



Initiation of the
Upper Westside Specific Plan Process

PLNP2018-00284

Office of Planning and Environmental Review

February 26, 2019

Leighann Moffitt, Planning Director

Overview

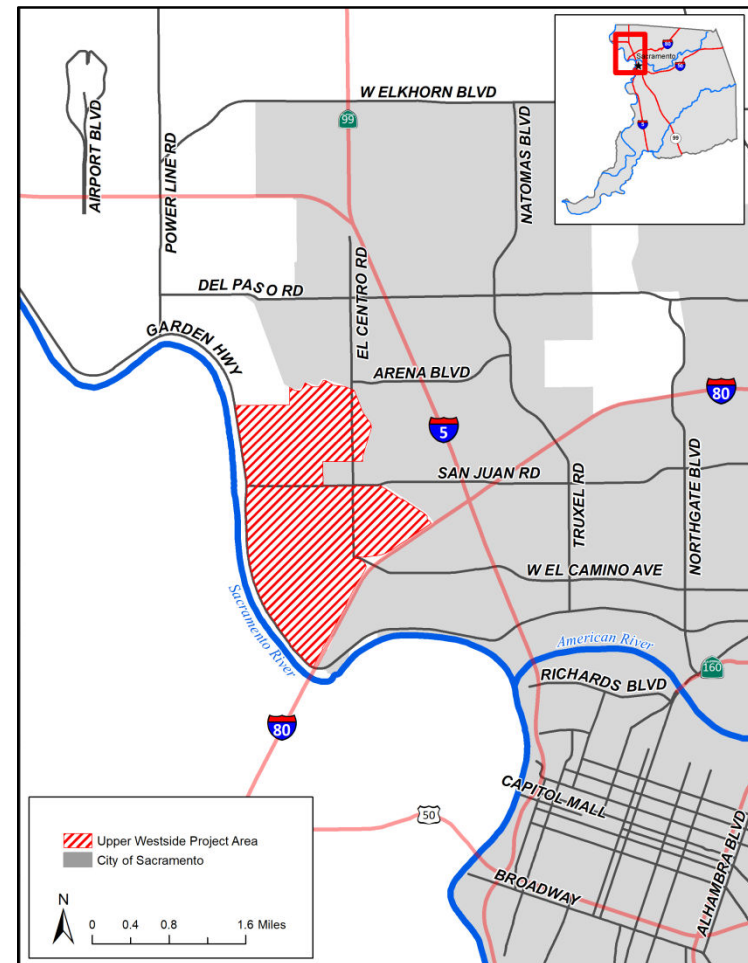
Request:

1. Initiate the Upper Westside Specific Plan process
2. Approve the proposed Outreach Program with the expectation that it be enhanced
3. Determine that the boundaries are appropriate, with the understanding that the actual boundaries may be adjusted
4. Direct the Planning Director to assemble and convene a Technical Advisory Committee
5. Authorize the Planning Director to sign the Funding Agreement

Overview

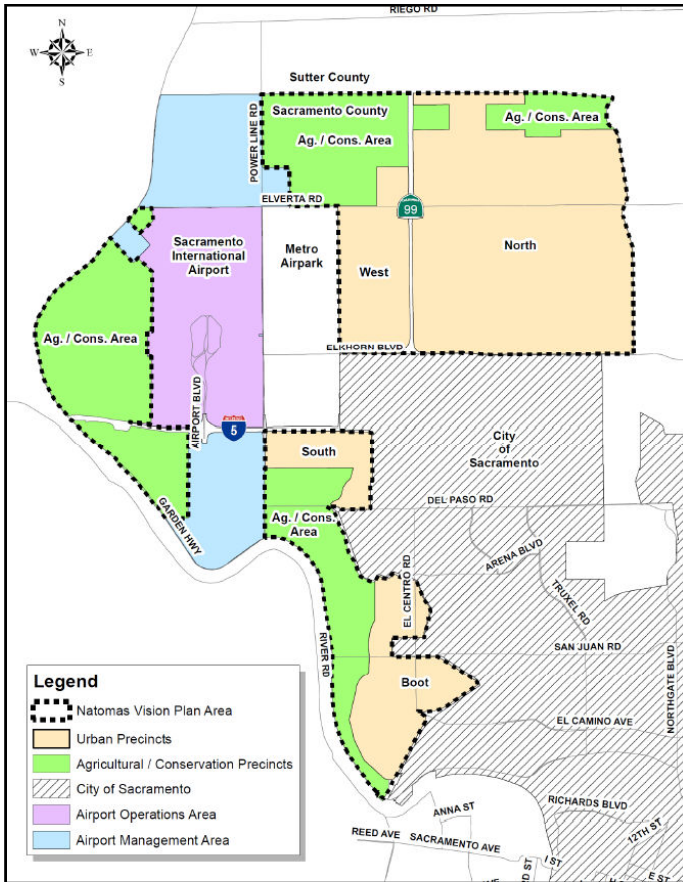
Location:

- North of I-80 between the City of Sacramento and the Sacramento River
- Approximately 2,000 acres
- Within Natomas Basin and Natomas Joint Vision Area
 - Formerly known as the “Boot Precinct”

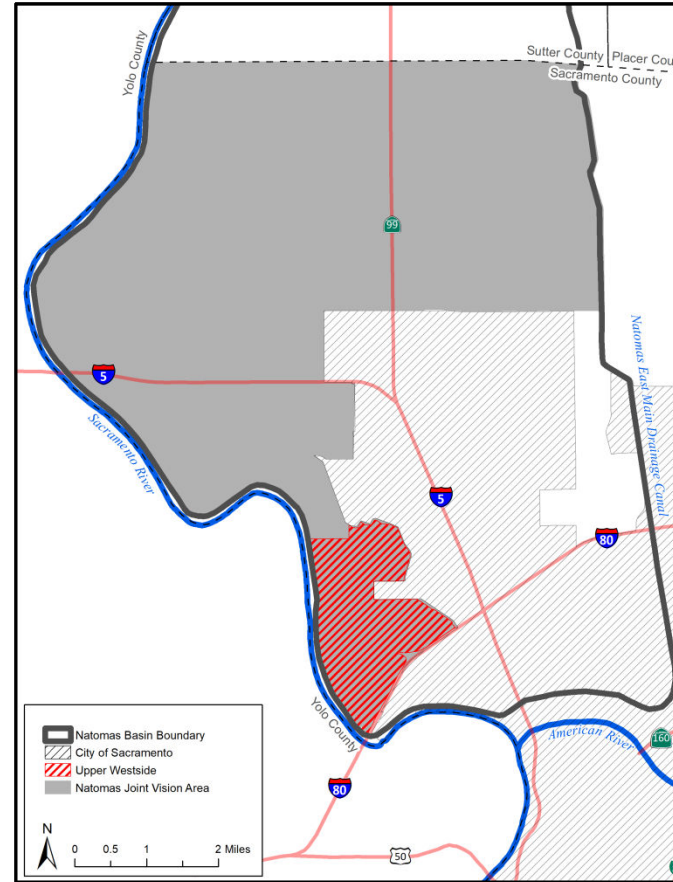


Overview

Natomas Vision Plan (2015)



Upper Westside Project

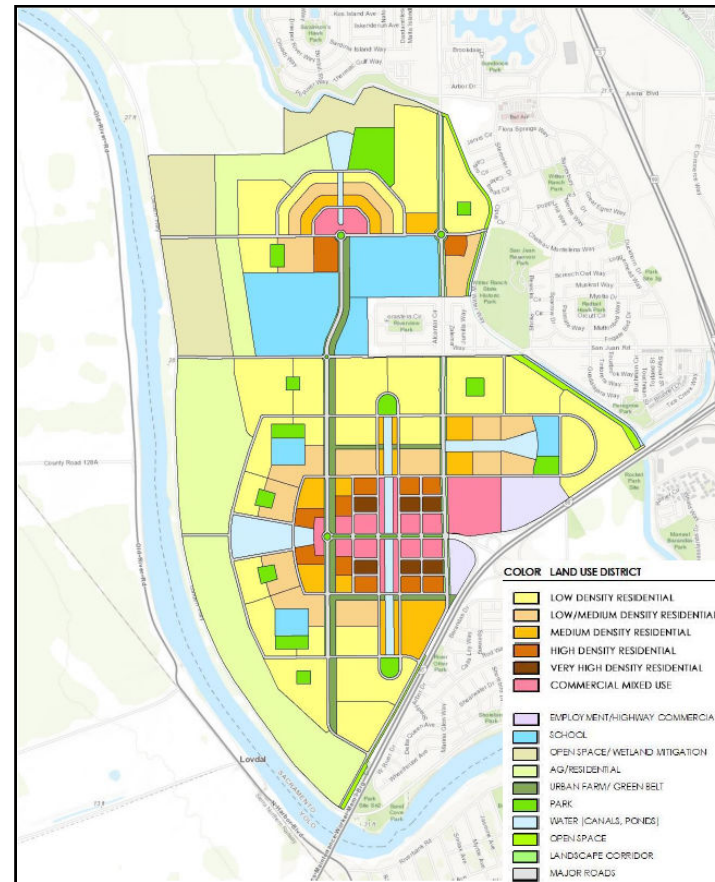


Overview

Aerial Map



Conceptual Land Use Plan



Key Issues

- City/County Coordination
- Existing HCPs and State/Federal Permitting
 - Natomas Basin HCP (City and Sutter County)
 - Metro Air Park HCP (Sacramento County)
- Agricultural Viability and Mitigation
- Water Supply
- Airport Protection
- Climate Change, Adaptation, and Resiliency
- Drainage and Flooding

Key Issues (cont.d)

- Project Boundary
 - SAFCA Acquisitions
 - Conservation Lands
- General Plan Consistency
 - Initiation (LU-119)
 - Approval (LU-120, LU-127, LU-15, etc.)
- Technical Advisory Committee (TAC)
 - Early Feedback on Significant Issues
 - Review of Preliminary Technical Studies
 - Ensure Stable Project Description for CEQA

General Plan Criteria for Initiation

Land Use Element Policy LU-119

1. Parallel Processes to Expand UPA and Prepare Master Plans
2. Project Justification Statement and Outreach Plan
 - Staff to work with Applicant to enhance the Outreach Plan
3. Proximity to Existing Urban Areas
4. Logical, Comprehensive and Cohesive Planning Boundaries
 - Return to the Board to define boundary of urbanization as issues are clarified through the initial technical phase

Recommendations

1. Initiate the Upper Westside Specific Plan process.
2. Approve the proposed Outreach Program with the expectation that it be enhanced to reach a diverse stakeholder group, provide equitable opportunities for input and to ensure transparency of process.
3. Determine that the scope of the Study Area for potential plan boundaries is appropriate, with the understanding but that actual plan boundaries may be adjusted based on the results of the future technical studies, outreach and planning as part of the Master Planning process.

Recommendations (cont.d)

4. Direct the Planning Director to assemble and convene a Technical Advisory Committee.
5. Authorize the Planning Director to sign the Funding Agreement between the County of Sacramento and the Owners' Group.

Upper Westside Initiation

Aerial Map



Conceptual Land Use Plan

