

Land Use Planning

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1. INTRODUCTION

This Technical Memorandum summarizes land use planning information gathered for Sacramento Area Sewer District (SASD) System Capacity Plan. This information includes the project study area, current and future land use planning for each of the land use jurisdictions that lies in SASD service area. The SASD service area includes the unincorporated areas of Sacramento County, the cities of Citrus Heights, Rancho Cordova, and Elk Grove, portions of cities of Folsom and Sacramento, and the communities of Courtland and Walnut Grove. This information will be used to evaluate locations where population growth will require new collector and trunk facilities.

2. LAND USE PLANNING

SASD does not have land use authority within its service area. It must rely on information from each land use jurisdiction within its service area.

The following sections summarize the findings developed from meetings, reviewing of each agency's General Plan and related planning documents, and how these findings relate to the System Capacity Plan.

3. CITY OF ELK GROVE

The City of Elk Grove (Elk Grove) General Plan was adopted in 2003. The General Plan identified a study with a large portion outside of the City's Sphere of Influence. Since adopting the General Plan, Elk Grove has reduced their growth areas to an area extending south of the existing city limits and east to the Cosumnes River. This new growth area is discussed below.

In addition to the General Plan, Elk Grove has approved several Specific Plans identifying planned growth within the City's limits. All of these plans were included in the previous 2006 SASD Master Plan Update.

Elk Grove adopted an area designated as Rural Residential with minimum lot sizes of 2 acres and specifically limiting the extension of utilities to ensure that the area remain rural in character. In the event that Elk Grove changes the land use in this designated area, utility providers including SASD may have difficulty providing service since the closest trunk may be miles away.

3.1 Specific Plans

3.1.1 East Elk Grove Specific Plan

The East Elk Grove Specific Plan was approved in February 1996 and includes 1440 acres. This plan assumes the highest density range possible. In March 2010, the Fieldstone South map was approved and updated with 30 more units totaling 130 residential units.

3.1.2 East Franklin Specific Plan – Franklin Crossing

The East Franklin Specific Plan was approved in April 2000 and includes 2474 acres. The developer has currently started preparing the Improvement Plans for 600 residential units. The plan was approved several years ago at a lower density however; the developer is now requesting an increase in the number units.

3.1.3 Laguna Ridge Specific Plan

The Laguna Ridge Specific Plan was approved in June 2004 and includes 1900 acres. The City received inquiries from the developers to reduce land use unit densities. This plan is expected to be built in the next 10 years. Currently there are 600 residential already built. According the City, in the next 10 years, there will be approximately 6000 units built.

3.1.4 Lent Ranch Planning Area

Approved in June 2001, the Lent Ranch Planning Area includes 295 acres. The plan is divided into five land uses consisting of a regional mall, community commercial, office and entertainment, visitor commercial, and multi-family residential uses. Although construction has been stalled on the regional mall, the planned land use remains commercial. The City is encouraging development in the area and the City is willing to work with any interested developers.

3.1.5 Old Town Special Planning Area

Approved in August 2005, the Old Town Special Planning Area provides policy and design guidelines for redeveloping Old Town Elk Grove which is located along Elk Grove Boulevard between Elk Grove Florin Road and Waterman Road. The City Council also recently adopted some policy and design guideline changes, to consider Old Town as a redevelopment area. The Council has a vision for redevelopment but, they are not certain of what type and land use they will be recommending. The Council wants it to attract more tourism and businesses. It could possibly be designated as multi-family or mix-used however, no timeline has been set.

3.1.6 South Area Specific Plan

The South Area Specific Plan was approved in December 2006 and includes 1194 acres. The developer withdrew application and the plan is no longer being processed. The land use proposed in plan does reflect the land use (mixed commercial/residential/office) designated in the General Plan for this area. This area will most likely not develop within the next 10 years.

3.1.7 Triangle Special Planning Area

The Triangle Special Planning Area was approved in April 2004 and includes 710 acres. Each residential lot is a minimum of 1 acre. A few subdivisions have been built. There has not been much interest from developers in the rest of the area. There is a potential to see a proposal for small commercial developments.

3.2 Other

3.2.1 Annexation of Hood Franklin

Hood Franklin is a small community southwest of the City that borders Interstate 5. The City is planning to annex Hood Franklin into the City and is waiting on Sacramento Local Agency Formation Commission's (LAFCo's) review and approval on the boundary limits. Currently, no development is planned for this community in the next 10 years until annexation is complete.

3.2.2 Elk Grove Sphere of Influence

The City is proposing to amend their SOI south of the existing city limits. The City's proposal includes an additional 7,869 acres to be amended to their existing SOI of 26,974 acres. The SOI amendment application has been submitted to LAFCO.

3.3 Next 10 Years

In the next 10 years, Elk Grove will follow their General Plan as it is currently approved. The City Council has a vision beyond 10 years to get the job and housing plan to balance, and to get more commercial development in the City. Areas that would most likely develop in the next 10 years would be Franklin Crossing and the Laguna Ridge Specific Plan. Areas to the south - Lent Ranch and the South Pointe Policy Area, which is located to the west of Lent Ranch, will most likely develop after 10 years.

4. CITY OF CITRUS HEIGHTS

The City of Citrus Heights (Citrus Heights) adopted their General Plan in November 2000 with updates in 2005 and updates on sustainability portion of the report in 2009. The sustainability portion includes: climate issues, complete street concept and water quality functions. The preliminary draft was published in October 2010 and a final draft for public review was released in March 2011.

4.1 Specific Plans

4.1.1 Boulevard Plan

In February 2005, the Boulevard Plan was adopted to reinvent the Auburn Boulevard Corridor. The plan is focused on the 112 acres of parcels including commercial and residential uses that front Auburn Boulevard. The Plan is separated into four districts: Gateway, Rusch Park, Lincoln 40 and the Sylvan Corners Village Square. Each district is focused on their distinctive land use and design role in the revitalization plan. The Gateway District is more focused on a residential mixed-use and commercial center with employment opportunities. Since the fall of 2010, the City has been obtaining easements and right-of-way to start phase 1 of the plan.

4.1.2 Sunrise Golf Course

The Sunrise Golf Course project is located on east side of Sunrise Boulevard and north of Greenback Lane. Most of this land is identified as open space on the existing General Plan map. No applications have been submitted for this land, but the owner has in the past talked about developing this land with about 800 residential dwelling units, and 30,000 square feet of office and retail.

4.1.3 Sunrise Mall Redevelopment Project

The Sunrise Mall Redevelopment project includes redeveloping the old Sunrise Mall by adding additional square footage to the mall to form outlying buildings and a movie theater. The total increase to the existing mall is about 174,000 square feet. Of this amount, about 70,000 would be for the theater, the rest would be retail and restaurants.

4.1.4 Stock Ranch

Most of Stock Ranch Specific Plan area is built out with the exception of a few vacant commercial and office parcels, yet to be built.

4.2 Next 10 Years

In the next 10 years, Citrus Heights will continue to follow their approved General Plan. The city is looking forward to the Sunrise Mall Redevelopment Project to generate more business. They will continue to plan towards revitalizing their old corridors and continue the efforts of a complete street concept.

5. CITY OF RANCHO CORDOVA

The City of Rancho Cordova (Rancho Cordova) completed their latest General Plan in 2006. The Rancho Cordova General Plan identifies sixteen planning areas and identifies anticipated development timing for each area.

In July 2010, the City annexed an unincorporated portion of Sacramento County. The city expanded its boundaries by annexing approximately 1.2 mile stretch south along Highway 50 from Sunrise Boulevard to Hazel Avenue that included the Folsom Corridor and the Sunrise corridor south to White Rock Road.

5.1 Specific Plans

5.1.1 Arboretum-Waegell

The Arboretum-Waegell plan is located east of Sunrise Blvd, north of Jackson Highway, south of Kiefer Road, and west of Grantline Road. This plan proposes 1,349 acres of residential housing, public, retail and commercial land use including 48 acres of retail and commercial, and 450 acres of stream corridor, reservoir, and vernal pool reserves. There is preliminary land use map for this area and it is planned for development in 2015.

5.1.2 Folsom Boulevard

The Folsom Boulevard area includes the Folsom Boulevard corridor between Bradshaw Road and Sunrise Boulevard. In total, it plans to provide 7,980 dwelling units and employment opportunities. Originally adopted in 2006, this specific plan was revised in 2008 to include more detailed information to guide development. The latest amendment in January 2010 expanded the ability to utilize existing commercial buildings in residential zoning districts. It is also planned to have high density commercial infill.

5.1.3 Rio Del Oro

The city has adopted the final plan for Rio Del Oro that includes approximately 3,828 acres of mixed-use community located south of White Rock Road, north of Douglas Road, and east of Sunrise Blvd in the City.

5.1.4 West Borough

West Borough has a combined residential and commercial plan. Currently, the City is performing a commercial development analysis for the appropriate percentage of commercial development. In this area, the City is focusing on the city center concept rather than corridor concept.

5.2 Other

Developers have expressed concerns about the SRCSD Bradshaw Interceptor not having enough capacity for their specific development. The City also inquired about scalping plants in Rancho Cordova because they are having developers install purple pipe dual system to one day utilize recycled water. The city currently does not have comprehensive growth projections for development. The city is estimating approximately 300 ESD/year of development within their jurisdiction.

The mandatory housing update within their General Plan is planned for 2015. Currently, the number of land use units developed have been going down. Density projections with in the open space area have been going up.

5.3 Next 10 Years

For the next 10 years, the City is focused on the following areas of development:

- ❖ South of Douglas area
- ❖ Rio Del Oro starting in the northeast area moving east
- ❖ Suncreek
- ❖ Arboretum

6. CITY OF SACRAMENTO

SASD serves about one-third of the properties within the City of Sacramento city limits. The remaining properties are served by the City of Sacramento with a combined sewer/storm sewer system. The City of Sacramento adopted their 2030 General Plan in March 2009. The City used a straight line projection for their population growth projections using 5-year increments. The City is scheduled to update their General Plan in 2014. The General Plan identifies Special Study areas and incorporates ten Community Plans to address land use planning for the entire city. It also identifies areas of future annexation. Much of the City of Sacramento is already developed. The General Plan identifies Delta Shores, Greenbriar and the Panhandle as areas of planned development.

6.1 Specific Plans

6.1.1 Arden Arcade Community Plan

6.1.1.1 Arden Fair Mall

The Arden Fair Mall retail area is expected to continue to intensify. It is currently not selected for redevelopment by the City. The city's concern for this area is the issue with the freeway interchange by the mall. The interchange would need to be updated for traffic flow before considering any redevelopment.

6.1.1.2 Cal Expo

According to the city, SASD may need to plan for additional capacity needs for potential Cal Expo redevelopment. It is currently at low density, but may increase if an arena concept or similar redevelopment effort is accepted by the City. The parking areas in the northwest (off Business 80) and northeast portion (off Ethan Way) of the property would be redevelopment as part of any development effort.

6.1.1.3 Point West

Point West is the area between Cal Expo and Arden Fair Mall includes professional offices, hotels and multi-family residences. There is interest in intensifying this area in the future.

6.1.2 Central City Community Plan

6.1.2.1 River District

Located north of the River yard and off Richards Boulevard, originally part of the Richards Boulevard Redevelopment Project Area, the River District is envisioned for mixed-use community with light rail transit, bike and pedestrian pathways, and a network of local streets. This Plan calls for redevelopment of approximately 773 acres of land. The land is mostly developed with 400 separate parcels and over 200 property owners. The Plan is scheduled for adoption in February 2011.

6.1.3 East Sacramento Community Plan

6.1.3.1 Innovation/Technology Village "Tech Village"

The Tech Village specific plan is anticipated to be complete by early 2012. Tech Village is located south of US Highway 50, east of Union Pacific Railroad (UPRR) and west of Power Inn Road at the UPRR Crossing. It is intended to be a mid-rise industrial commercial area with a research and development lab with some housing. California Youth Authority closed down their 25 acre property with in this area. The city anticipates updating the acreage amounts in the plan.

6.1.4 Fruitridge/Broadway Community Plan

6.1.4.1 65th Street/University Village

The 65th Street/University Village area is designated for mixed use. This was the previously owned by SMUD and leased by the California State University to provide multi-residential student housing for students.

6.1.5 North Natomas Community Plan

6.1.5.1 Metro Airpark

Metro Airpark which is part of the area known as Greenbriar was annexed to the city in 2010. The Shoemaker property also associate with the Metro Airpark area, located between Interstate 5 and Highway 99 interchange, has been granted entitlements for development but has not begun construction.

6.1.5.2 Panhandle

The Panhandle area has not been annexed into the City. It is still part of County of Sacramento. It is currently in the process of being annexed to the City and rezoned. Currently because of the economic slowdown, the progress has been slow. This area is also fall in the flood moratorium area that restricts development until 2014. It is expected to develop after 10 years.

6.2 Special Study Areas

6.2.1 Arden Arcade Study Area

The Arden Arcade study area encompasses 10,168 acres . It is one of the most developed areas of unincorporated Sacramento County. Most of the area consists of suburban residential neighborhoods and intensely developed commercial corridors.

6.2.2 East Study Area

The East study area encompasses 9,191 acres. The north part of the study is the suburban area of Rosemont which is mostly built out. The City of Sacramento is considering annexing the Rosemont area to preserve existing neighborhood character and consolidate urban services. The middle and south part of the study are mostly aggregate mining sites that will eventually undergo future reuse, open space, and industrial sites.

6.2.3 Fruitridge Florin Study Area

The Fruitridge Florin study area encompasses 9,490 acres. The City and the County are involved in collaborating planning efforts for high density and mixed use projects adjacent to the train stations, along transit corridors, and mixed use commercial corridors. The city has rezoned 56 parcels and changed land use designations for one parcel. Most of the rezones are minor. Other changes include changing commercial designations to mixed use designations.

6.2.4 Natomas Joint Vision

The Natomas Joint Vision is composed mostly of agriculturally zoned land and open space of about 18,424 acres. The City approved a request to annex and develop 577-acre Greenbriar area. The area has several constraints that would need to be addressed prior to development such as wildlife habitat, flood protection, infrastructure financing, and environmental and regulatory issues. Despite this, the area has potential for significant new growth.

6.2.5 Town of Freeport Study Area

The town of Freeport, which is located along the Sacramento River just 10 miles south of downtown Sacramento along Highway 160, has approximately 197 acres. Because it is located outside of the city limits, the city is not

able to serve the town unless the town gets annexed to the City. Annexation was previously scheduled in 2009, but the town residents opposed the annexation. In order for the city to improve the infrastructure of the town, it will require to be annexed.

6.3 Next 10 Years

The City is anticipating that the areas of East Sacramento, North Natomas, 65th Street, Arden Fair Mall and Cal Expo will most likely start development or redevelopment within the next 10 years.

7. COUNTY OF SACRAMENTO

The County of Sacramento is updating their General Plan and anticipates it's completion in 2011. The update will include a proposed Urban Policy Area and Urban Services Boundary expansions, an extension of the planning horizon from 2030 to 2035, new complete community concepts, and growth management strategies to limit "leap frog" development. The proposed land use element policies will direct future development and investment toward previously urbanized communities and "strategically-located" new growth areas such as Jackson Highway and Grant Line Road.

Besides the General Plan, the County has adopted numerous Community Plans, Specific Plans, and Comprehensive Plans. All of the adopted Community Plans were included in the 2006 SASD Sewer Master Plan Update. Similarly, with the exception of the Elverta Specific Plan and the Florin Vineyard Gap Comprehensive Plan, all of the adopted specific plans and comprehensive plans were included in the 2006 Master Plan update.

7.1 Specific Plans

7.1.1 Elverta Specific Plan

The Elverta Specific Plan identifies a total of 4,950 residential units on 1,774 acres. The residential units are identified as a combination of 880 acres of urban residential and 552 acres of agricultural residential development.

7.1.2 Florin-Vineyard Gap Plan

The Florin-Vineyard Gap Plan proposes land uses to support nearly 5,700 new units on about 2,200 acres with associated commercial, office and open space. The plan area is approximately 3,400 acres with an existing 556 dwelling units.

7.1.3 Cordova Hills

Cordova Hills is a 2,600-acre master planned community located east of Grant Line Road in the unincorporated Sacramento County south of Douglas Road. Planned with a major town center and residential villages, a private university, commercial and open space it is currently in the application and environmental review phase however, no subdivision maps have been prepared yet. Once approved, infrastructure construction will begin within the next 10 years including the private university.

7.1.4 Easton Project

The Easton Project is a master planned community designed by GenCorp that encompasses approximately 6,400 acres located in the unincorporated Sacramento County. Two planned areas in the project are Glenborough at Easton and Easton Place. The area is approximately 1,400 acres located along the south side of Highway 50 between Hazel Avenue and Prairie City Road. Improvement plans are being developed and construction is expected within the next 10 years.

7.1.5 Jackson Highway Vision

The Jackson Highway Vision project area includes approximately 22,000 acres of undeveloped land along Jackson Highway in the unincorporated area of Sacramento County. The project area focuses on the expansion of approximately 12,000 acres of the Urban Policy Area. The vision addresses land use, economic development, transportation, natural resource conservation, jobs-housing balance, smart growth objectives, urban/rural interface and buffering issues. The project has allocated 1000 units for the construction of a Western Inn and 2700 units of community mixed used commercial. Aspen II located by Watt Ave near the Teichert property line may be next to developing. Aspen II consists of residential, multi-family, parks and schools. The County projects that the development will move eastward on Jackson Highway.

7.1.6 Natomas Joint Vision

Natomas Joint Vision is a collaboration planning effort between County of Sacramento, the City of Sacramento, and representatives of the Natomas Landowners' Group to develop a vision for land use, economic development and future growth in Natomas.

In 2002, the City and County approved the Memorandum of Understanding for the project. Currently, the project is initiating a new or amended Habitat Conservation Plan (HCP) to achieve their goals in the MOU. A resolution was also approved to have a Special Planning Area (SPA) zone to protect the existing and future airport operations, and permanent preservation of open space for habitat and agriculture.

7.2 Other

7.2.1 Corridor Studies

Corridor studies were developed by the County to help generate economic development and revitalize the urban areas. Each corridor study focuses on the overall improvement of the specific corridor and the communities where they exist. Currently budgeted for three studies, the County is focused on Watt Avenue, Fair Oaks Boulevard, and Florin Road. The corridors will have new zoning and regulations to encourage developers and businesses to come into these areas.

8. SACRAMENTO AREA COUNCILS OF GOVERNMENT

The Sacramento Area Councils of Government (SACOG) is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba as well as 22 cities. SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. SACOG prepares the region's long range transportation plan and approves the distribution of affordable housing and assists in planning for transit, bicycle networks, clean air and airport land uses.

SACOG plans to update the Blueprint, a regional growth projected report, every 4 years and RHNA (Regional Housing Needs Assessment) for affordable housing every 8 years. SACOG recommends using their growth projections for all units forecast. In December 2011, the SACOG forecast will be adopted. Currently, SACOG is looking at Senate Bill 375 (SB375) to support the redevelopment and infill projects to streamline projects and make development more attractive. SACOG intend to synchronize SB375 will with the federal 4-year land use transportation plan schedule.

SACOG recommends using the high end of their development projections to provide a conservative estimate. They also recommend land jurisdictions to plan one year after the SACOG projections.

9. SUMMARY

Land use projections from the local jurisdictions are used to estimate future growth in the SASD service area. Projections by SACOG staff and land use jurisdiction staff will provide an overall estimation of future land use and timing projection of specific developments. By gathering and consolidating this data, it provides SASD an outlook on how they may provide service and plan for relief or expansion of the sewer system.