



MEMORANDUM

DATE: October 30, 2015

TO: County Planning Commission

FROM: Leighann Moffitt
Planning Director

SUBJECT: 20030171 and PLNP2014-00172. Natomas Vision Plan and North Precinct Plan. Report back on the project prior to the Board workshop to initiate environmental review process – Change in project description.

The Sacramento County Planning Commission held a workshop on September 28, 2015 to discuss initiation of the environmental review (CEQA) process for both the Natomas Vision Plan and North Precinct Plan. The project is proposed by an Applicant group comprised of three primary funding partners all of whom have land interests located in the North Precinct (the area north of Elkhorn Boulevard and east of Highway 99, as shown in Attachment 1). The project included land use entitlements related to an Urban Services Boundary (USB) and Habitat Conservation Plan (HCP) focus for the overall Natomas area and a detailed land plan for the area north of Elkhorn Boulevard and east of Highway 99 (North Precinct). At that workshop, the Planning Commission recommended to the Board Supervisors that the Board find the project adequate to begin the environmental review process.

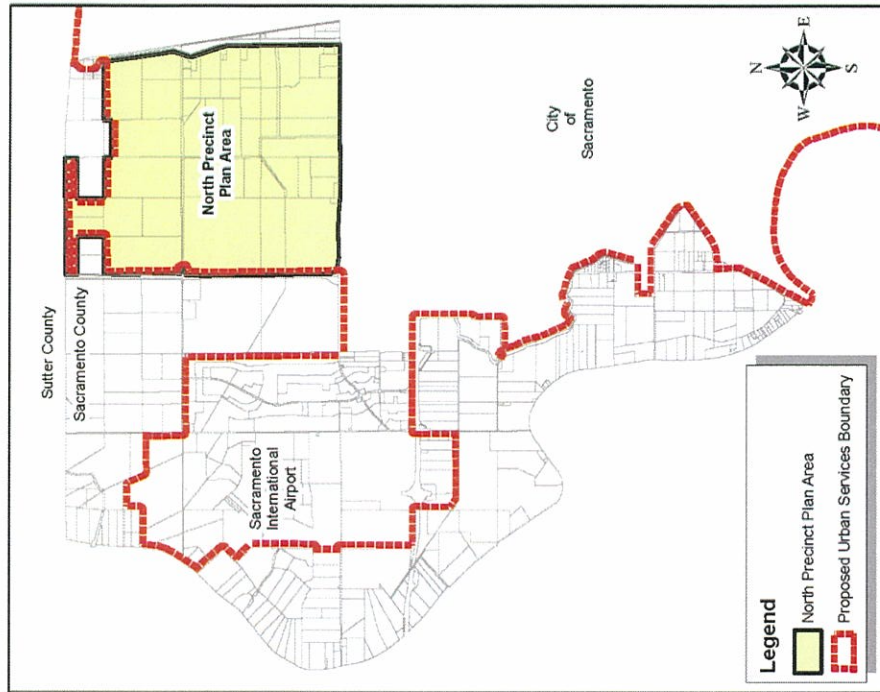
Subsequent to the Planning Commission workshop, the Applicant revised the project application in advance of review by the Board of Supervisors. The proposed change would address urbanization only for the North Precinct area. As a result, the revised application no longer includes the areas west of Highway 99, south of Interstate 5, and the area known as the Boot. Refer to Attachment 1 showing the revised USB location.

The removal of properties from the proposed USB does not preclude those landowners from initiating a separate pre-application process, including an appropriate funding agreement, with the County that could lead to a formal master plan submittal. The County will, however, require master plan areas to include logical geographic boundaries that potentially encompass a larger geographic area than land that may be in their control.

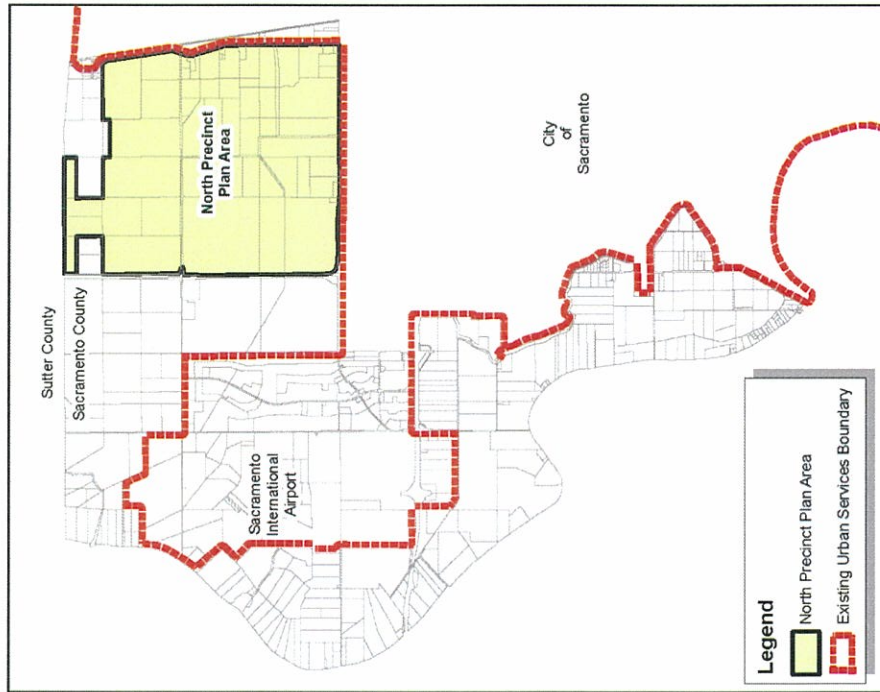
In addition, although the funding agreements between the Applicant and the County are a separate request with the Board of Supervisors and not an item to the Planning Commission, the funding agreements are revised to include only one agreement which is now applicable only for the North Precinct. A master funding agreement is no longer proposed which would have obligated owner participation if an owner wanted to develop urban uses in other areas. The revised funding agreement is tentatively scheduled for the Board on November 17, 2015.

Planning staff wish to inform the Planning Commission of this changed request and to record any comments or recommendations made by the Commission to the Board of Supervisors. The Board of Supervisors workshop is tentatively scheduled for December 15, 2015.

Attachment 1 – Exhibit showing revised USB location



North Precinct Plan Area
Proposed Urban Services Boundary



North Precinct Plan Area
Existing Urban Services Boundary