



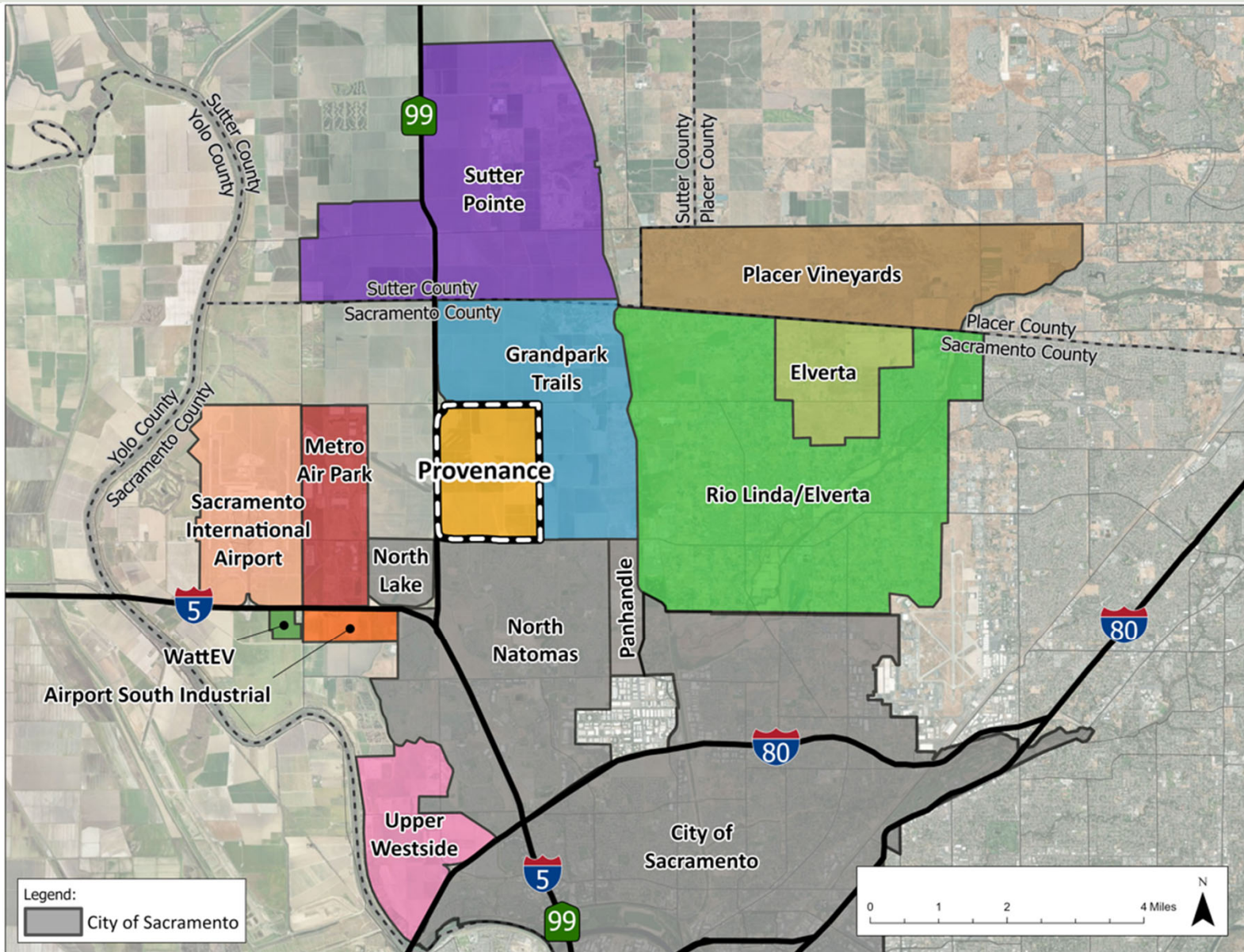
PROVENANCE

SPECIFIC PLAN

Natomas CPAC Workshop

MARCH 11, 2026

PSP: Local Context



PSP: Part of Natomas Joint Vision Area

1996-2000 Special Study Area

- County initiated planning effort
- Included preparation of an EIR

2002 Memorandum of Understanding (County / City)

- Conceptual framework for future development in NJVA
- No implementing documents ever adopted

2004 SACOG Adopted Blueprint

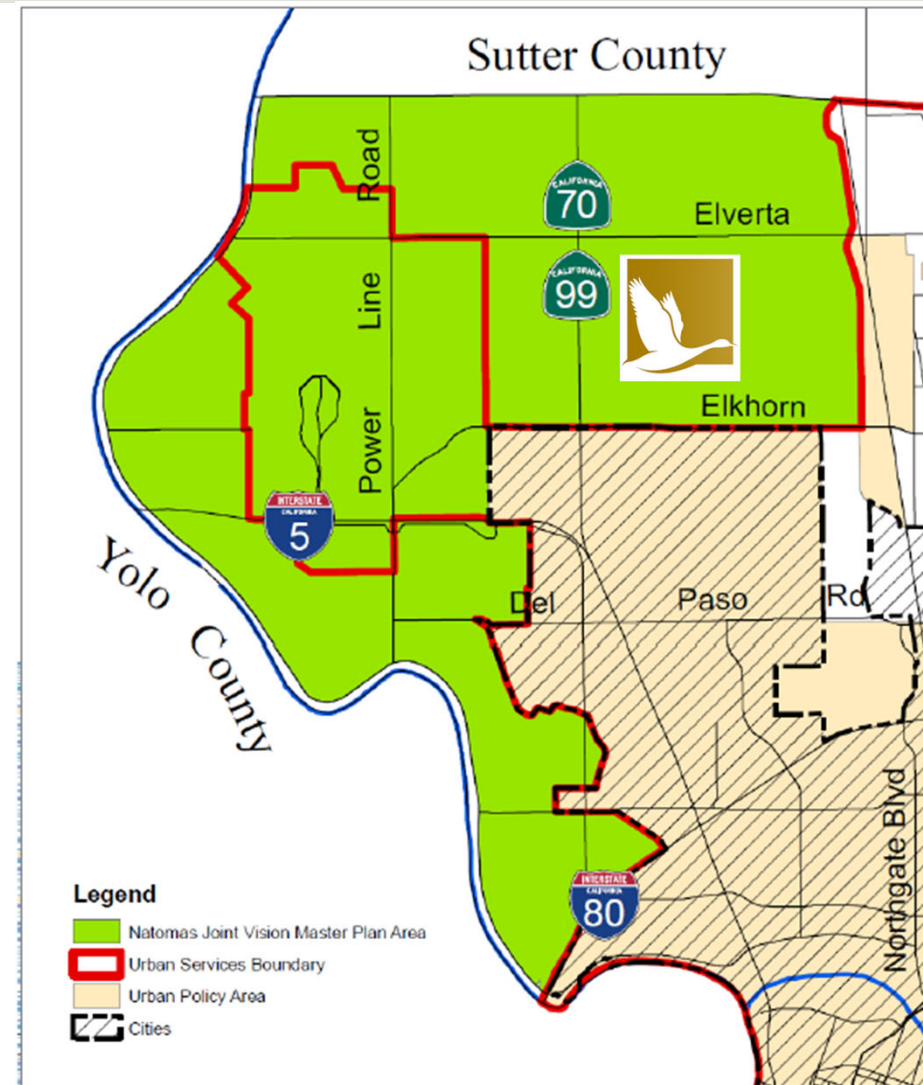
- Identifies urbanization of portion of NJVA by 2050, including PSP land
- Affirmed in SACOG's 2025 Blueprint

2011 Board Approved 2030 General Plan

- Includes NJVA as land use overlay
- Anticipates growth in NJVA within timeframe of General Plan
- Recognizes need to expand USB

2012 Board Initiated NJVA Planning Process

- Name Changes – Natomas Joint Vision → North Precinct → Grandpark → GrandPark Southwest → Provenance (initiated February 2025)



Natomas Joint Vision Master Plan Area

January 2012



PSP: Land Use Plan

Plan Area

- ±1,870 acres (+440 ac Parks & Open Space)
- ±8,500 units (9 du/ac, >30% at 30 du/ac)
- ±5.3m square feet commercial/office
- ±22,000 persons / ±11,100 new jobs

Key Map

- 1) Health and Hospitality Mixed Use
- 2) Neighborhood Commercial
- 3) Greenways
- 4) Office and Entertainment Mixed Use
- 5) Nature park
- 6) Schools & Parks
- 7) Neighborhood Mixed Use



PSP: Vision

Our mission is to develop a community that promotes wellness, supporting longer and healthier lives.

Vision Goals:

- 1) Promote healthy living & mobility
- 2) Establish a health & hospitality mixed use district
- 3) Provide a variety of housing choices
- 4) Establish neighborhoods anchored around parks
- 5) Enrich the public experience
- 6) Strengthen regional & community connections
- 7) Innovate a sustainable & climate resilient plan

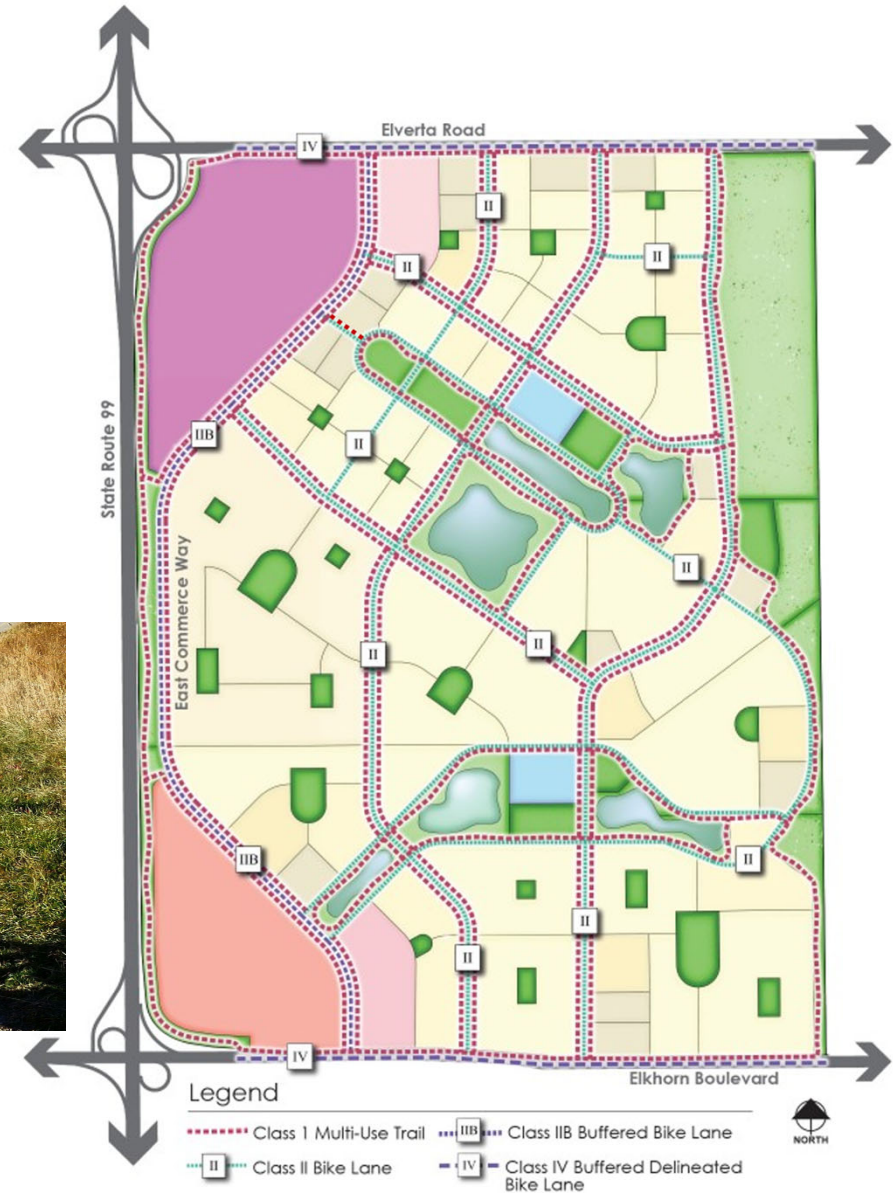


PSP: Healthy Living and Mobility

Class I Recreational Trail Network – 33 miles

Class II, IIB, and IV bike lanes – 17 miles

Signature Landscape Corridors



PSP: Health & Hospitality Mixed Use District

A destination for health and wellness

- Hospital and medical facilities
- Fitness and rehabilitative facilities
- Lifestyle retail offerings
- Health-related retail and services
- Hotel and convention spaces
- High density residential
- Special feature parks



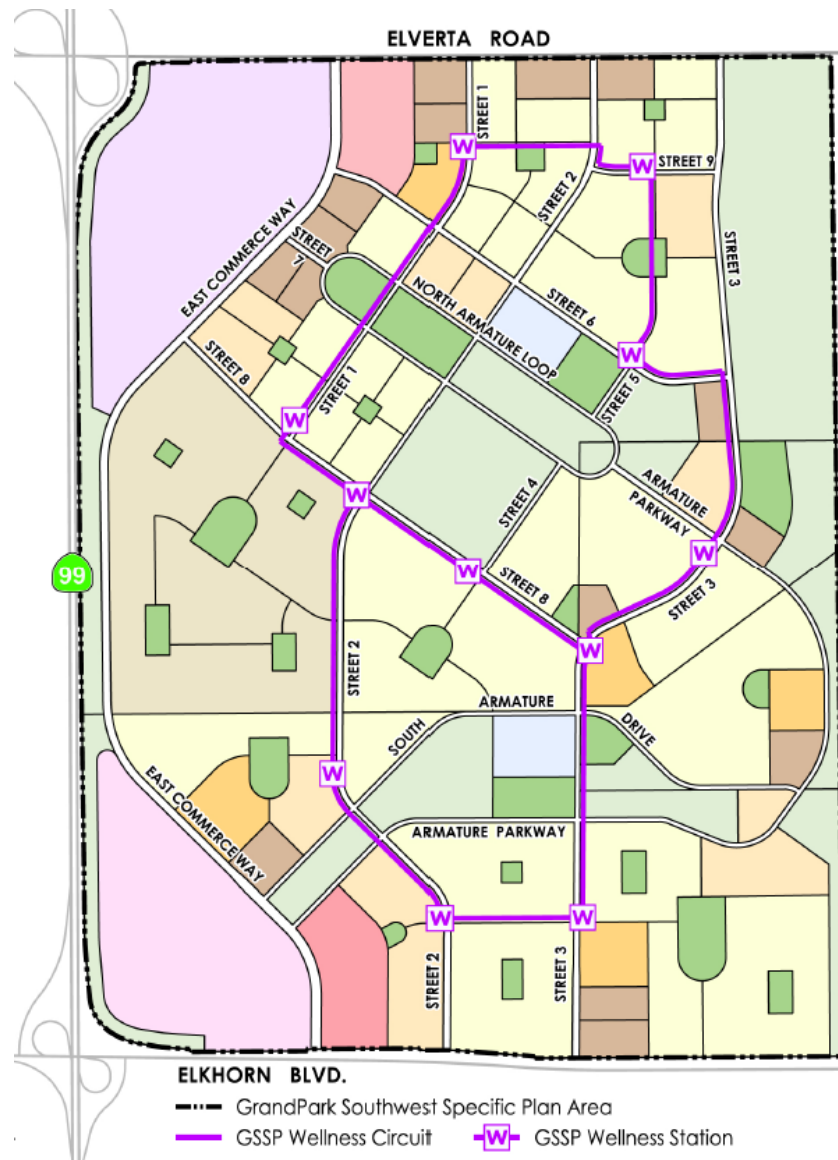
Note: This site plan is conceptual for illustrative purposes and subject to change. Actual site design and land use mix may differ from this illustration.



PSP: Wellness Stations

To promote healthy mobility, **wellness stations** are planned in an internal pedestrian and bicycle circuit within the Plan Area.

Small areas of respite or activity that will offer seating, art, bike repair, stationary fitness equipment, or other items that will promote social interaction and wellness.



PSP: Housing Choices

Residential land uses accommodate a range of housing densities and choices, including affordable, attainable, and active adult housing.

More than 30% of housing will be high density at 30 du/acre



PSP: Park Neighborhoods

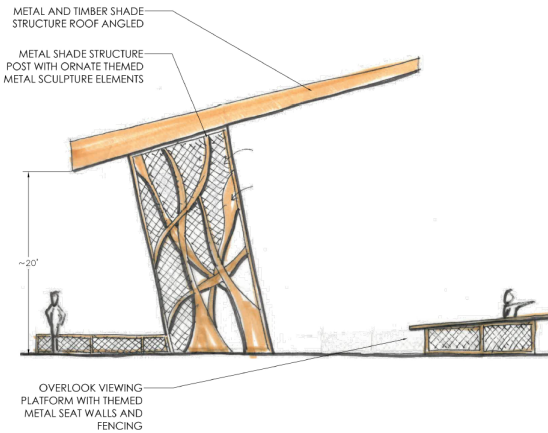
“Park neighborhoods” designed around large greenways, schools, and parks.

- Neighborhood Parks (5 - 20 acres)
- Neighborhood Greens (2 - 5 acres)
- Neighborhood Squares (0.5 - 2 acres)
- Special Feature Parks (2 - 7 acres)



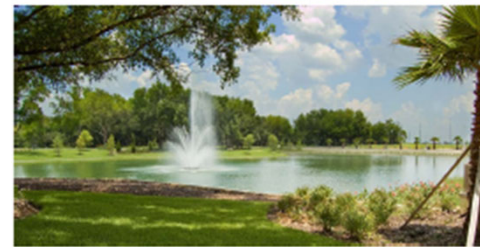
PSP: Public Experience

High quality landscape design, large open spaces and public gathering places.



PSP: Greenways and Nature Park

Greenways – large, linear open spaces connected to a nature park that support multiple functions, including providing schools, parks, stormwater detention, bioretention, and civic centers for neighborhoods

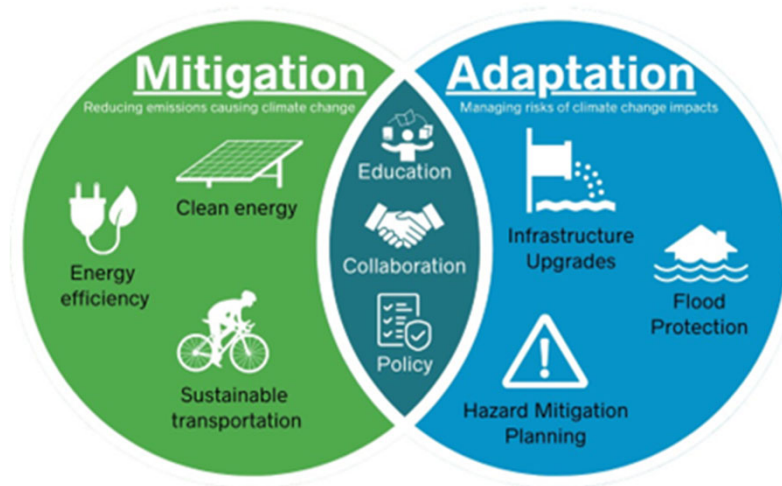


PSP: Sustainable & Climate Resilient

Sustainability at the community, building, and landscape scale.

The Plan will:

- ✓ Integrate amenities and recreational opportunities with essential infrastructure, creating an innovative solution to regional stormwater management.
- ✓ Achieve “**Net Zero**” GHG **emissions** through efficient design and consistency with the County’s Climate Action Plan.
- ✓ Over 48,000 new trees, benefiting carbon sequestration.



PSP: Status, Next Steps and Timeline

Board of Supervisors Initiation of Specific Plan – February 2025

CEQA Draft Environmental Impact Report – February 2027 est.

Periodic updates to Natomas CPAC – Ongoing 2026

Natomas CPAC Meeting (Final) – December 2026 est.

PSP Board Hearing – September 2027 est.

Development Timeline – 2030 – 2059 est. (30-year build-out)



PSP: Thank you!

Questions?

