Natomas Joint Vision Open Space Plan Third Workshop





The City of Sacramento

The County of Sacramento

LAFCo



ERA Economic Research Associates

Natomas Joint Vision MOU Basic Principles

- Open space preservation for habitat, agriculture, and other values
- City appropriate agent for planning new growth
- County appropriate agent for preserving open space
- Revenue/Cost Sharing
- Airport protection
- Recognition of the 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

fundina

Flood protection design &

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 vr)

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

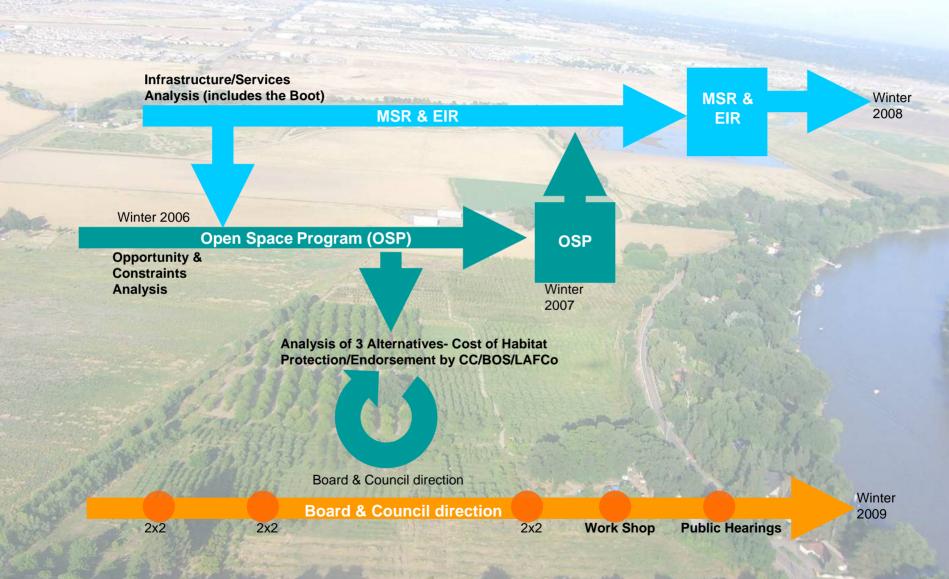
How to finance infrastructure Special District detachments

Issues

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

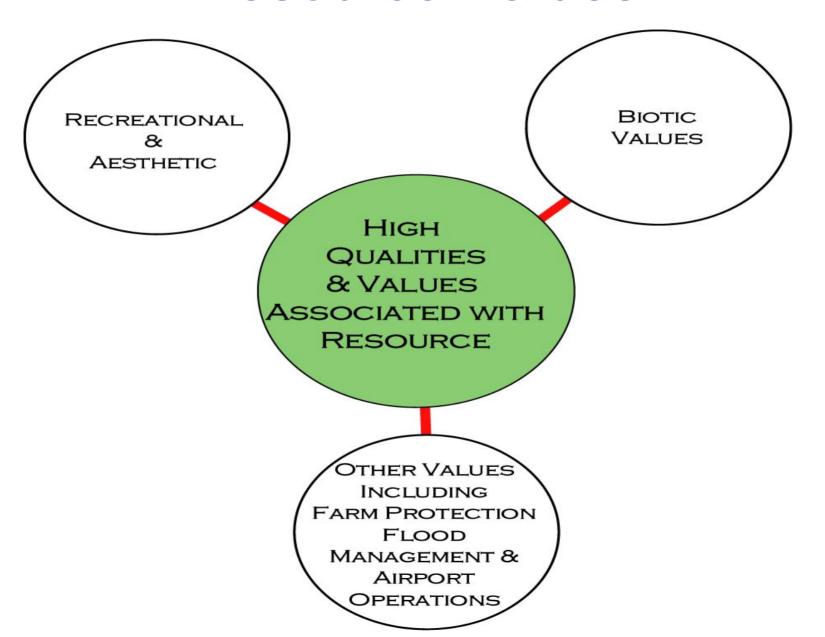
NATOMAS JOINT VISION COORDINATION

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

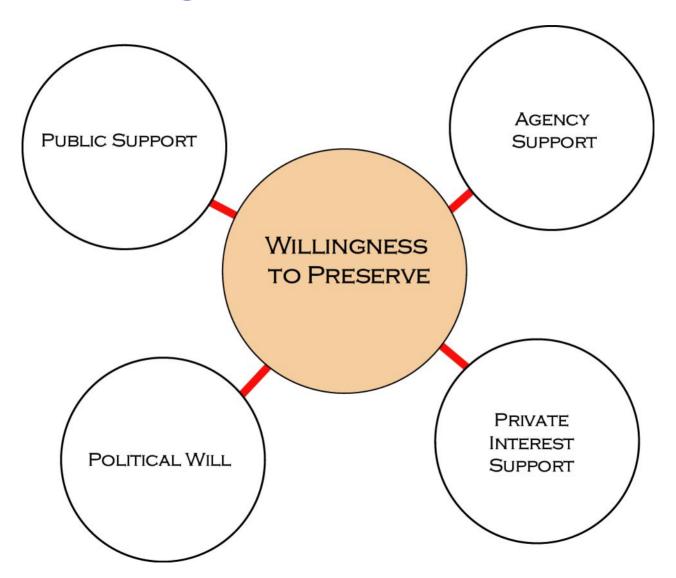




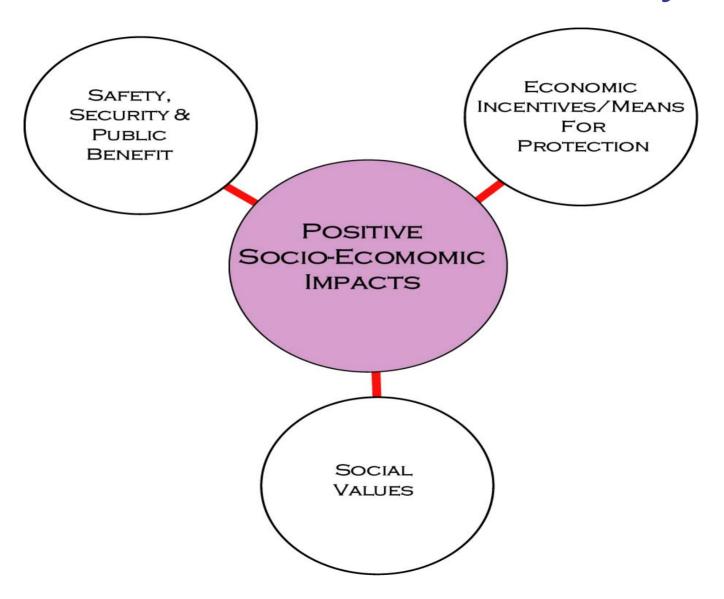
Resource Values



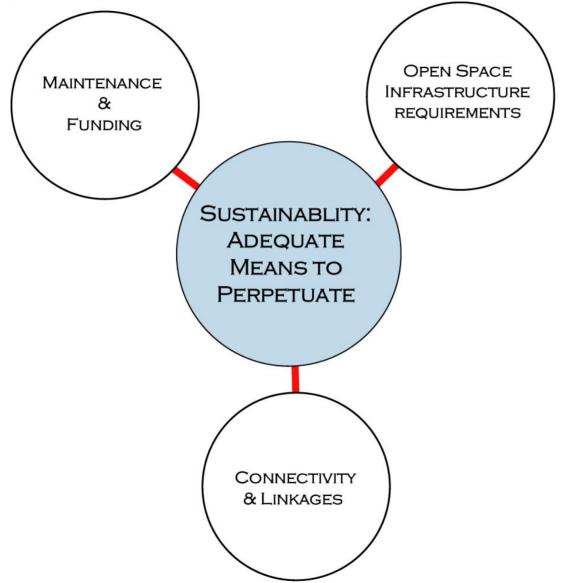
Willingness to Preserve



Economic/Social Viability



Open Space Sustainability

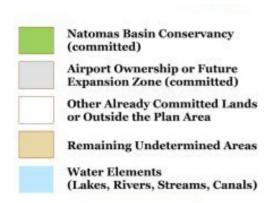


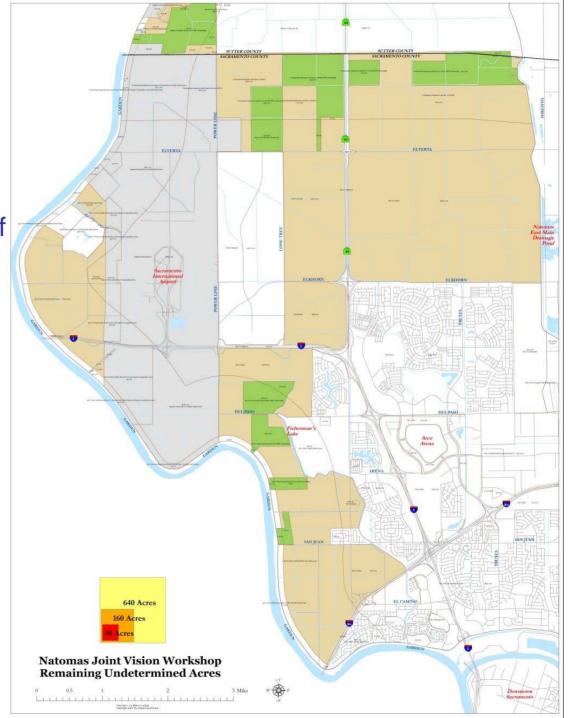
Updated Assumptions & Caveats

- Approximately 12,000 acres within Sacramento County portion of the Natomas Basin that are undetermined and therefore subject to this analysis
- The Joint Vision MOU calls for a minimum 1:1 ratio for open space to development within the Basin
- Approximately 6000 acres for development purposes AND 6,000 acres for open space preservation
- The Joint Vision view of open space supports multiple purpose open space, such as airport protection, agriculture, community separator, trails, habitat, and flood control
- Biological data is not based upon an effects analysis and thus represents a synthesis of best information available at this time

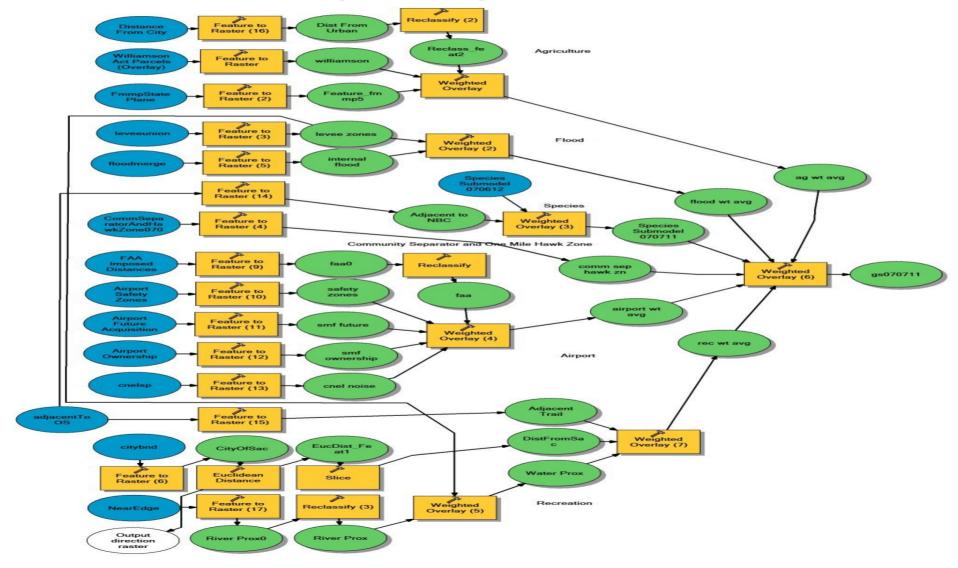
Study Area Summary

- 12,700 acres subject to review
- Approximately 700 acres of remaining NBC mitigation for current HCP
- 6,000 acres for development and 6,000 for additional open space





Resource Value Assessment Building the Open Space Model

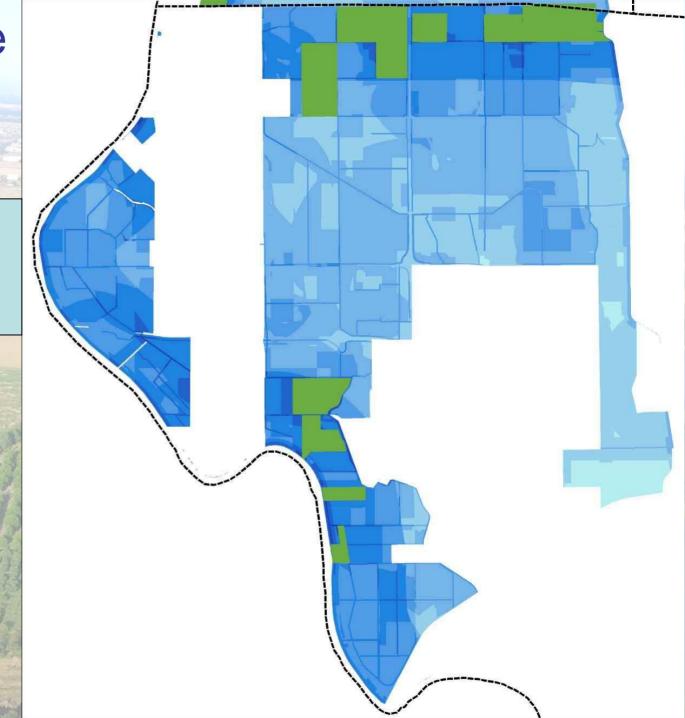


Open Space Synthesis Model

Note:

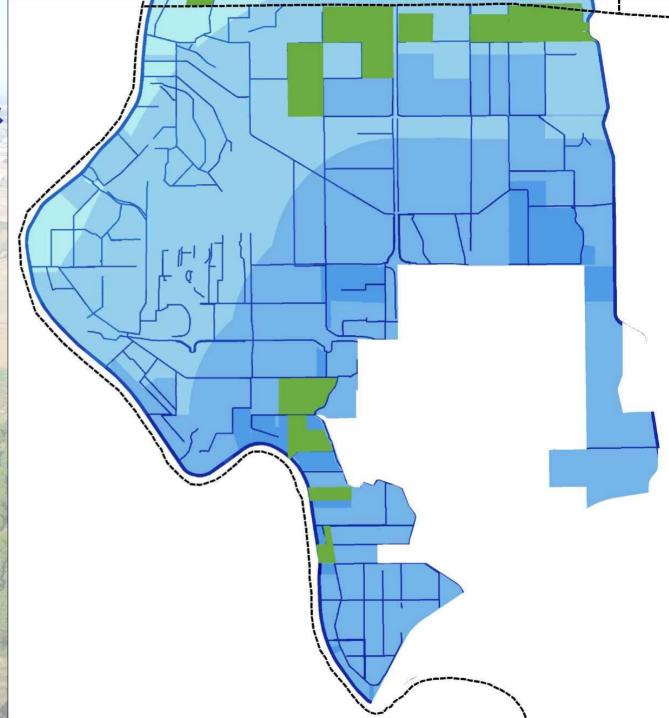
Values graduated from deeper blue (highest) to lighter blue (lowest).
Green is TNBC properties

- Airport Protection Values
- Biotic Values
- Farmland Protection
 Values
- Flood Management
 Values
- Community Separator/ SHZ Values
- Recreational Open
 Space Values



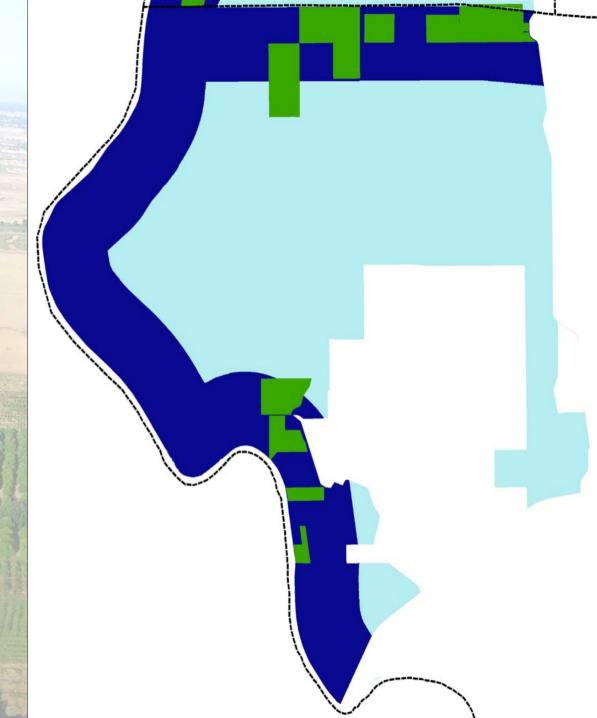
Recreation & Open Space Values

- Proximity to Urban Areas
- Proximity to Water Features
- Proximity to Existing or Proposed Trails (15%)



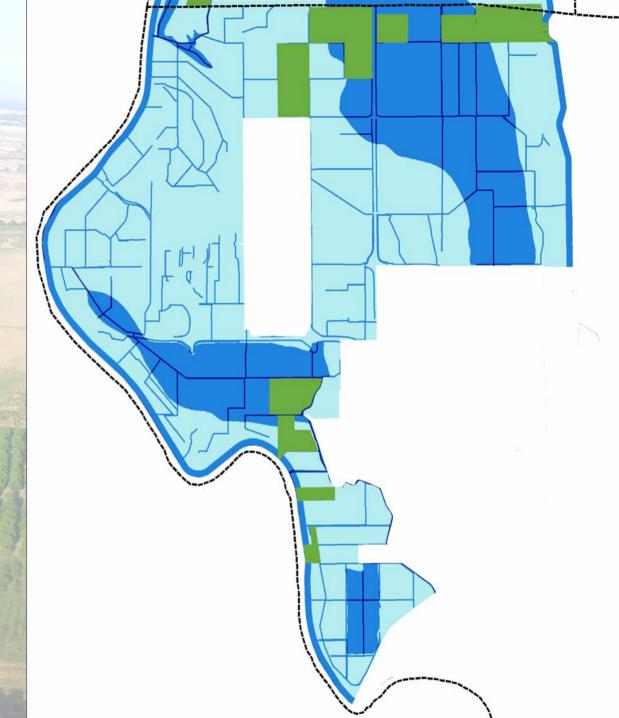
Community Separator & Swainson's Hawk Zone Values

- Lands within One Mile of Community Separator
- Lands within one mile of Swainson's Hawk Zone



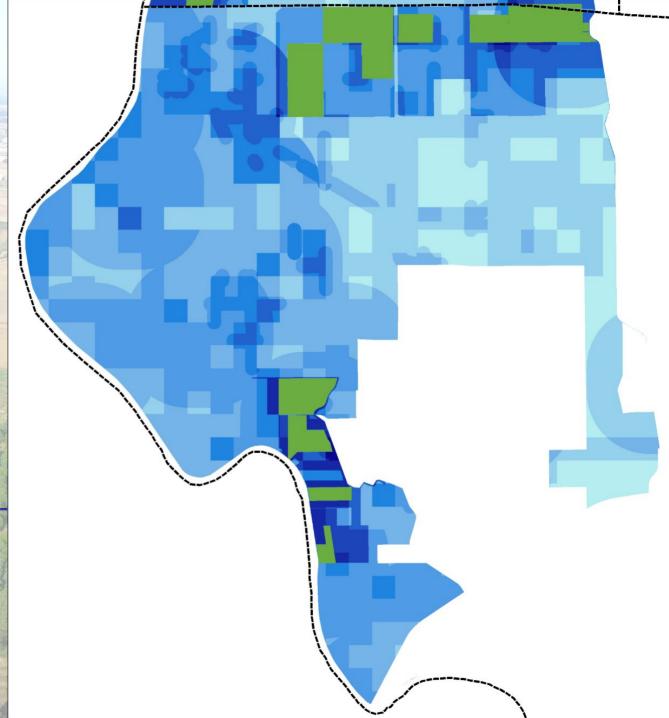
Flood Risk & Avoidance

- SAFCA Peripheral Levee
 Setbacks & Existing
 Canal/Channel Setbacks
- Draft FEMA Zone A Lands



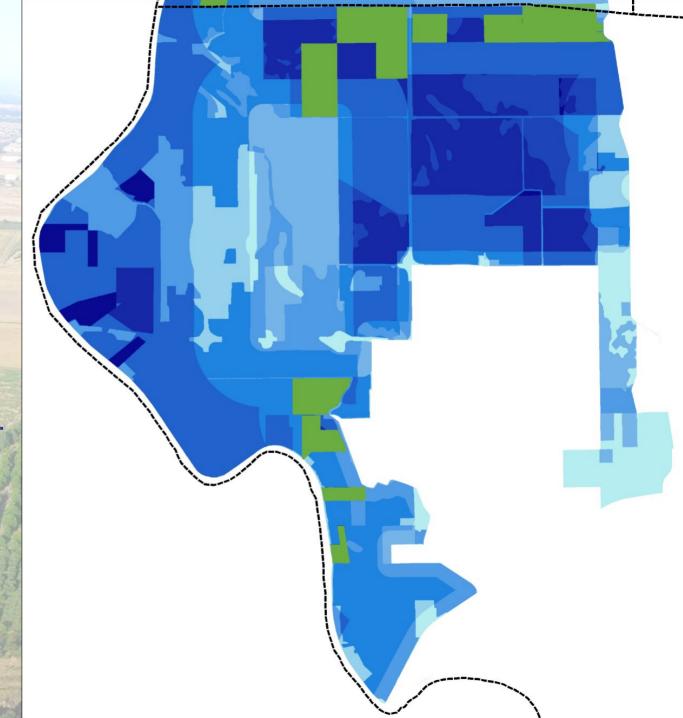
Biotic Values

- Giant Garter Snake (GGS) Occurrences
- Buffered GGS Canal Segments
- GGS Habitat Cells
- Swainson's Hawk
 (SH) One Mile Range
- SH Occurrences
- SH Forage Cells
- Other Species of Concern Cells
- Adjacency to Existing Preserves



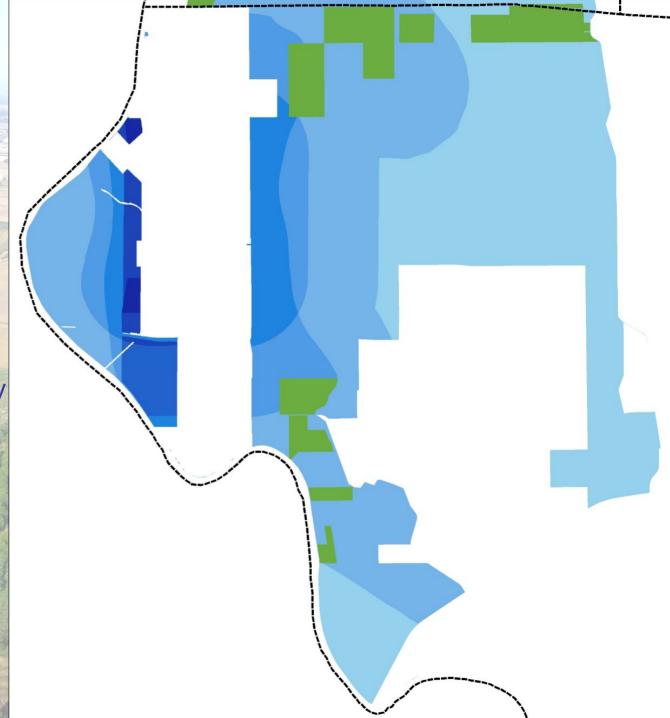
Farmland Protection

- Distance from
 Urban (the greater
 the distance the
 higher the value)
- Farm Land Status
 Data from the Dept.
 of Conservation
 Farmland Mapping
- Williamson Act Contract Status



Airport Operations Protection

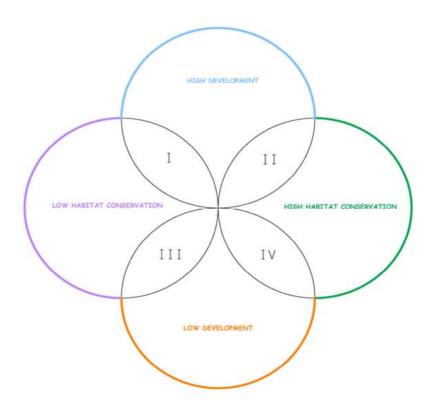
- Distance From Runways
- Airport Defined Safety
 Zone
- Airport Expansion
 Zone
- Airport Ownership Zone
- CNEL 55 & 60 Noise Contours



Urban Services Perspective

NATOMAS JOINT VISION AREA LAND RATING EXHIBIT

JUNE 2007

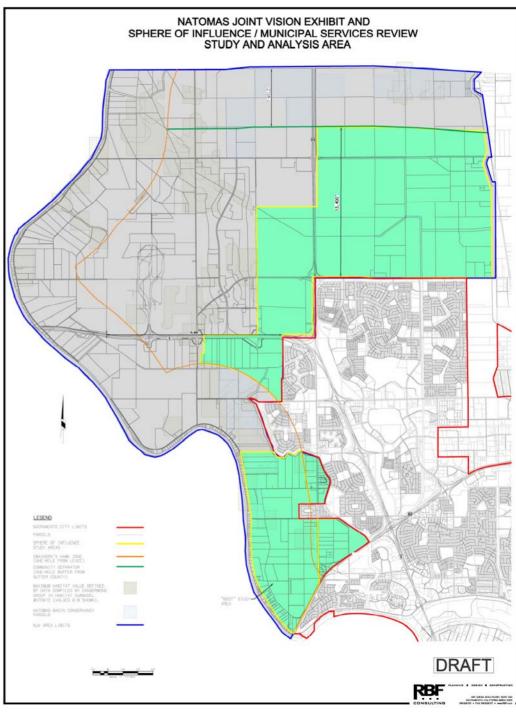


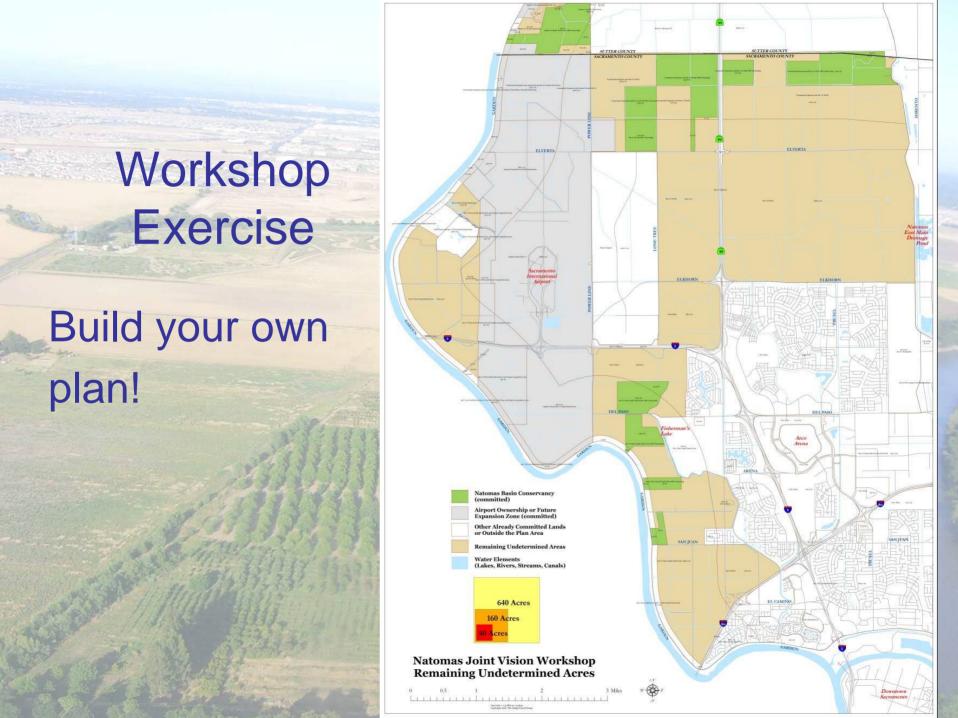






Sphere of Influence Study and Analysis Area





Next Steps

- Continued fine-tuning of the open space synthesis models based on data updates, public input and other information refinements
- Analysis of economic strategies and considerations including:
 - Identifying the optimum tools for funding & cost sharing,
 - Providing greater certainty to land owners as to the ultimate allowable disposition of their land
 - Providing some reasonable value or return on investment for all stakeholders,
 - Creating a system that is flexible and allows implementation over time as market conditions allow
 - Preserving the option for stakeholders to do nothing if they choose so.

Next Steps

Will post meeting summaries at

- City website:

 http://cityofsacramento.org/planning/projects/
 natomas-joint-vision/index.cfm
- County website:

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