

Grant Line East Visioning
Public Workshop #1
Workbook Feedback Summary
March 27, 2008



The following report provides a summary of participant feedback, representing a broad range of opinions and ideas about concepts in land use planning. The findings are strictly advisory, meaning they are not representative of the broader population. However, they do provide important insight into the opinions and perceptions of 50 workshop participants; additionally, not every participant chose to complete a feedback form.

Introduction

The County of Sacramento Planning and Community Development Department recently hosted a public workshop to gather feedback on its Grant Line East Visioning project where 50 participants attended.

The workshop was held from 7–9 p.m. on Thursday, March 27, 2008, at Cosumnes River Elementary School. Workshop advertisements were posted on the County and Web site and in *The Sacramento Bee*, through stakeholder and property owner mailers and personal emails. The workshop included a short PowerPoint presentation of crucial project information, followed by a showcase of interactive stations for participants to view at their leisure.

Workbooks were developed to collect participant feedback on the issues of community image, core values, community preference and overall comments for the Grant Line East Visioning project area. The information provided by the participants identified public perceptions and ideals for the specified region which may influence decisions and outcomes for the Grant Line East project area.

Participant feedback was compiled through various exercises and stations, including:

- Community Image Survey (presentation)
- Core Values (workbook)
- Your Community Preferences (workbook)
- Additional Comments (workbook)
- Visioning Votes (station)

Community Image Survey

The “Community Image Survey” exercise was facilitated during the presentation portion of the workshop. As 40 images of various building styles and land uses flashed across the screen, participants were asked to rank each photo on a scale of zero to five, zero being least desired and five being most desired. The top five ranked photos are indicated by an asterisk (*). The following tables outline participants’ responses.

Photo Number 1*



Photo Number 1	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	4	3	3	8	9	16

*Photo number one ranked fourth highest amongst participants

Photo Number 2*



Photo Number 2	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	1	1	0	5	9	26

*Photo number two ranked the most desirable amongst participants

Photo Number 3



Photo Number 3	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	18	11	9	3	1	0

Photo Number 4



Photo Number 4	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	25	10	5	1	0	1

Photo Number 5



Photo Number 5	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	2	3	9	13	10	6	

Photo Number 6



Photo Number 6	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	19	9	6	5	3	1	

Photo Number 7



Photo Number 7	Rank						
	(Least desirable)	0	1	2	3	4	(Most desirable)
Number of Votes	4	10	7	12	9	1	

Photo Number 8



Photo Number 8	Rank						
	(Least desirable)	0	1	2	3	4	(Most desirable)
Number of Votes	3	2	3	17	12	4	

Photo Number 9



Photo Number 9	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	13	9	9	8	3	1	

Photo Number 10



Photo Number 10	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	3	5	5	7	16	6	

Photo Number 11



Photo Number 11	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	0	3	3	8	16	12	

Photo Number 12



Photo Number 12	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	5	11	5	10	7	3	

Photo Number 13



Photo Number 13	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	15	11	7	8	0	1

Photo Number 14



Photo Number 14	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	13	11	7	8	2	1

Photo Number 15



Photo Number 15	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	2	2	5	12	13	6	

Photo Number 16



Photo Number 16	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	26	8	4	2	1	0	

Photo Number 17



Photo Number 17	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	8	15	12	5	2	0	

Photo Number 18



Photo Number 18	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	2	1	9	13	11	5	

Photo Number 19



Photo Number 19	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	6	4	12	13	6	0	

Photo Number 20



Photo Number 20	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	9	7	11	13	1	1	

Photo Number 21*



Photo Number 21	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	3	2	5	7	9	15

*Photo number 21 ranked fifth highest amongst participants

Photo Number 22*



Photo Number 22	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	0	1	4	8	8	21

*Photo number 22 ranked second highest amongst participants

Photo Number 23



Photo Number 23	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	5	7	16	9	3	1	

Photo Number 24



Photo Number 24	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	9	10	7	12	2	1	

Photo Number 25



Photo Number 25	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	16	9	11	2	2	1	

Photo Number 26



Photo Number 26	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	3	0	4	4	19	13	

Photo Number 27



Photo Number 27	(Least desirable) Rank (Most desirable)					
	0	1	2	3	4	5
Number of Votes	2	3	10	15	8	3

Photo Number 28



Photo Number 28	(Least desirable) Rank (Most desirable)					
	0	1	2	3	4	5
Number of Votes	13	10	12	6	1	0

Photo Number 29



Photo Number 29	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	1	2	10	8	16	5

Photo Number 30



Photo Number 30	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	11	13	10	7	1	0

Photo Number 31*



Photo Number 31	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	0	1	1	7	15	16	

*Photo number 31 ranked third highest amongst participants

Photo Number 32



Photo Number 32	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	21	13	6	1	2	0	

Photo Number 33



Photo Number 33	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	10	9	7	12	3	1

Photo Number 34



Photo Number 34	(Least desirable)		Rank		(Most desirable)	
	0	1	2	3	4	5
Number of Votes	10	7	8	10	6	2

Photo Number 35



Photo Number	Rank						
	(Least desirable)	0	1	2	3	4	(Most desirable)
35	0	1	2	3	4	5	
Number of Votes	2	1	6	11	17	5	

Photo Number 36



Photo Number	Rank						
	(Least desirable)	0	1	2	3	4	(Most desirable)
36	0	1	2	3	4	5	
Number of Votes	8	8	10	13	2	1	

Photo Number 37



Photo Number	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
37							
Number of Votes	1	3	2	15	16	7	

Photo Number 38



Photo Number	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
38							
Number of Votes	12	17	7	5	3	0	

Photo Number 39



Photo Number 39	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	4	0	7	9	14	7	

Photo Number 40



Photo Number 40	(Least desirable)		Rank			(Most desirable)	
	0	1	2	3	4	5	
Number of Votes	2	1	6	12	13	8	

Core Values

The “Core Values” workbook page listed 13 different statements where participants indicated how they felt about each: *agree*, *disagree* or *no opinion*. Participants were also provided the option to modify each statement to better reflect personal values and beliefs.

Statement 1

Each new community should be defined by a centralized town center or civic use, such as a park, school or recreation center.

AGREE	DISAGREE	NO OPINION
30	10	4

Suggested modifications to statement 1:

- Each new community should be defined by a school, recreation center or town square with shopping.
- Each new community should be defined by a centralized town center, such as a park.
- Each new community should be defined by a centralized town center with multiple civic uses such as...theater and central square with trees.
- Each new community, with the exception of ag-residential communities, should be defined by a centralized town center or civic use, such as a park, school or recreation center.

Statement 2

Everyone should be able to walk (<1/2 mile) or ride a bike (<1 mile) to a grocery store, transit stop, and a public park from where they live.

AGREE	DISAGREE	NO OPINION
31	11	2

Suggested modifications to statement 2:

- Everyone should be able to walk (<1/2 mile) or ride a bike (<1 mile) to a *grocery store and transit stop* from where they live.
- People in urban areas should be able to walk (<1/2 mile) or ride a bike (<1 mile) to a grocery store, transit stop, and a public park from where they live.
- Critical. Also I want a traditional grid street layout.
- Not for rural areas.

Statement 3

Each new community should integrate a balance of homes, stores and jobs so that residents can shop and work very near to their home.

AGREE	DISAGREE	NO OPINION
30	9	5

Suggested modifications to statement 3:

- *Some* new communities should integrate a balance of homes...very near to their home.

Statement 4

Each new community should be designed with homes, stores and jobs located in separate and distinct areas.

AGREE	DISAGREE	NO OPINION
8	27	6

Suggested modifications to statement 4:

- *Some* new communities should be designed with homes...and distinct areas.

Statement 5

Agricultural-residential development should be planned and built along the inside edge of the Urban Services Boundary (USB) to create a buffer between the urban area inside the USB and the rural area beyond.

AGREE	DISAGREE	NO OPINION
26	11	6

Suggested modifications to statement 5:

- Agricultural-residential development could be planned...inside the USB and the rural area beyond. [should is too strong a word]

Statement 6

If I were to live in a new neighborhood in this area, I would be willing to pay more for my home in exchange for high quality architecture, design, landscaping and civic amenities.

AGREE	DISAGREE	NO OPINION
24	8	11

Suggested modifications to statement 6:

- If I were to live in a new neighborhood...landscaping and civic amenities as well as construction to maintain value!
- There shouldn't be any neighborhoods built in this area.

Statement 7

New neighborhoods in this area should include a mix of multi-story condos and apartments, homes on small lots and some homes on larger lots to most efficiently use the land available.

AGREE	DISAGREE	NO OPINION
20	17	5

Suggested modifications to statement 7:

- New neighborhoods in this area should use the land available.
- New neighborhoods in this area should include a mix of homes on small lots and some homes on larger lots to most efficiently use the land available.
- New neighborhoods in some areas should include...use the land available.
- There are already a large number of homes on large lots in the [illegible] and with cities in Sac County. This type of development should be minimized or sub stationery restricted in new development areas. We need to use any remaining developable land as efficiently as possible.

Statement 8

To address travel into and out of these communities, their design should include 6-lane thoroughfares and 4-lane arterials that allow residents to commute to their jobs and the region.

AGREE	DISAGREE	NO OPINION
18	21	4

Suggested modifications to statement 8:

- To address travel into and out of these community, their design should be limited to 4-lane arterials.

Statement 9

I like “old-fashioned” neighborhoods with a grid street system that distributes traffic evenly on many streets despite the fact that this may result in a greater amount of traffic on smaller local streets.

AGREE	DISAGREE	NO OPINION
28	8	7

Suggested modifications to statement 9:

- I do, but not in this area.
- I am not educated enough about this.
- Not in this area.

Statement 10

I like more recent neighborhoods that allow me the option to live on a cul-de-sac with minimal traffic in front of my home, with a system of larger collector and arterial streets carrying most of the traffic.

AGREE	DISAGREE	NO OPINION
12	22	10

Suggested modifications to statement 10:

- I like more recent neighborhoods that allow me the option to live on a cul-de-sac with minimal traffic in front of my home, with a system of larger collector and arterial streets carrying most of the traffic, but with fewer larger collector streets than new developments.

Statement 11

Providing high quality public transit should be a priority to address congestion and air quality issues. I would support higher density development along with some type of supplemental fees in order to ensure that this service is provided.

AGREE	DISAGREE	NO OPINION
26	12	5

Suggested modifications to statement 11:

- Providing high quality public transit should be a priority to address congestion and air quality issues. I would support higher density development along with some type of supplemental fees in order to ensure that this service is provided inside existing development boundaries.
- Need to determine where this is appropriate.
- I think bike and walk should be strongly encouraged, and with rising fuel prices auto traffic will begin to die.
- Not this type of development in this study area.
- Not for this area.

Statement 12

I recognize that automobiles will remain the primary form of transportation for daily living. While transit, walking and biking should be an option, design of these new neighborhoods should still focus on adequate road capacity.

AGREE	DISAGREE	NO OPINION
25	13	2

No suggested modifications to statement 12.

Statement 13

New neighborhoods in this area should provide some condos and apartments, but emphasize single-family homes on traditional larger lots in recognition of the existing rural character of the area.

AGREE	DISAGREE	NO OPINION
18	17	5

Suggested modifications to statement 13:

- There should be no residences built here. It will increase driving in the region, worsening air quality and causing us to fail to meet AB32 green house gas goals.
- This isn't rural.
- Need long-range vision, not situational thinking, based on current circumstances.

Other Comments

- Both #4 and #7 are ok, but each shouldn't be put in every area.
- Shopping and working near home never works.
- This area should retain its rural character.
- I am a property owner in the area. It's important to us that property owners, especially those with 50 or more acres, be listened to and their desires be implemented whenever possible. They are the ones who have truly invested in the area and they should have more say about how it is developed.
- Any additional urban development must be constrained by permanent preservation of habitat and surrounding farm/rangeland and infrastructure will be constrained and limited in part by each of water and permanent O.S. elements. Think way outside the box on this one, permanent edge.
- Concentrated, small town "main street" style developments with mixed use housing can also preserve the rural character of the area.
- More density along corridors and good transit is a high priority.
- I circled "disagree" with most of these questions because most of these questions do not apply as I envision the area should be developed, that is agriculture, regional park and open space. For example: 6-lane roads mentioned in question 8 would not apply to any of the land use choices that I prefer, therefore I "disagree" with the statement. Although a 6-lane road would be fine at a different location, like Laguna/Elk Grove.
- I realize that my comments are contradictory but I believe that there should be a mix of land use patterns, housing types and transportation choices to address the various environmental, culture and economic variables associated with both the Jackson and Grant Line visioning areas.

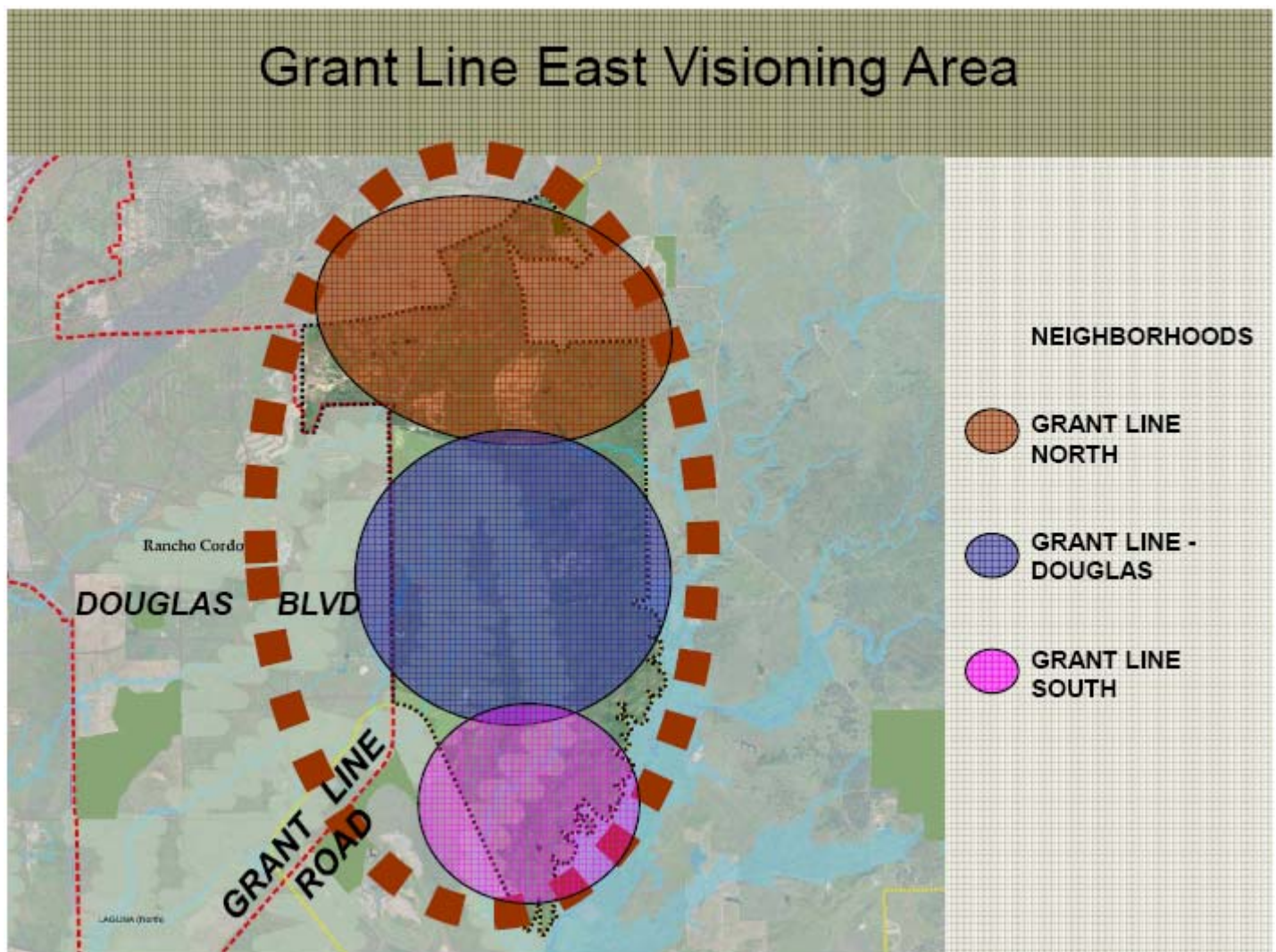
Your Community Preferences

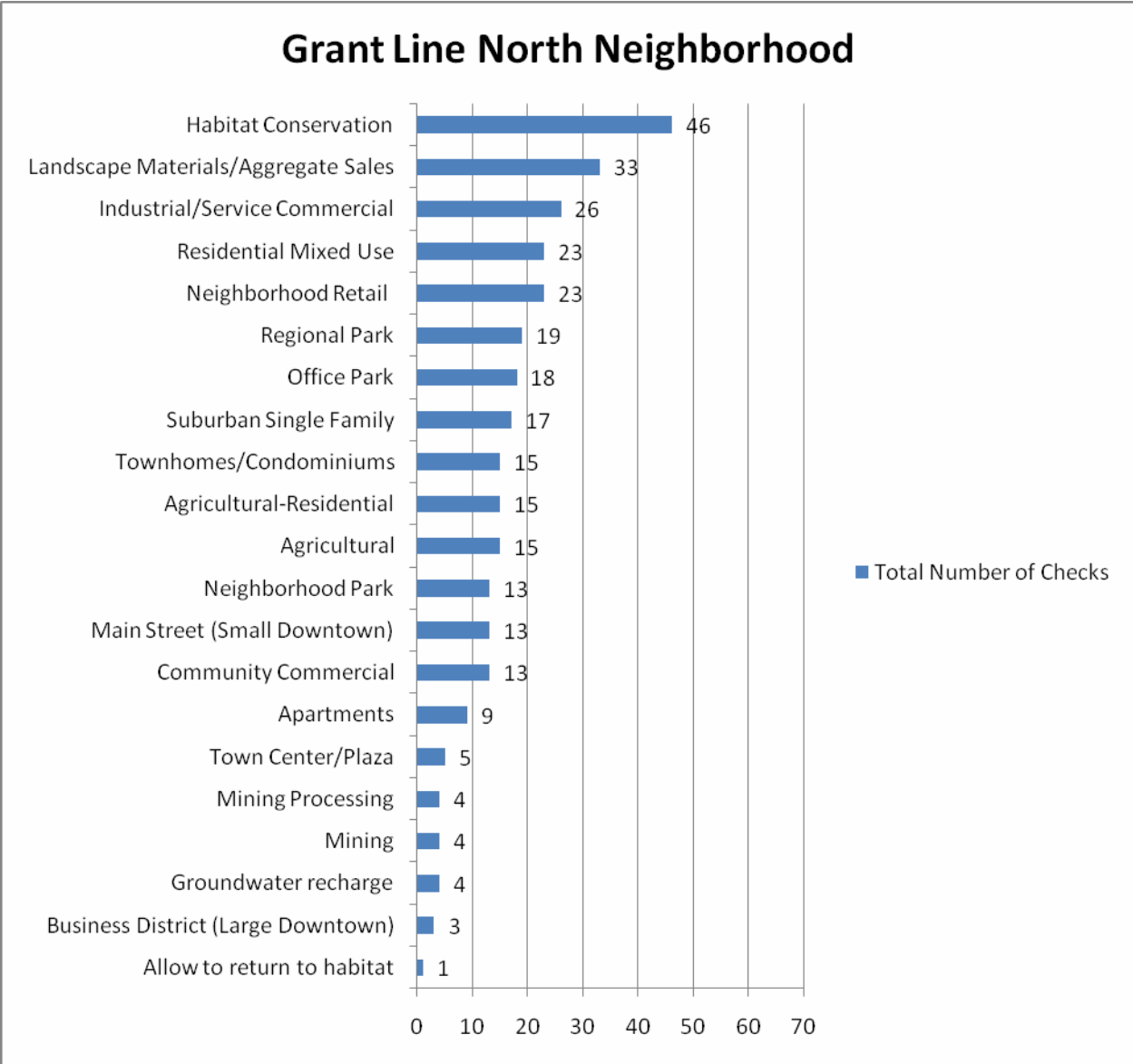
The “Your Community Preferences” workbook exercise consisted of five different nodes within the Grant Line East Visioning project area. It also included a list of possible land uses, categorized by residential, commercial, employment/industrial and open space.

Each participant was instructed to assign checkmarks to their preferred uses in each neighborhood.

A total of eight checkmarks were allotted for each node, with the option to place multiple checkmarks (up to three) to indicate higher priority on a particular use. Participants were urged to provide any additional land use options that were not listed.

*Totals may reflect multiple votes by a single individual.



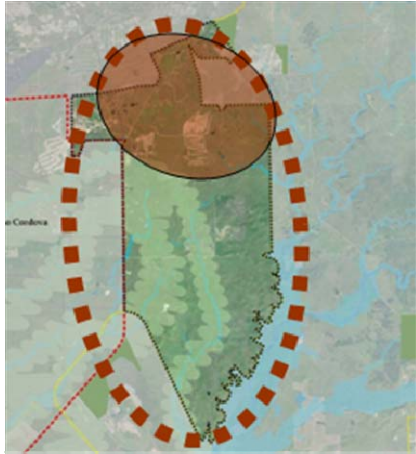


Open space options received 99 checks and development options received 220 checks.

For the purpose of this activity, open space options include:

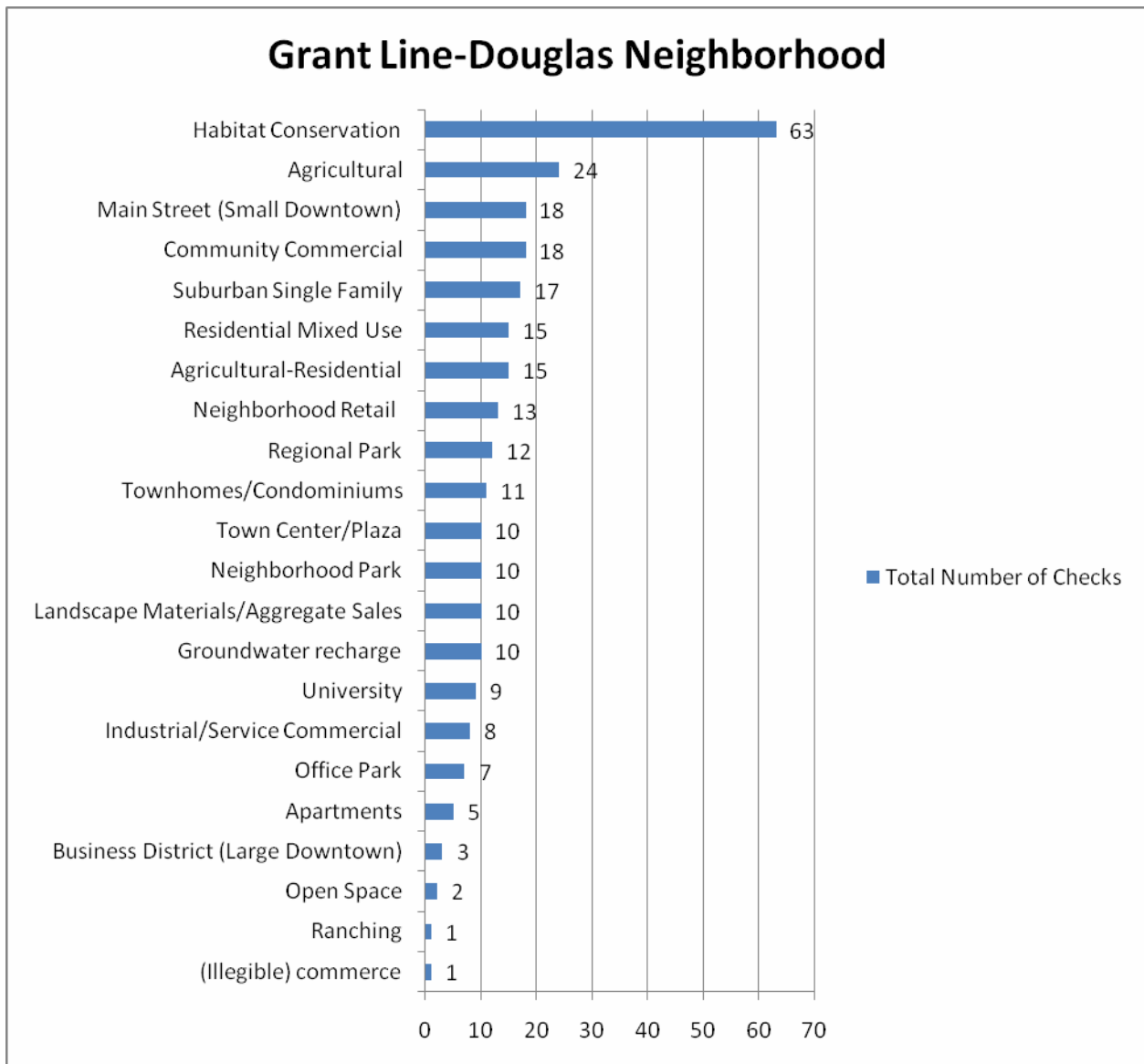
- Neighborhood Park
- Regional Park
- Town Center/Plaza
- Habitat conservation
- Open space related write-in statements

All other options are categorized development options.



Grant Line North Neighborhood Comments

- How is town center /plaza open space?

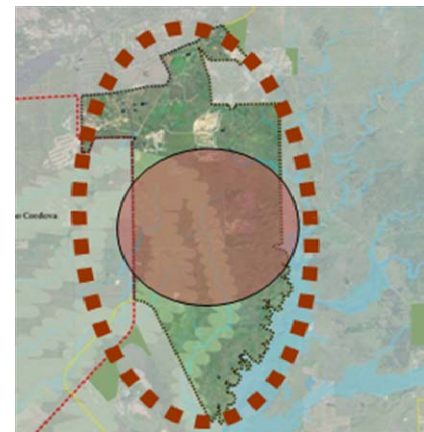


Open space options received 121 checks and development options received 161 checks.

For the purpose of this activity, open space options include:

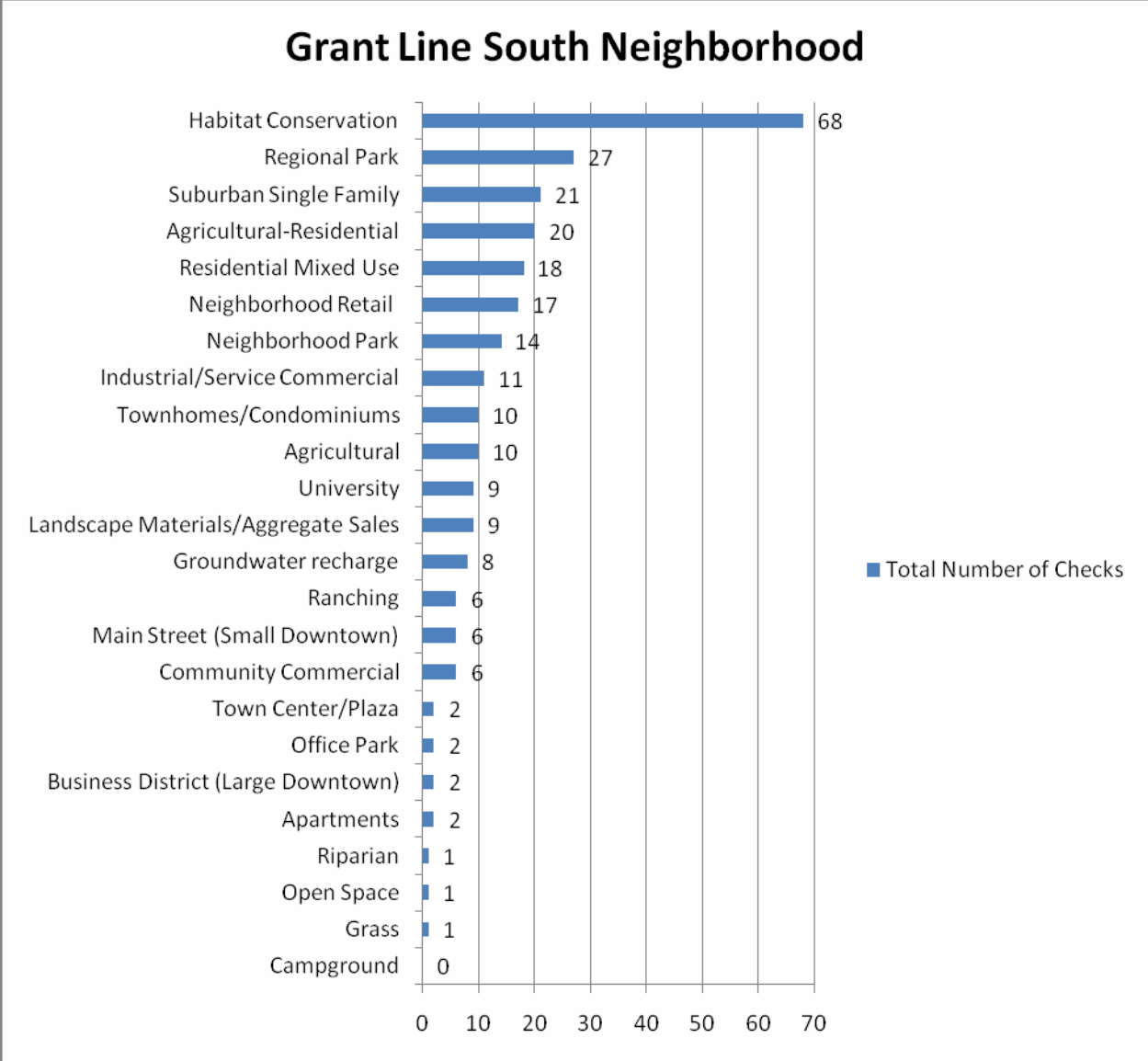
- Neighborhood Park
- Regional park
- Town Center/Plaza
- Habitat Conservation
- Open space related write-in statements

All other options are categorized development options.



Grant Line-Douglas Neighborhood Comments

- Eastern portion should be protected as a groundwater recharge area (the area above (illegible) formation).

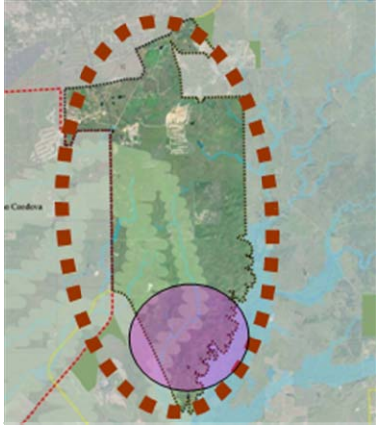


Open space options received 123 checks and development options received 147 checks.

For the purpose of this activity, open space options include:

- Neighborhood Park
- Regional Park
- Town Center/Plaza
- Habitat conservation
- Open space related write-in statements

All other options are categorized development options.



Grant Line South Neighborhood Comments

- Area above (illegible) formation should be protected as groundwater recharge area.

Additional Comments

The last page of the workbook provided space for participants to express any additional comments pertaining to the workshop, workbook or general project comments.

For pre-prepared comments, please visit the project Web site at www.planning.saccounty.net/gpupdate/Jackson_Visioning_Project.html and click on the “Additional Comments Received” link.

- In the city of Rancho Cordova, my property is listed as North Douglas II.
- I am a property owner in the East of Grant Line Visionary area. It seems regrettable that so much attention is apparently paid to non-property owners. There are fewer property owners in this area and it appears difficult to get our issues heard.
- Teichert envisions heavy industrial uses in accordance with the existing industrial zoning and conditional use permits for the near and long term future.
- Grant Line East – Agricultural uses – main (illegible) foundation. Sacramento County has contaminated enough ground water.
- Much of this area could provide high quality mitigation.
- I would like to see this area kept rural. The people that live in this area are here because we don't want to live in suburbia. The farm land here is too valuable to ruin it with housing! Also water would be a problem.
- This area should not be developed for another 50 years. There is a vast amount of vacant land (infill) that should be developed first, even though it is more difficult to do so. We need to increase density in the already-developed area, going vertical to create shorter distances between destinations and reducing transportation needs. This is the only way we can reduce greenhouse gas emissions and improve public health.
- Groundwater recharge should be high on the priority scale.
- I am concerned with general fund funding for this effort when there are a number of outdated community plans where we have serious environmental problems (Rancho Murieta, Garden Highway Special Planning Area, etc.).
- It is very important to preserve habitat values. Also, the County lacks sufficient regional parks that are essentially "natural areas" - please build in regional parks/regional park areas around habitat conservation area so that they act both as buffers as well as access points for residents to explore the natural environment of our area.
- The County should develop a groundwater recharge area zone, similar to the surface mining zone. The goals would be similar - basically to preserve a resource that can't be protected elsewhere.
- I am a property owner. It looks like too much open space given that you have an urban policy and an urban service line.

Visioning Votes

One interactive station featured a “Visioning Votes” exercise designed to collect participant feedback on preferred transportation options for the Grant Line East project area. Each participant was given four “votes” to place into the boxes corresponding with the transportation choices of:

- Two-lane street with median
- Two-lane street
- Four-lane street with median
- Six-lane expressway/highway
- Six-lane street with median
- Six-lane street with BRT lane
- Bus rapid transit
- Light rail

Participants could use any combination of votes to best reflect their desires for future transit and transportation needs.

