



# REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

REVIEW AND COMMENT  
**October 27, 2011**

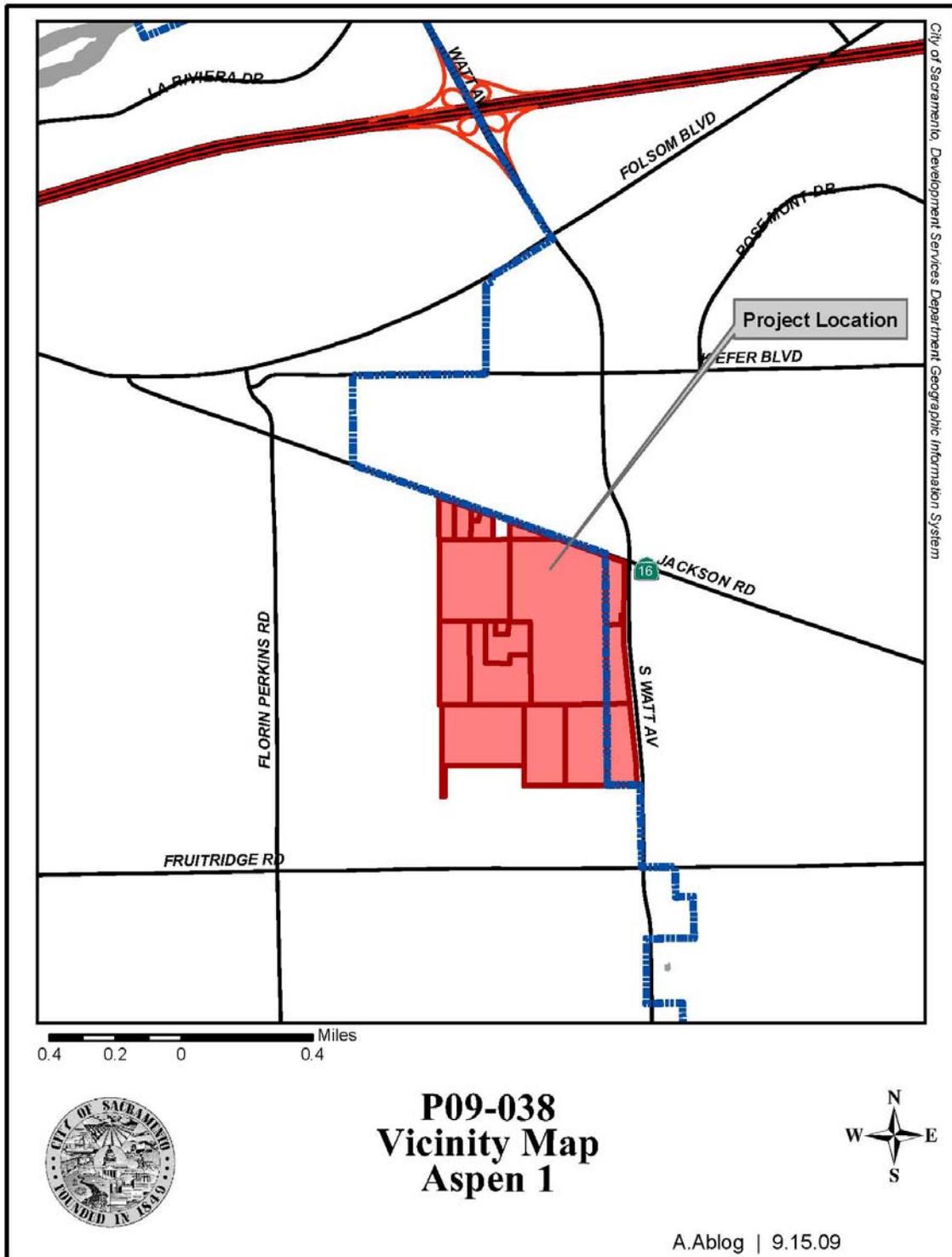
Honorable Members of the Planning Commission

**Subject: Aspen 1 Review and Comment.** The purpose of this report is to provide the Commission with an overview of and an opportunity to comment on a 232 acre master planned community at the Southeast corner of Jackson Highway and South Watt Avenue known as Aspen 1 – New Brighton (P09-038).

## Anticipated Entitlements

- A. Environmental Determination: EIR**
- B. Mitigation Monitoring Plan**
- C. Development Agreement**
- D. Annexation of 29.5± acres**
- E. Inclusionary Housing Plan**
- F. General Plan Amendment** to amend the General Plan designations from Suburban Center, Traditional Neighborhood Medium Density, and Special Study Area to Suburban Center and Traditional Neighborhood Medium Density
- G. Rezone/Prezone** to amend the existing zoning designations from Heavy Industrial (M-2S, and M-2S-R) to Special Planning District Planned Unit Development (SPD -PUD) designations to accommodate the Aspen 1 Project
- H. Establishment of the Aspen 1 – New Brighton Special Planning District (SPD)**
- I. Establishment of the Aspen 1- New Brighton Planned Unit Development (PUD)** including a schematic land use plan and development guidelines.
- J. Large Lot Tentative Subdivision Map** to subdivide approximately 232.3 gross acres into 24 master parcels for commercial and residential development.
- K. Tentative Subdivision Map** to subdivide approximately 232.3 gross acres into 535 lots for commercial and residential development.
- L. Bikeway Masterplan Amendment** to incorporate the Aspen 1 trails plan
- M. Subdivision Modifications** as listed on the Tentative Map.

**Recommendation:** This item is an informational report which does not require the Planning Commission take formal action. It is, however, an opportunity for the Planning Commission to become familiar with the proposed project and to provide comments regarding the proposal. Additionally, the proposed Special Planning District (SPD) requires initiation by the Planning Commission.



**Location/Council District:**

Southwest corner of Jackson Road and South Watt Avenue

Assessor’s Parcel Numbers: 078-0202-007, -008, -009, -010, -013; 063-0014-002, -006; 061-0150-003, -004, -015, -016, -027, -028; 061-0180-003, -017, -025.

Council District 6

**Contact:** Antonio Ablog, Associate Planner, 808-7702; Lindsey Alagozian, Senior Planner, 808-2659

**Applicant/Owner:** Mike Isle, Stonebridge Properties/Teichert Land Company, 3600 American River Drive, Ste 160, Sacramento, Ca 95833

**Background Information:**

The subject site encompasses approximately 232 acres that is currently owned and operated by the Teichert Land Company. The site is characterized by varied topography due to its history as a former aggregate mine site. Mining related activities continue on the site in the form of drying beds and a conveyor belt that transports aggregate materials through the site to a Teichert plant northwest of the subject property. The applicant is proposing to develop the property as master planned community. The following table outlines the distribution of the proposed uses.

	Units	Sq. Footage	Gross Acres	Net Acres	Density
Low Density Residential	482		86	59.1	8.2
High Density Residential	378		19.3	15.1	25.0
Mixed Use	405	59,000	17.0	13.5	30.0
Commercial	50*	130,000	12.4	10.8	
Urban Farm	50*	33,000	26.7	23.8	
Elementary School			9.8	8.8	
Parks			16.6	14.5	
Open Space			28.8	28.5	
Circulation			15.6		
<b>Total</b>	<b>1365</b>	<b>222,000</b>	<b>232.2</b>		

\* Residential Units

**Site Plan:**

The proposed 232 acre project is comprised of a mix of residential, commercial, and agricultural uses. Residential uses comprise most of the project site with uses ranging from traditional single-family dwellings to high density multi-family housing. The main thoroughfare, Rock Creek Parkway will be lined with single family dwellings in

rowhouse/townhouse configuration. Higher density housing is proposed in the northeast portion of the site and will provide a buffer to a 10 acre commercial site. The other high density residential site will be at the southeast corner of the site.

Rock Creek Parkway will intersect with the Aspen Promenade to create the four corners area at the southern end of the site. This area will be characterized by a mix of commercial uses and higher density residential uses. The commercial uses in this area are meant to be at the neighborhood scale to support the new community and the urban farm. A school site is reserved at the southwest corner of where Rock Creek Parkway is proposed to intersect South Watt Avenue.

The southwest portion of the site is transected by electrical transmission lines. The area to the west of the lines will become the open space for the project with a 13 acre park and the urban farm proposed for the area.

### **Unique Features:**

For the proposed new community, the applicant draws upon the history of Sacramento's rich and varied history to establish a new park neighborhood to showcase elements of new community design while featuring links to the area's agrarian past. The applicant has worked to incorporate unique and innovative features into the project.

**LID** - Low-impact development. One of the defining characteristics of the proposed project is the extensive use of LID features to treat stormwater runoff. While the LID oriented medians, swales, and rain gardens are features in their own right, they are incorporated into the land use plan in a manner that evokes the historic Sacramento Park Neighborhoods as well as the traditional agricultural landscape of the Sacramento Valley.

**Urban Farm** – The other unique feature is the inclusion of a 24 acre urban farm. With the urban farm, the applicant is looking to promote wellness while linking to the area's farming history. The urban farm will provide a tangible connection to locally grown fresh produce and will showcase both the produce and the educational, cultural, and commercial activities traditionally associated with farming. Farmer's Markets, restaurants, or culinary schools are envisioned as uses that could support the urban farm.

### **Major Components:**

To establish the master planned community, the project has several key components that will be processed with the entitlements for the project.

**Tentative Map** – Two tentative subdivision maps are proposed with this project. There will be a Tentative Master Parcel map that subdivides the site into 23 larger parcels that can be further subdivided. There will also be a Tentative subdivision map that will create the individual lots from single-family lots to the large commercial lots.

**Annexation** - A small portion of the project area (28 acres) is located in the unincorporated County (outside of the City limits). To facilitate the Aspen 1 development under one jurisdiction, the applicant requested annexation of the 28 acres to the City of Sacramento. The annexation request will be subject to a Prezone and a Tax Exchange Agreement between the City and Sacramento County. Additionally, it will require detachment from the special districts currently providing services to the area: Sacramento Metropolitan Fire District and Cordova Recreation and Parks District. Sacramento Local Agency Formation Commission (LAFCo) takes final action on the Annexation Request.

**Planned Unit Development** – The applicant proposes to establish a new PUD with the project. The PUD will establish a schematic plan to distribute land uses within the plan area and a set of PUD guidelines to establish design and development standards. The PUD Schematic Plan and Design Guidelines have been drafted to support the unique LID and Urban Farms features of the project.

**SPD** - Staff is requesting that the Commission recommend the establishment of a new SPD. Staff has been working with the applicant on drafting a new SPD that would allow:

- a) The continued use of the site for activities related to mining until such time that the property is suitable for new development, and
- b) Limited commercial and residential uses in the Agriculture Zone in order to support the Urban Farm.

**Conclusion**

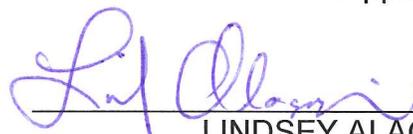
All documents provided with this review and comment are in draft form. Staff expects to return for formal action on the entitlements in 2012. Upon its return, the Commission will make a recommendation to the City Council regarding the requested entitlements.

Respectfully submitted by: \_\_\_\_\_



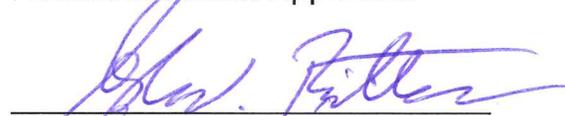
Antonio Ablog  
Associate Planner

Approved by:



LINDSEY ALAGOZIAN  
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Recommendation Approved:

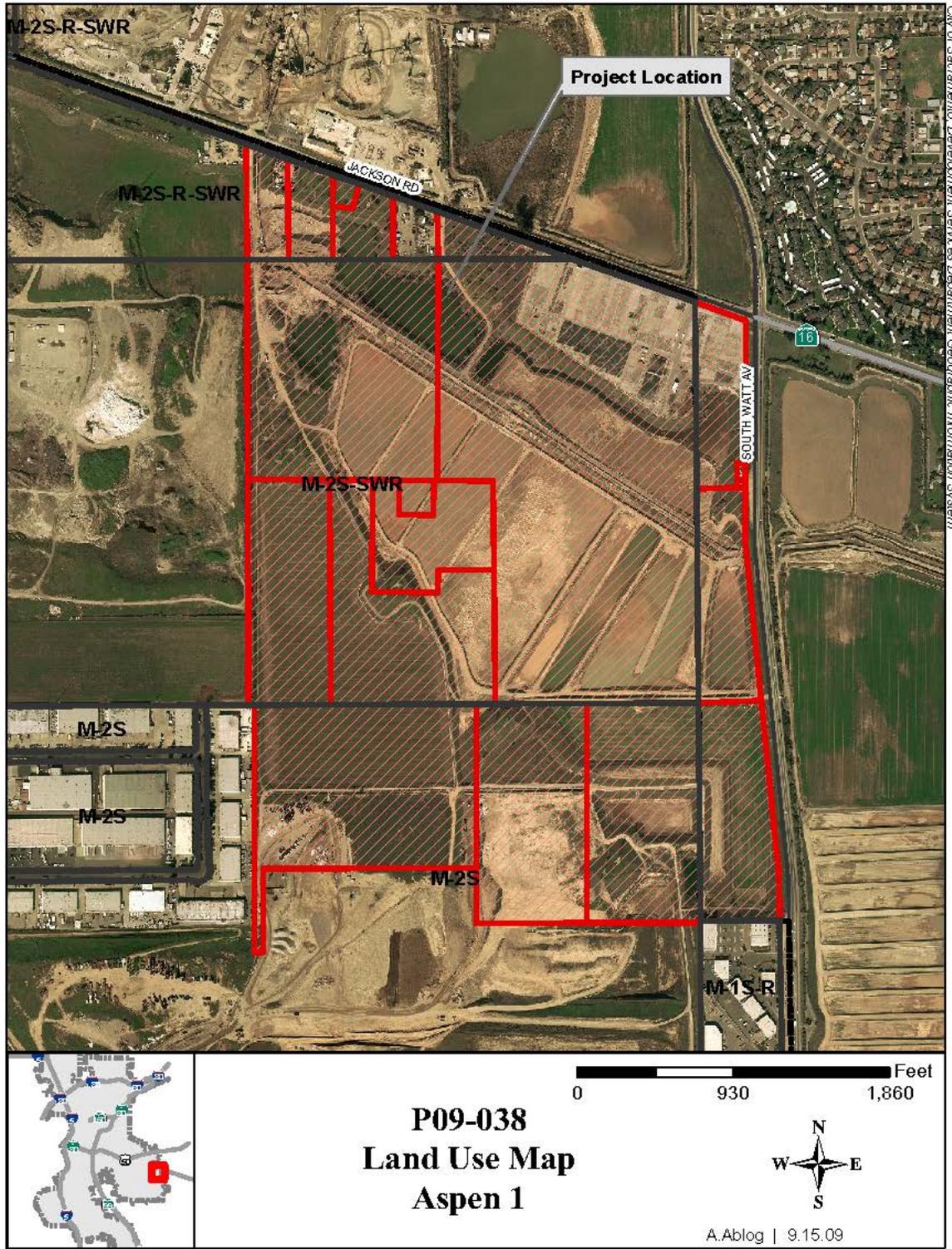


GREGORY BITTER, AICP  
Principal Planner

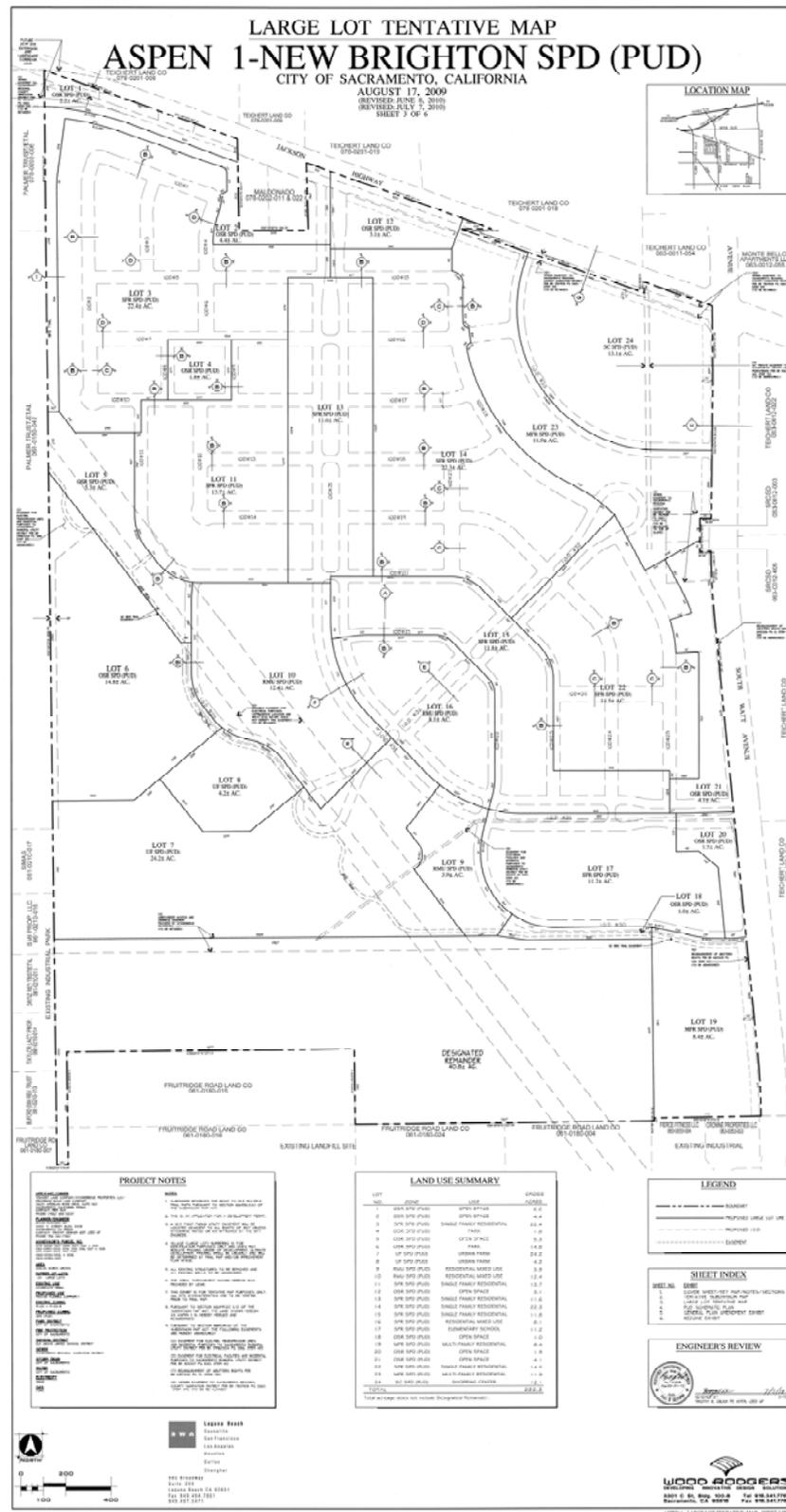
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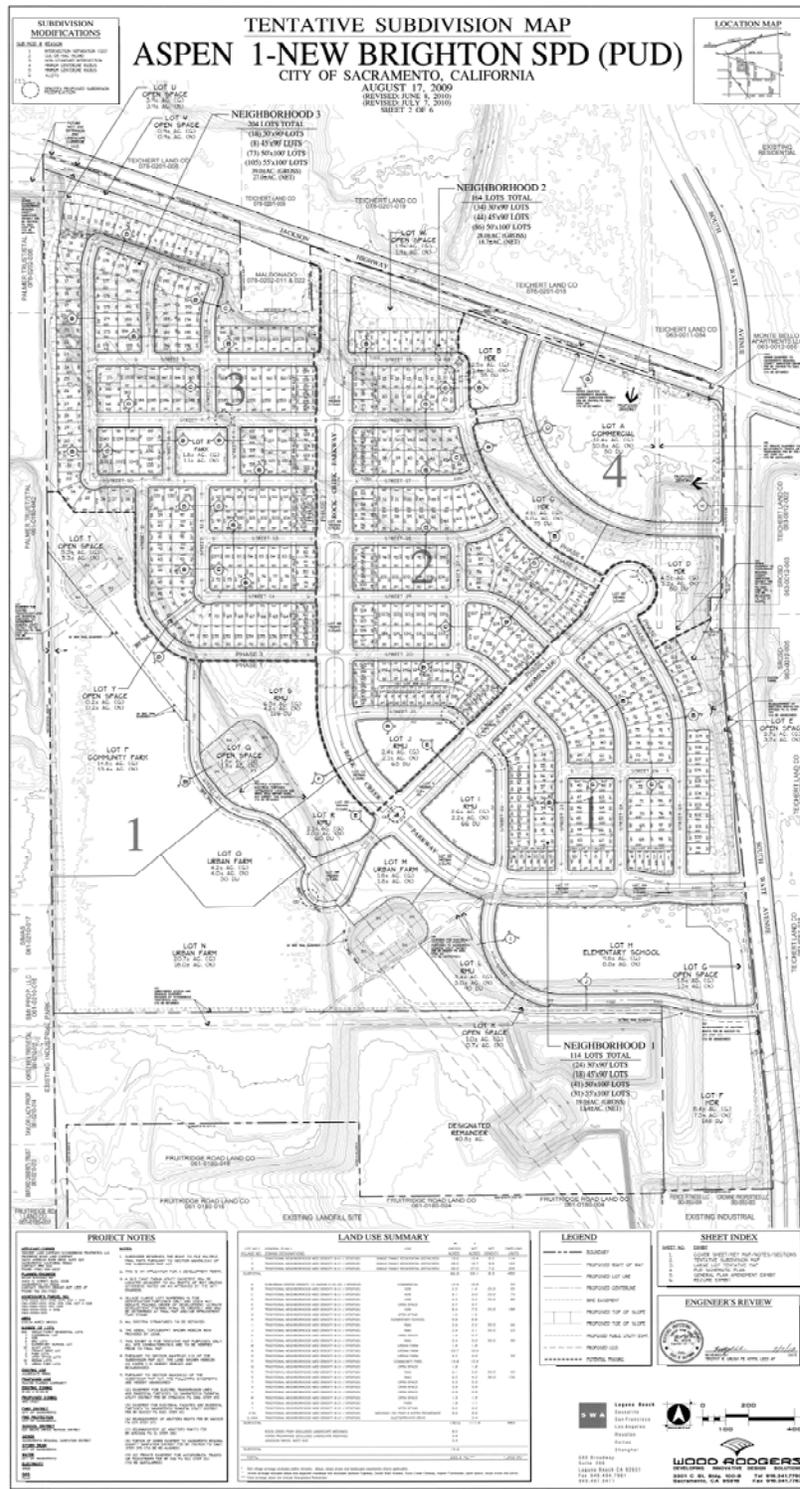
Attachment 1 – Land Use Map



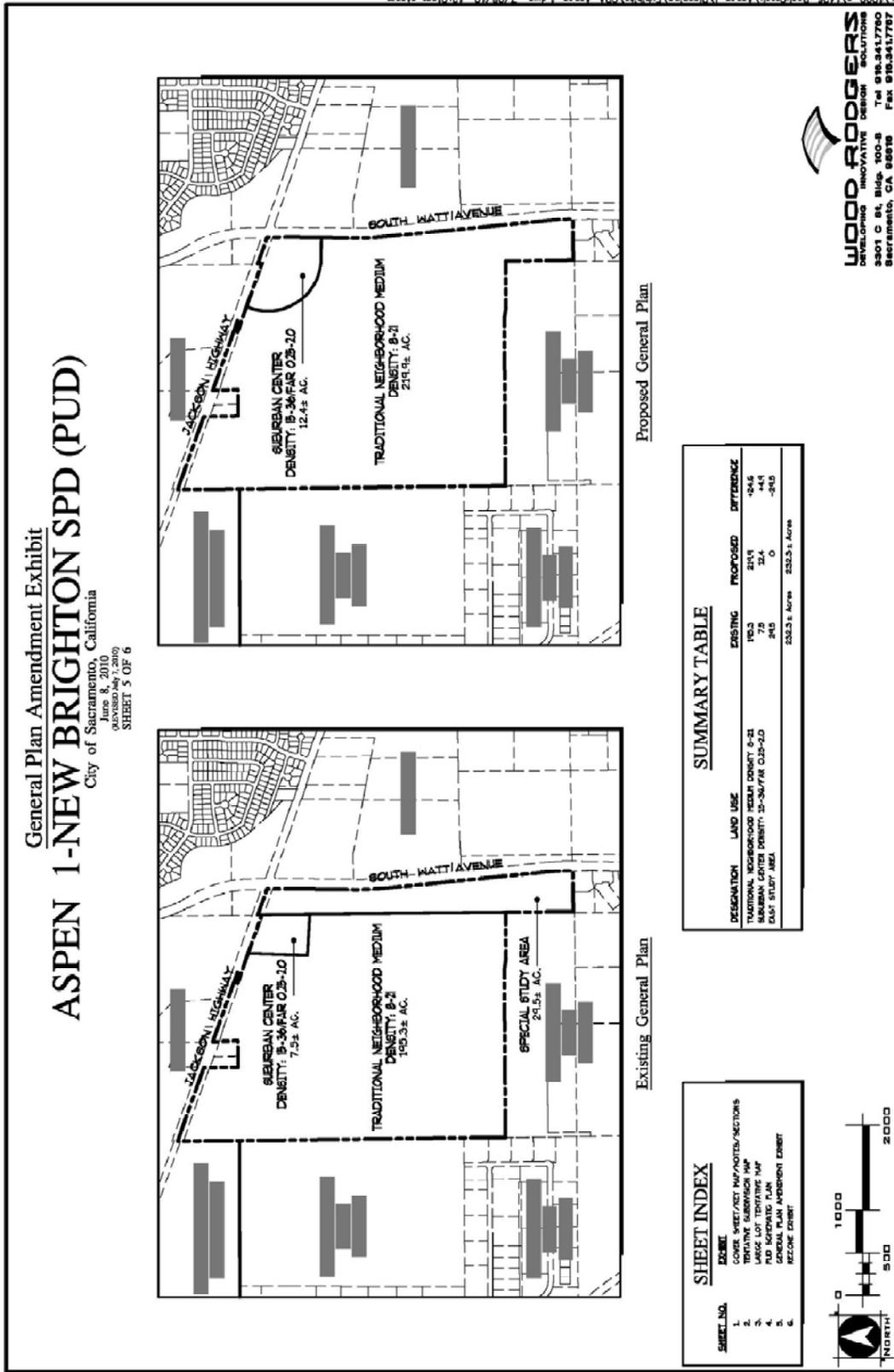
Attachment 2 – Draft Large Lot Tentative Subdivision Map



Attachment 3 – Draft Tentative Subdivision Map



Attachment 4 – Draft General Plan Amendment





Attachment 6 – Draft PUD Schematic Plan

SPD - PUD SCHEMATIC PLAN  
**ASPEN 1 - NEW BRIGHTON**

CITY OF SACRAMENTO, CALIFORNIA  
 SHEET 4 OF 6  
 JUNE 2010  
 Revised July 7, 2010



**LEGEND**

	30' x 90' Interior (Minimum)*		Multi Family Residential (25 units/net acre target)
	45' x 90' Interior (Minimum)*		Residential Mixed Use (30 units/net acre target)
	50' x 100' Interior (Minimum)*		Commercial (0.25 - 2.0 FAR)
	55' x 100' Interior (Minimum)*		School (Underlying Residential Zoning)
	*9 units/net acre target		Urban Farm
			Open Space
			Park

**SHEET INDEX**

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5	SPD - PUD SCHEMATIC PLAN
6	SPD - PUD SCHEMATIC PLAN



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