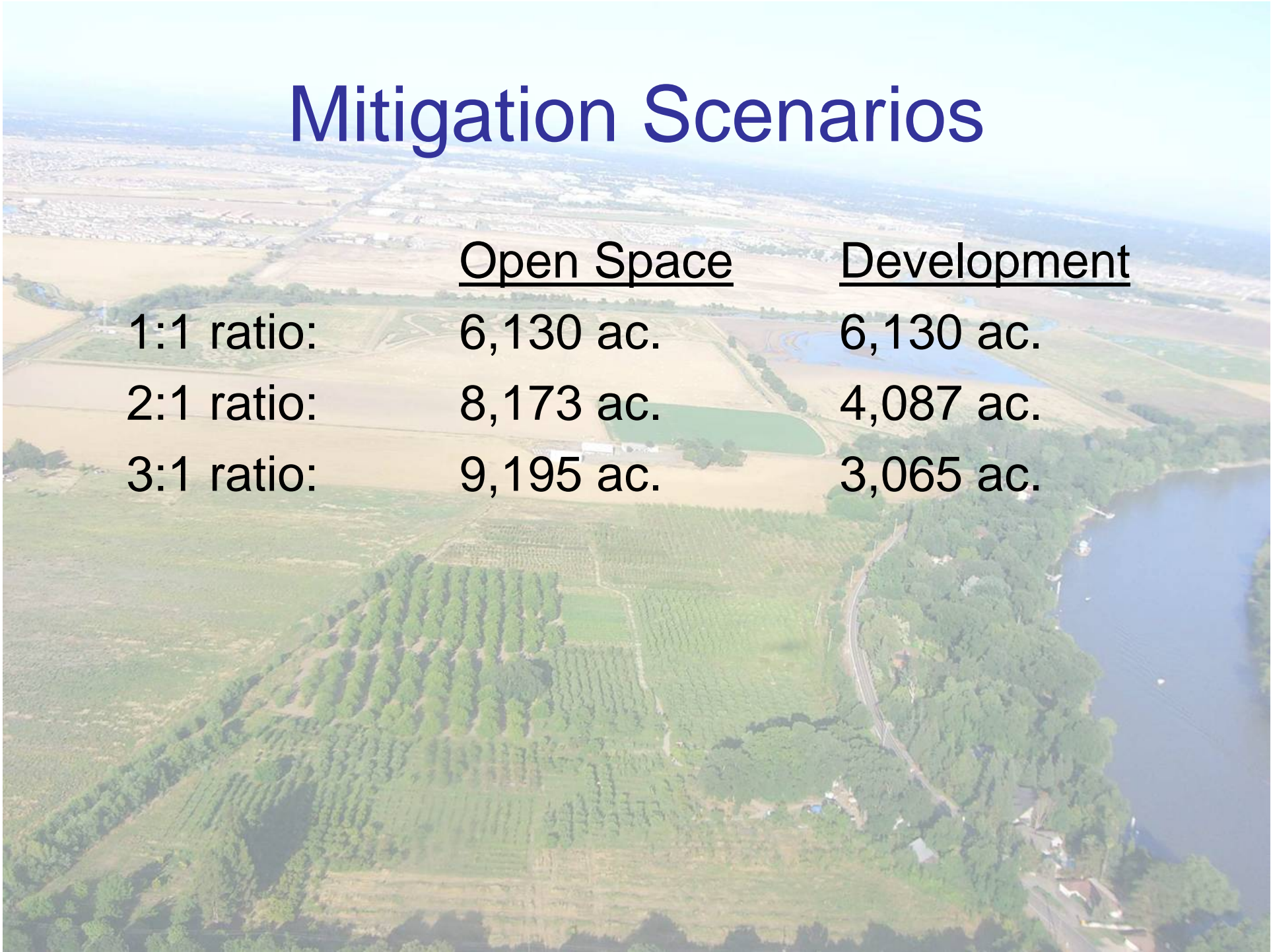
Acreage Summary

Total available
(uncommitted)
acreage in
Sacramento
County



Mitigation Scenarios

	<u>Open Space</u>	<u>Development</u>
1:1 ratio:	6,130 ac.	6,130 ac.
2:1 ratio:	8,173 ac.	4,087 ac.
3:1 ratio:	9,195 ac.	3,065 ac.



Creative Solutions

An aerial photograph of a landscape. In the background, a city with a grid street pattern is visible under a hazy sky. The middle ground features a large, irregularly shaped pond with blue water, surrounded by green and brown fields. The foreground is dominated by a dense forest of green trees, with a winding road and a river or stream visible on the right side.

- Shrink the demand: allowable development acres
- Increased Supply of OS lands:
 - Open space requirements could be met outside Sacramento County?
 - Open space requirements could be met outside Natomas Basin?

Creative Solutions

An aerial photograph of a coastal landscape. In the foreground, there is a large, dark blue body of water, possibly a bay or a large pond, with some small structures and a road along its edge. The middle ground shows a mix of green marshland and brownish-yellow upland areas. In the background, a city with numerous buildings and a grid of streets is visible under a clear sky.

- Multiple-purpose for land – flood protection & habitat mitigation
- Enhanced mitigation effectiveness – design land for better habitat
 - (currently 25% managed marsh, 50% rice, 25% upland) 100% managed land

Next Steps

- Second Workshop
 - Discuss Alternatives
 - Tentatively scheduled for mid-June

- Will post meeting summaries at

City website:

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

County website:

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