



Office of Planning and Environmental Review REVISED NOTICE OF PREPARATION

DECEMBER 20, 2017

TO: ALL INTERESTED PARTIES

SUBJECT: REVISED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NATOMAS NORTH PRECINCT SPECIFIC PLAN (CONTROL NUMBER: PLNP2014-00172)

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as the NATOMAS NORTH PRECINCT SPECIFIC PLAN. This Revised Notice of Preparation (NOP) has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after the date noted above on this notice.

The County previously released an NOP for the project on April 28, 2016. Scoping meetings were also conducted during that time. This revised NOP reflects changes and refinements to the project plan that have occurred since that time.

The updated project description, location, and the probable environmental effects are described in the attached materials and can also be viewed online at: <http://www.per.saccounty.net>.

Please send your Agency's response to this Notice to:

Tim Hawkins, Environmental Coordinator
Office of Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
or via e-mail at: CEQA@saccounty.net.

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Todd Smith, Project Manager, at (916) 874-6141 for further information.

SCOPING MEETINGS:

In addition to the two scoping meetings previously conducted, an additional scoping meeting has been scheduled for the public, service providers, and other public agencies. Interested parties and agency representatives are invited to learn more about the revised project and submit comments and suggestions concerning the analysis in the EIR. The date, time, and location for the meeting is as follows:

Tuesday, January 9, 2018, 2:00-3:00 p.m.
Location: County Administration Center
827 7th Street, First Floor Community Room
Sacramento, CA 95814

PROJECT TITLE:

Natomas North Precinct Specific Plan

CONTROL NUMBER:

PLNP2014-00172

PROJECT PROPONENT(S):

Applicants:

Brookfield Natomas, LLC
Ose Properties, Inc.
Demeter Development, LP

Planners/Engineer:

SWA; MacKay & Somps

PROJECT DESCRIPTION AND LOCATION:

The Natomas North Precinct Specific Plan (proposed project) is a ±5,675.6-acre mixed-use project located in the Natomas community of unincorporated northwestern Sacramento County, south of Sutter County and southwest of Placer County, east of Highway 99, and north of the City of Sacramento (see **Figure NOP-1**). The proposed project includes a broad range of residential land uses, as well as commercial and employment land uses and schools, parks, and open space to support the residential land uses.

The proposed project is surrounded by a number of developing or designated growth areas. Immediately south in the City of Sacramento is the North Natomas Community Plan Area. To the north in Sutter County is Sutter Pointe Specific Plan. Immediately east of Sacramento International Airport is the approved Metro Air Park industrial and airport-support use master plan. Easterly, lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan. North of these two communities in Placer County is the Placer Vineyards Specific Plan.

The Sacramento Area Council of Governments 2004 Preferred Blueprint Scenario (PBS) depicts an approach for the region to grow through the year 2050. The purpose of the PBS is to illustrate, generally, the amount and locations for growth. The PBS identifies the project site for single-family small lot, high-density mixed residential and urban designated lands. The project site is included in the Natomas Joint Vision Overlay Area in Sacramento County General Plan, which identifies the project area as a “study area” for future growth.

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The Natomas North Precinct Specific Plan Area (Plan Area) is outside the existing Sacramento County Urban Services Boundary (USB) and Urban Policy Area (UPA) (see **Figure NOP-2**). The proposed project would amend the USB and UPA to include all of the Plan Area ($\pm 5,675.6$ acres) (see **Figures NOP-3** and **NOP-4**).

The proposed project would amend the Sacramento County General Plan Land Use Diagram to change the land use designations within the Plan Area ($\pm 5,675.6$ acres) from Agricultural Cropland ($\pm 5,675.6$ acres) to Low Density Residential (+2,688.8 acres), Medium Density Residential (+300.9 acres), Commercial & Office (+397.8 acres), Public/ Quasi-Public (+91.3 acres), and Recreation (+2,196.8 acres). The proposed General Plan Amendment is shown in **Figures NOP-5** and **NOP-6**.

The proposed project would amend the Zoning Diagram to change the Zoning Designations in the North Precinct Plan area (+5,675.6 acres) to Natomas North Precinct Specific Plan (NNPSP) (+5,675.6 acres). The proposed Rezone is shown in **Figures NOP-7** and **NOP-8**. **Table NOP-1** shows the breakdown of the various land uses and zoning designations.

The Sacramento International Airport, with its existing airport operational/security and buffer areas, is located outside the Plan Area (see **Figure NOP-9**). In addition, the airport has designated approximately 754 acres of lands for “airport expansion” which are owned by private parties also not included in the Plan Area.

The Plan Area is located within two school districts, the Twin Rivers Unified School District (TRUSD) and the Elverta Joint Elementary School District (EJESD). The EJESD provides elementary and middle school facilities only, and the TRUSD provides elementary and middle schools in the district and high school facilities in both districts. The Plan Area would include various Public/Quasi-Public (P/QP) uses such as schools, civic uses, and public utility use to serve the needs of the residents. Potentially six K through 8 schools are sited in the Plan Area within areas designated as P/QP as shown in **Figure NOP-10**. Final locations of school sites and facilities would be determined by the County and the school district(s).

The proposed project includes a General Plan Amendment to the Transportation Plan Diagram. As shown in **Figure NOP-11**, the design for primary roads in the Plan Area utilizes a circulation pattern that creates an emphasis on access to the central parkway supported by a flexible grid of collector roads. The major roadways within the Plan Area total approximately 495.2 acres \pm .

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PROPOSED SERVICES

The NNPSF is proposed to be served by SMUD (electrical service), Pacific Gas & Electric Company (natural gas service), AT&T (telephone service), and Comcast (cable service). Utility service providers would extend facilities as needed to serve development within the Plan Area.

Water service to the Plan Area may come from one or more of the following service providers:

- Sacramento County Water Agency – The Sacramento County Water Agency (SCWA) could provide water service to the Plan Area. Water sources available to SCWA could include purchases from the Natomas Central Mutual Water Company and/or the City of Sacramento, among others. The project proposes to use groundwater underlying the lands within the Plan Area to provide service to the initial phases of development. The groundwater and surface water supplies are proposed to be integrated into a joint conjunctive use water supply program as the Plan Area develops over time.
- Backup Water Supply – Water from the City of Sacramento and/or Sacramento Suburban Water District could be used as a backup water supply for the Plan Area.

The Plan Area is anticipated to be serviced by a proposed water treatment plant (WTP) in the Natomas North Precinct. Alternatively, the WTP for the Plan Area could be located on County-owned land at the northeast corner of Elverta Road and Power Line Road or utilize the proposed WTP planned for Sutter Pointe or the existing City of Sacramento WTP on Richards Boulevard. If located in the Plan Area, the final location of the WTP would be determined at a later date.

Sewer service to the Plan Area is proposed to be provided by the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (Regional San). SASD is proposed to provide collection and trunk main services within the urbanized lands, while Regional San is proposed to provide interceptor, treatment, and disposal services from the Plan Area to its regional wastewater treatment plant. The urbanizing lands within the Plan Area are proposed to be annexed to SASD and Regional San. The sewer lines would follow the proposed street pattern and flow southerly to a point of connection with Regional San's Upper Northwest Interceptor (UNWI) at the intersection of Elkhorn Road and Natomas Boulevard.

The Project is located within Rio Linda/Elverta Recreation and Park District (RLERPD). Neighborhood and community parks are proposed to be operated and maintained by RLERPD. The proposed off-street trail network is proposed to be maintained by Sacramento County Department of Regional Parks.

The Project area is located within the service area of the Natomas Fire Protection District, a dependent fire district. Fire protection service is currently provided by the City of Sacramento Fire Department under contract with Sacramento County. Sacramento Metropolitan Fire District (Metro Fire) has expressed an interest in providing fire protection service to the project area. The EIR will include analysis of fire protection service from both the City of Sacramento and Metro Fire.

PROJECT OBJECTIVES:

The primary objectives for the proposed project are summarized as follows:

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1. Develop a large-scale mixed-use and mixed-density community in northwestern Sacramento County with employment-generating land uses, a variety of residential housing types, schools, civic improvements and open space with integration of stormwater management into the framework of the community to create a unique community identity.
2. Develop an economically feasible master-planned community that can be reasonably served by existing and proposed public infrastructure in a manner that would foster orderly urban development, discourage leapfrog or piecemeal development and urban sprawl.
3. Develop pedestrian and bicycle friendly neighborhoods, supported by a modified street grid encouraging alternative modes of transportation and a substantial trail open space network.
4. Provide community and neighborhood mixed use districts that serve the needs of future residents, a health and hospitality district to serve the larger Natomas community and existing and planned communities north of the American River and provide residential housing in close proximity to existing and planned regional job centers.
5. Accommodate projected regional growth in a location adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.
6. Develop a community that can maintain flexibility to adapt and adjust to changing economic and market conditions.
7. Create a community that has a positive overall economic impact on the County and achieves a neutral-to-positive fiscal impact on the County's finances.

REQUESTED ENTITLEMENTS

The proposed project would require the following entitlements:

- Amend the Urban Services Boundary (USB) to include NNPS (+5,675.6 acres).
- Amend the Urban Policy Area (UPA) Boundary to include NNPS (+5,675.6 acres).
- Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations within NNPS from Agricultural Cropland (+5,675.6 acres) to Low Density Residential (+2,688.8 acres), Medium Density Residential (+300.9 acres), Commercial & Office (+397.8 acres), Public/ Quasi-Public (+91.3 acres), and Recreation (+2,196.8 acres).
- Amend the General Plan Transportation Plan Diagram to include NNPS (+5,675.6 ac).
- Amend the General Plan Bicycle Master Plan Diagram to include the NNPS (+5,675.6 ac).
- Amend the Zoning Diagram to change the Zoning Designations in the North Precinct Plan area (+5,675.6 acres) to Natomas North Precinct Specific Plan (NNPS) (+5,675.6 acres). (Note: non-participating properties would also retain their existing zoning designation, including any Flood Combining (F) designation, as underlying zoning in addition to the NNPS designation.)
- Adopt the Natomas North Precinct Specific Plan (+5,675.6 acres) (including land use plan, design guidelines and development standards) to establish land use/zoning

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designations including Estate Residential (+129.3 acres), Low Density Residential (+1,571.3 acres), Medium Density Residential (+638.9 acres), Active Adult Residential (+349.3 acres), High Density Residential (+300.9 acres), Neighborhood Mixed-Use (+86.3 acres), Neighborhood Commercial (+23.9 acres), Community Mixed-Use (+62.1 acres), Office Mixed-Use (+93.5 acres), Health & Hospitality Mixed-Use (+132.0 acres), Public/Quasi-Public (+91.3 acres), Parks and Recreation (+395.0 acres), Landscape (+280.7 acres), Detention/Water Quality Basins (+445.3 acres), and Stormwater Management (+1,075.8 acres).

- Adopt a Water Supply Master Plan for the NNPS (+5,675.6 ac).
- Adopt a Public Facilities Financing Plan for the NNPS (+5,675.6 ac).
- Approve a Water Supply Assessment for the NNPS (+5,675.6 ac). Required by the California Water Code to link land use and water supply planning activities.
- Adopt a Development Agreement(s) for the NNPS.

In addition to the above entitlements, separate Service District Formation/Annexation requests for the NNPS are proposed to include:

- Creation of a new County Service Area (CSA).
- Annexation to Sacramento Regional County Sanitation District (Regional San).
- Annexation to Sacramento Area Sewer District (SASD).
- Inclusion within an existing Sacramento County Water Agency (SCWA) Service Zone and/or creation of a new SCWA Service Zone.
- Annexation to Sacramento County Department of Water Resources (DWR) Drainage Maintenance District.
- Any necessary detachments from existing Districts.

ENVIRONMENTAL/LAND USE SETTING:

The majority of the NNPS is currently irrigated agriculture or fallow farm lands. The Plan Area was previously included as agricultural land in the Natomas Basin Habitat Conservation Plan (NBHCP) and the Metro Air Park Habitat Conservation Plan (MAPHCP). The NBHCP and MAPHCP are supporting documents for federal Endangered Species Act Section 10(a)(1)(B) and State Fish & Game Code Section 2081 permits. The County is not a party to either of these HCP's. The Habitat Conservation Plans limit urban development in their Permit Areas to a combined total of 17,500 acres, (the City of Sacramento (8,050 acres), Sutter County (7,467 acres) and Metro Air Park in Sacramento County (1,983 acres).

PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:

The analyses in the EIR will describe existing conditions, describe the legal and regulatory framework relevant to the proposed project, describe standards of significance to be used in analysis, and describe analysis methodologies. A review of the project and of the environmental resources in the study area has resulted in the identification of the following potential areas of environmental effect:

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Aesthetics

Proposed new development areas will be analyzed for their effects on the views from surrounding properties and roadways.

Agricultural Resources

Areas of active agricultural use, designated agricultural lands, prime farmland soils, and Williamson Act contract land will be identified and analyzed within and adjacent to the project area.

Air Quality

Project-related emissions analyzed may include toxic air contaminants, ozone precursors, and particulates. The analysis will include discussions of emissions resulting from construction activities and emissions resulting from operational activities of the completed project.

Biological Resources

The project will be analyzed to identify areas where proposed changes may impact biological resources in the area. The analyses will discuss impacts to general wildlife populations and habitats, but will focus on special-status species and particularly sensitive habitats, including wetlands.

Climate Change

Project-related greenhouse gas emissions will be quantified and analyzed for the cumulative impacts to climate change. The probable impacts to the project as a result of climate change will also be examined.

Cultural/Historical Resources

The project will be analyzed to identify areas where proposed changes may impact cultural and historical resources.

Geology, Soils, and Mineral Resources

Underlying soil types and suitability will be examined in areas where urban uses are proposed. Erosion potential will also be considered.

Hazards and Hazardous Materials

Hazardous materials sites, if any, will be identified in the vicinity of proposed new development areas. Project compatibility with any existing hazardous materials sites will be examined.

Hydrology and Water Quality

Areas of flooding potential will be identified and drainage patterns will be examined within the watersheds affected by the project. The project will be analyzed for impacts to the existing hydrologic environment and vice versa. Agencies involved with flood control issues will be consulted. These may include, but are not limited to the California State Department of Water Resources, the Central Valley Flood Protection Board (CVFPB), the Sacramento Area Flood Control Agency (SAFCA), Reclamation District 1000 (RD-1000) and the Sacramento County Department of Water Resources. The potential impacts of the project on water quality will also be examined, which includes construction-related impacts (e.g., erosion of exposed soil) and operational impacts (e.g., use of pesticides and fertilizers).

Land Use

The project proposal will be examined to determine consistency with land use policies/ordinances/plans that have been adopted in order to avoid environmental effects. The project impact relative to the planned and existing land use environment will also be disclosed. The EIR will include analysis of the proposed project's compatibility with Sacramento International Airport based on review of the December 2013 Airport Land Use Compatibility Plan for Sacramento International Airport and applicable FAA regulations, policies, and guidance for land use decisions that have the potential to affect safe airport operations. The EIR will include analysis of potential hazardous wildlife attractants associated with the proposed land uses as well as the potential effects of airport operations on the project.

Noise

Existing and proposed uses with the potential to generate significant noise will be analyzed, which will include modeling of noise generated by transportation sources and noise generated by airport operations.

Public Services

The project will be analyzed for its compatibility with public services and to determine what may be required to extend service to the project. Services analyzed may include but are not limited to schools, park services, libraries, fire protection, and police protection.

Public Utilities

The proposal will be analyzed for its compatibility with public utilities and to determine what may be required to extend service to the project. Utilities analyzed may include but are not limited to water supply, sewer service, and energy services.

Transportation

A Transportation Impact Study will be prepared to examine the effects of proposed project development and facilities on area roadways as well as transit and bicycling and pedestrian modes of transportation. A Vehicle Miles Traveled (VMT) analysis will be conducted, in accordance with S.B. 743.

The above descriptions are not exhaustive, and other sections and discussions may be included if further research indicates that the inclusion is warranted. As the analyses progresses and the extent of impacts to the above categories is determined, appropriate CEQA Alternatives will be included for analysis.

INTENDED USES OF THE EIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR to evaluate the proposed project and render a decision to approve or deny the requested entitlements. Responsible agencies, such as those listed below, may also use the EIR for their own discretionary approvals associated with the project.

- Federal Clean Water Act Section 404 Permit (U.S. Army Corps of Engineers)
- Federal Endangered Species Act Section 10 Consultation (U.S. Fish and Wildlife Service)
- Federal Clean Water Act Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region)

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- California Endangered Species Act Incidental Take Permit (California Department of Fish and Wildlife)
- California Fish and Game Code Section 1602 Streambed Alteration Agreement (California Department of Fish and Wildlife)
- Federal Clean Water Act Section 402 National Pollutant Discharge Elimination System Permit (Regional Water Quality Control Board – Central Valley Region)

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Table NOP-1: Specific Plan Zoning/Land Use Summary

NNPSP Land Use/Zoning Designation	Gross Acres	Net Acres¹	Units¹
NNPSP-ER Estate Residential (0-3.9 DU/AC)	129.3	129.3	388
NNPSP-LDR Low Density Residential (4.0-7.9 DU/AC)	1,571.3	1,452.5	7,262
NNPSP-AAR Active Adult Residential (5.0-8.9 DU/AC)	349.3	319.5	1,917
NNPSP-MDR Medium Density Residential (8.0-12.9 DU/AC)	638.9	573.7	5,737
NNPSP-HDR High Density Residential (13.0-30.0 DU/AC)	300.9	264.4	6,611
Residential Subtotal	2,989.7	2,739.4	21,915
NNPSP-NMU Neighborhood Mixed-Use	86.3	79.0	600
NNPSP-NC Neighborhood Commercial	23.9	21.9	-
NNPSP-CMU Community Mixed-Use	62.1	59.3	400
NNPSP-OMU Office Mixed-Use	93.5	87.5	200
NNPSP-HHMU Health & Hospitality Mixed-Use	132.0	126.8	400
Commercial Subtotal	397.8	374.5	1,600
NNPSP-P/QP Public/Quasi-Public	91.3	77.9	-
NNPSP-OS-P Parks and Recreation	395.0	345.0	-
NNPSP-OS-L Landscape	280.7	252.2	-
NNPSP-OS-DWQ Detention/Water Quality Basins	445.3	368.3	-
NNPSP-OS-SWM Stormwater Management	1,075.8	1,023.1	-
Parks & Open Space²	2,288.1	2,066.5	-
Land Area for Roadways		495.2	-
TOTAL	5,675.6	5,675.6	23,515

- 1. Net acreage includes a reduction for backbone roads. Units and employee totals based on adjusted acres.*
- 2. Park acreage provided includes community parks (+197.2 ac), neighborhood parks (±97.3 ac), park uses within landscape corridors (±63.1 ac), and park uses within detention/water quality basins (±55.2 ac). Total parkland provided = 412.8 ac.*

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Figure NOP-1- Project Location

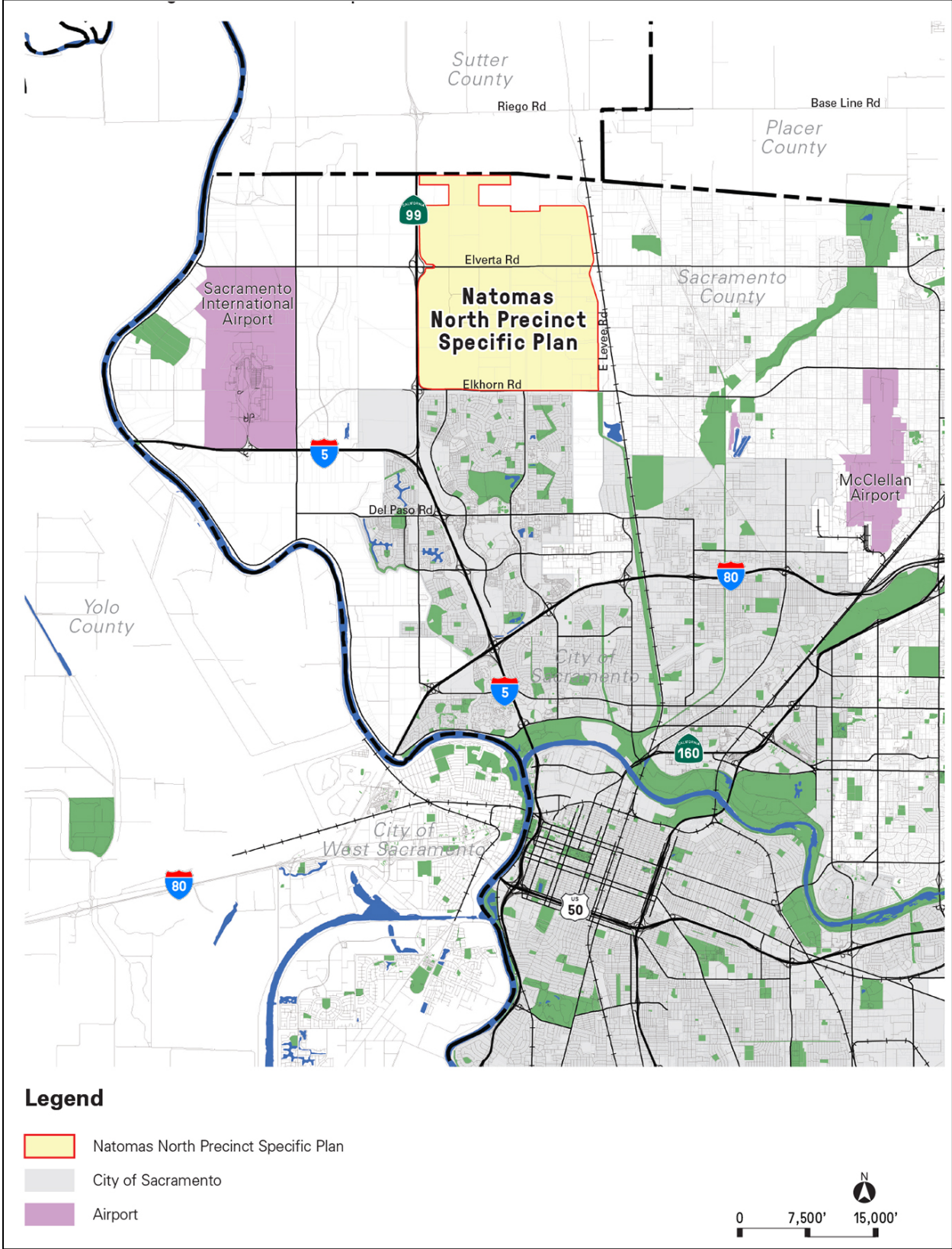


Figure NOP-2: Existing Urban Services Boundary and Urban Policy Area

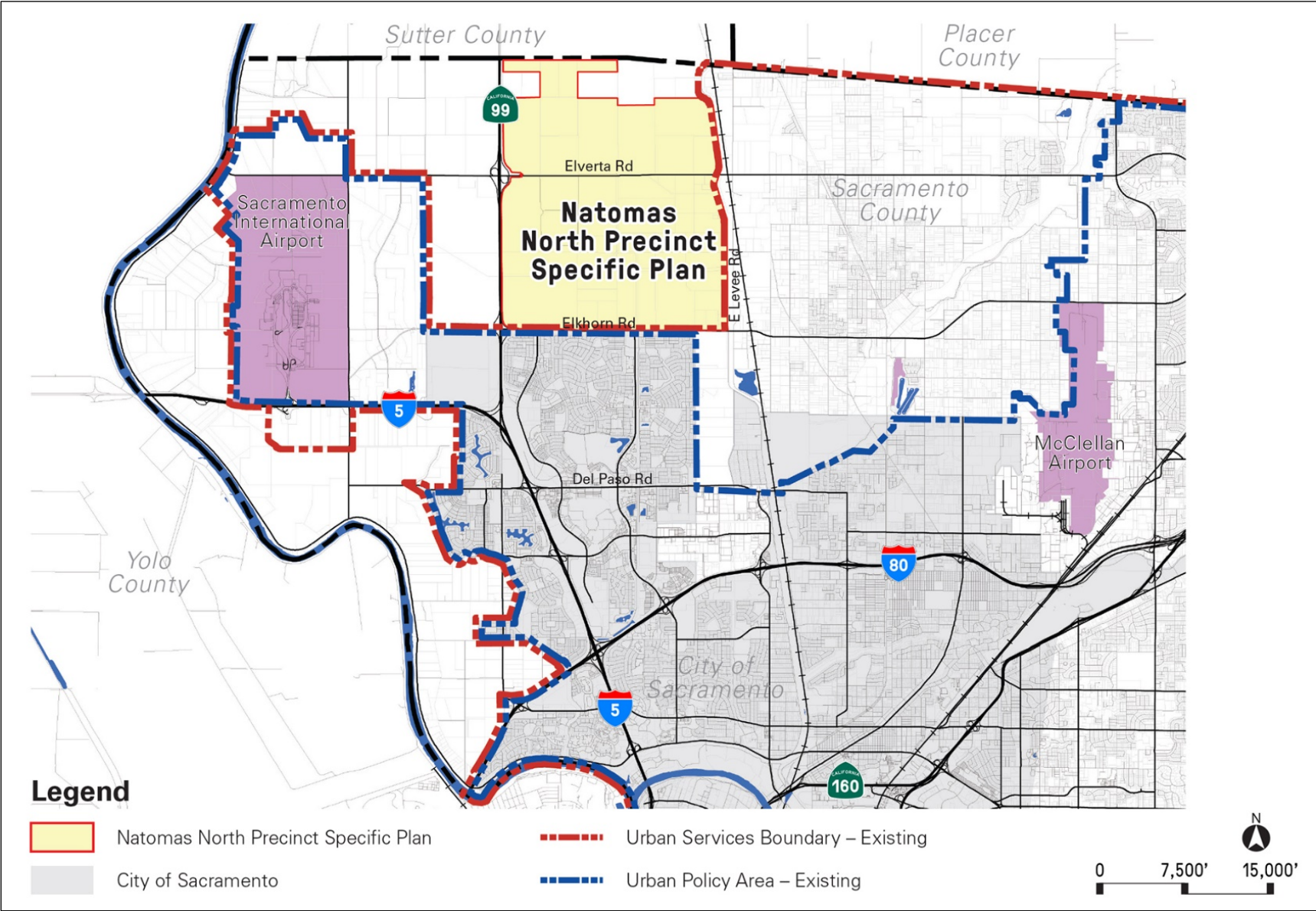


Figure NOP-3: Proposed Urban Services Boundary Amendment

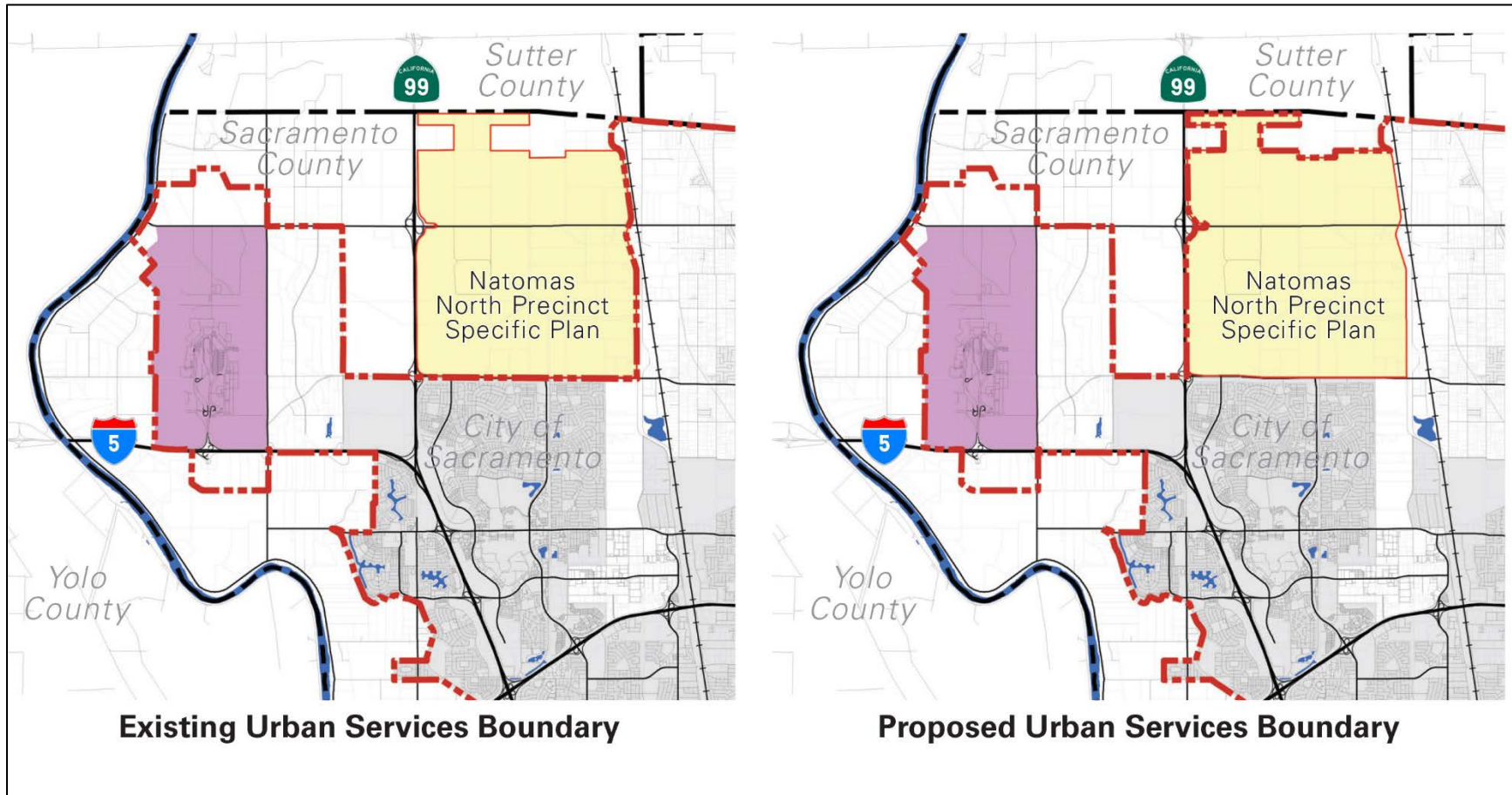


Figure NOP-4: Proposed Urban Policy Area Amendment

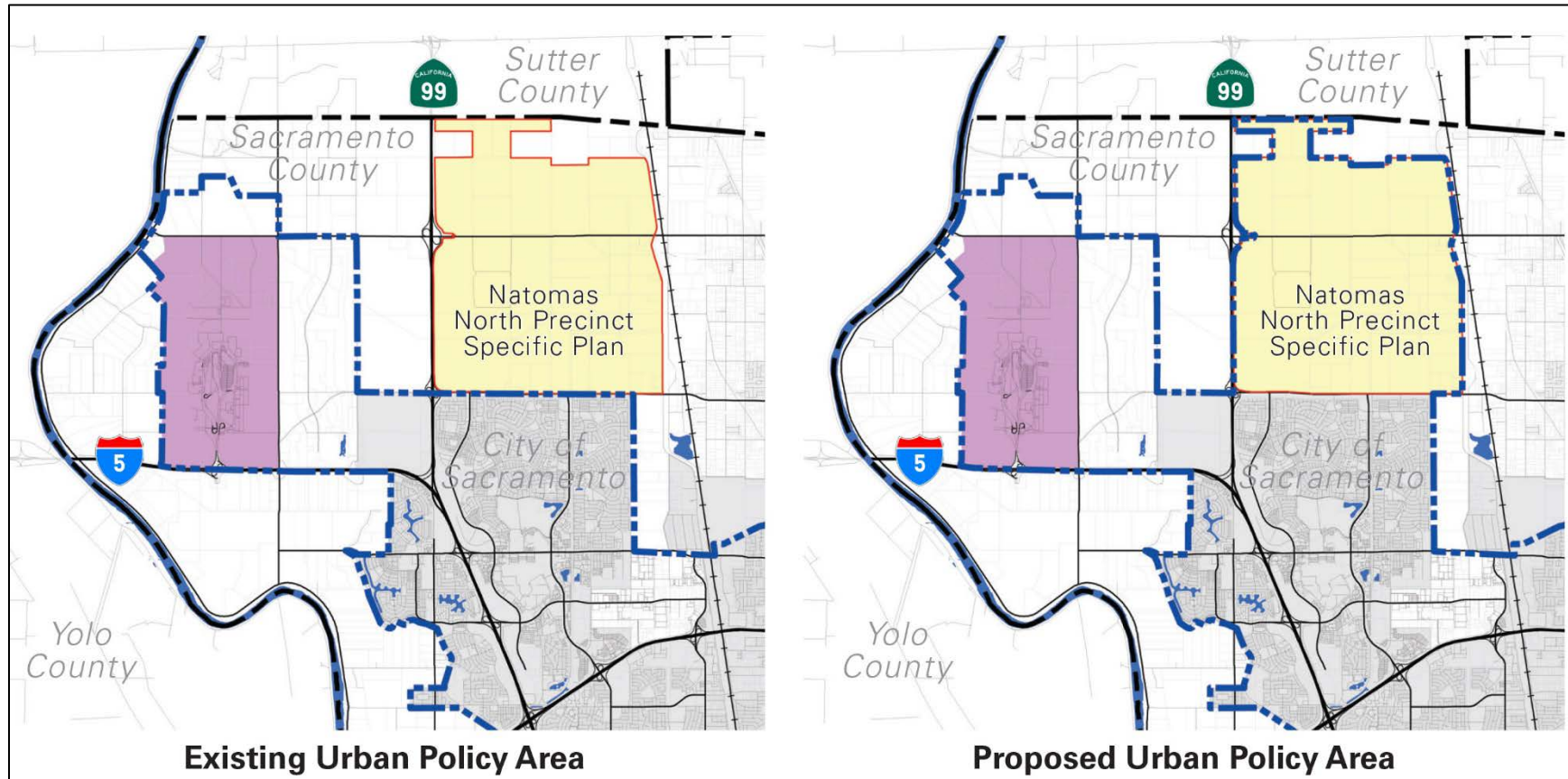


Figure NOP-5: Proposed General Plan Amendment

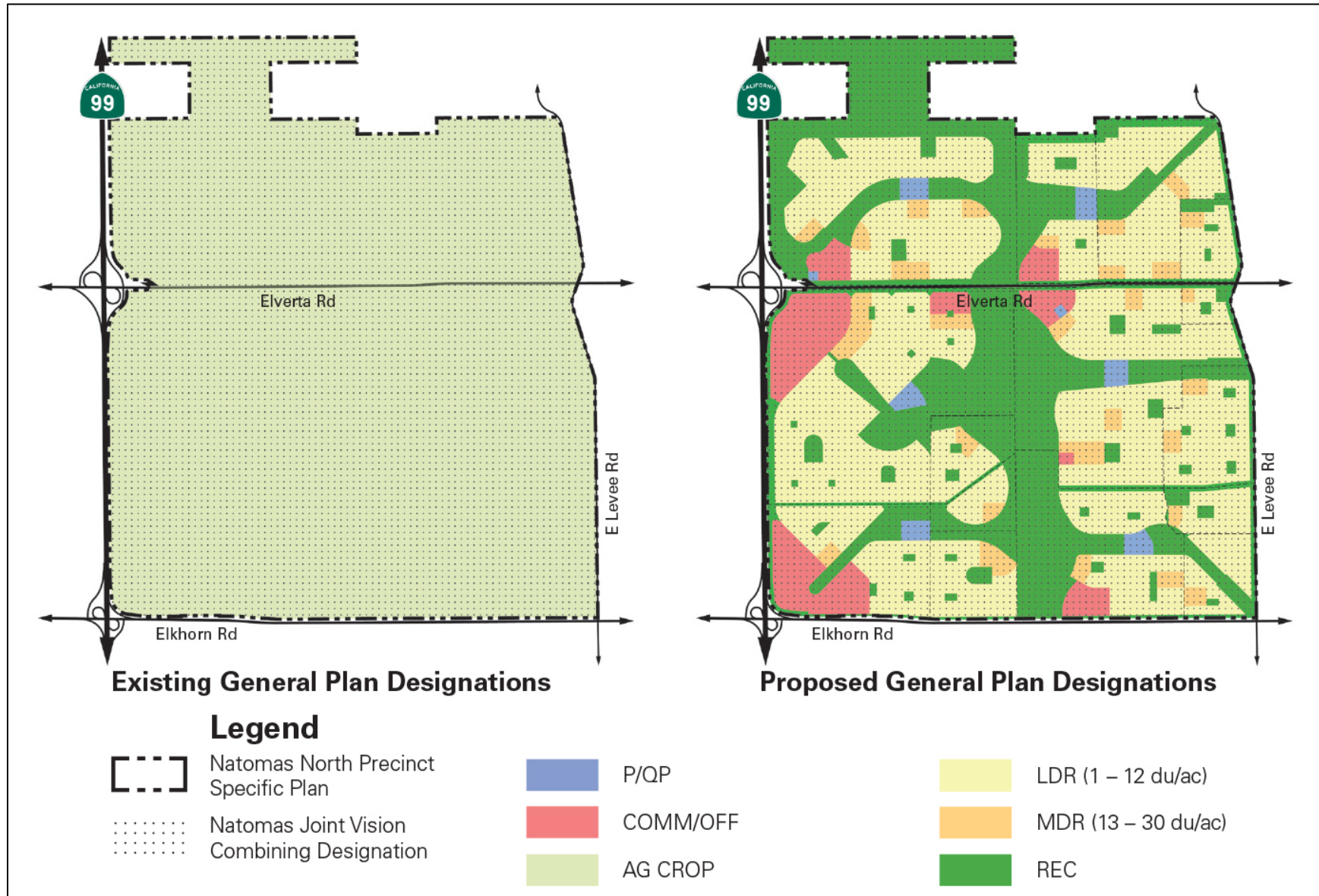


Figure NOP-6: Proposed General Plan Designations



Figure NOP-7: Proposed Zoning Amendment

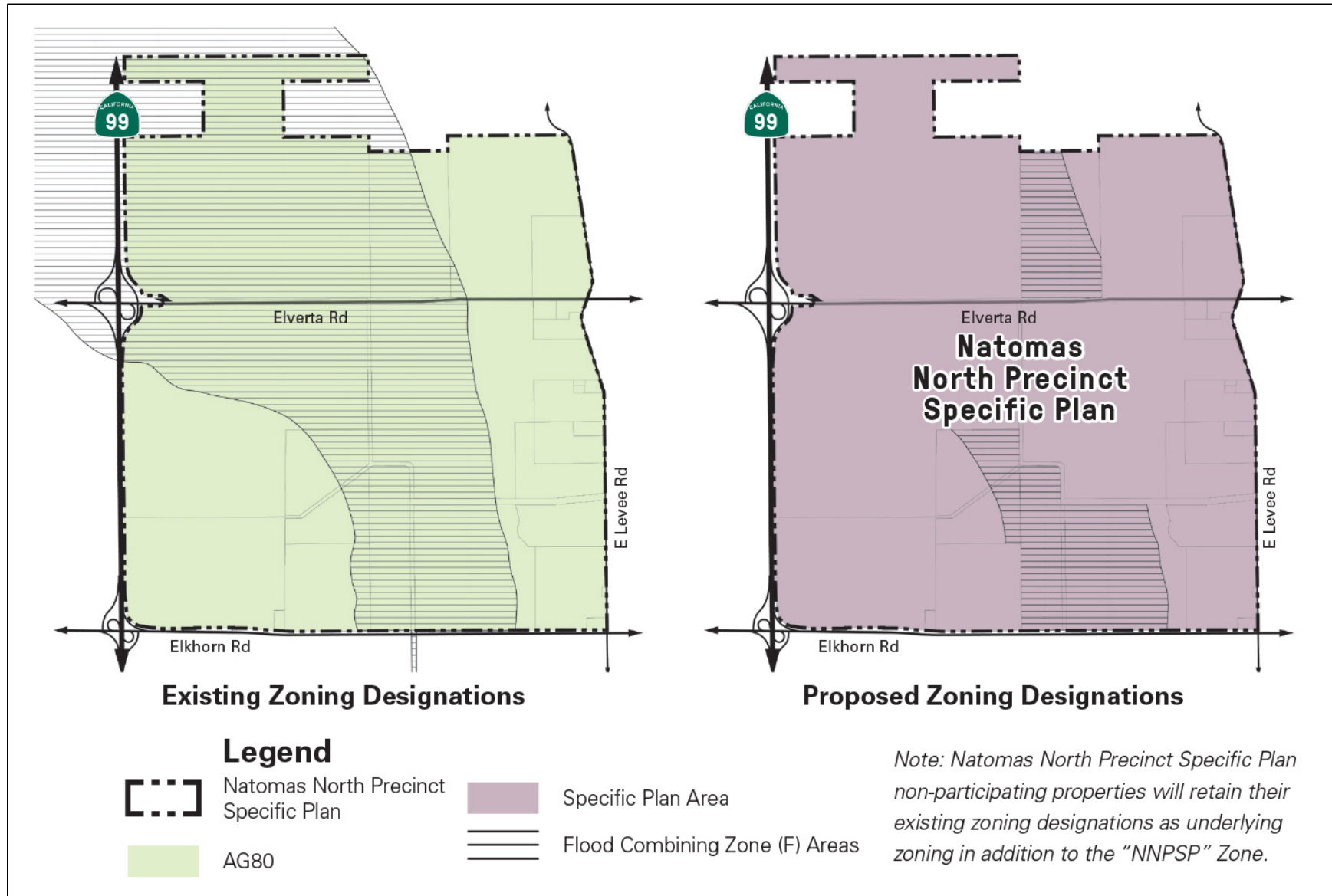


Figure NOP-8: Proposed Zoning Designations

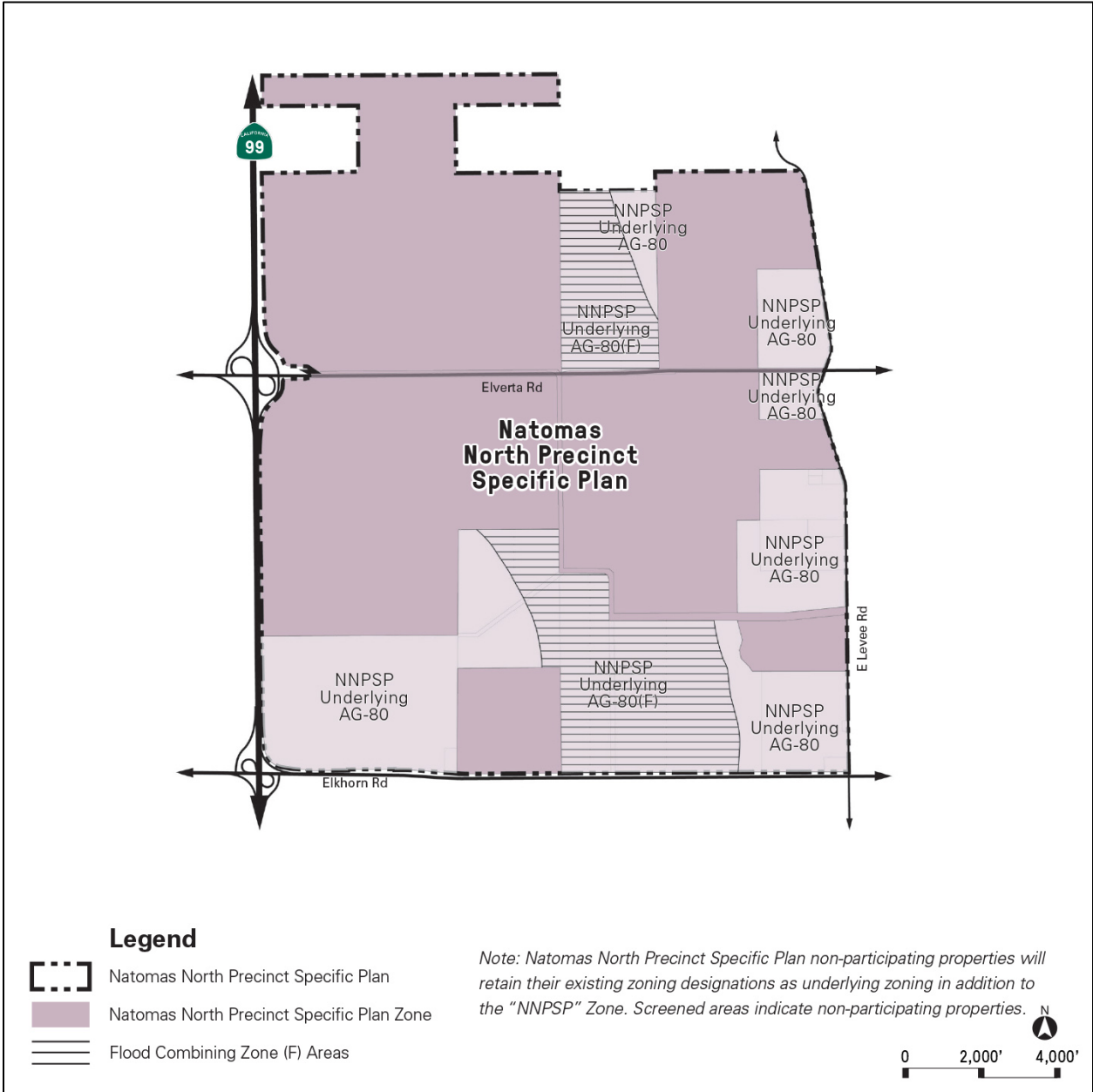


Figure NOP-9: Airport Operations, Management, and Expansion Areas

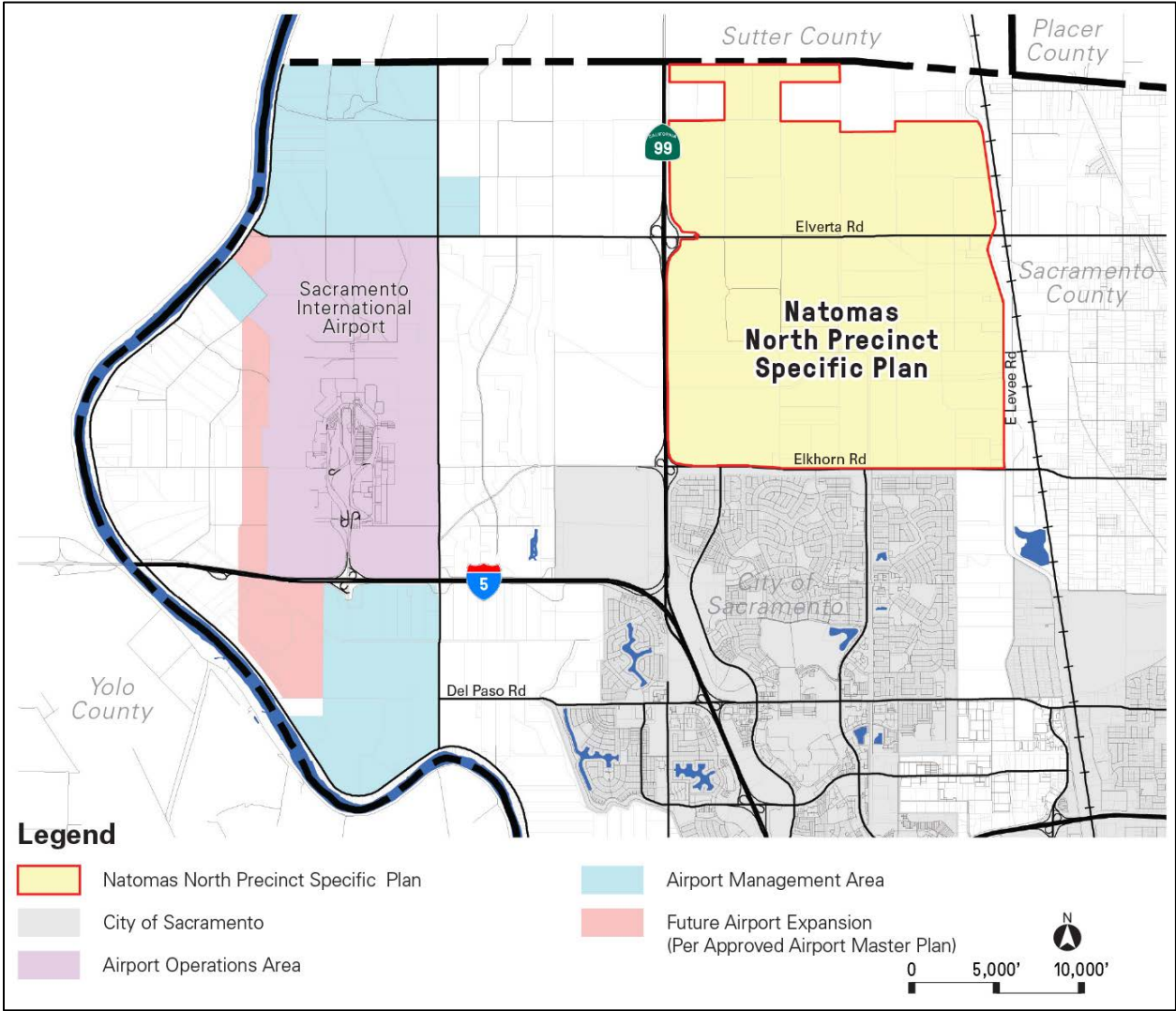


Figure NOP-10: Conceptual Land Use Plan



Figure NOP-11: Proposed Transportation Plan

