

**REVISED NOTICE OF PREPARATION OF A
MASTER ENVIRONMENTAL IMPACT REPORT FOR
THE 2040 GENERAL PLAN UPDATE AND CLIMATE ACTION PLAN
October 3, 2019**

INTRODUCTION

The City of Sacramento (“City”) released a Notice of Preparation (NOP) for its 2040 General Plan Update and Climate Action Plan (or General Plan Update) in January 2019. The 30-day public comment period ran from January 28, 2019 to February 28, 2019. A scoping meeting for the City’s Master Environmental Impact Report (EIR) was previously held on February 13, 2019. The City is releasing this Revised NOP to provide responsible agencies, interested parties, and organizations with updated information regarding the General Plan Update as further described in this notice. The updated information is presented in this Revised NOP in italicized text. An updated graphic is provided as Exhibit 1 attached to this notice.

*The City is not reopening the public comment period on the NOP released in January 2019, and all comments previously submitted will be taken into consideration and are part of the Environmental Impact Report record. As such, previously submitted comments do not need to be resubmitted. However, if you wish to make comments related solely to the updated information presented in this revised NOP, you may do so anytime between **October 3, 2019 and November 4, 2019 by 4:00 p.m.***

Please provide your comments to:

*Scott Johnson, Senior Planner
City of Sacramento Community Development Department
Environmental Planning Services
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811-0218
Email: SRJohnson@cityofsacramento.org*

As environmental documentation for this project becomes available, it will be available for review at the City's Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, and online at: <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>.

The City of Sacramento ("City") is the lead agency for preparation of a Master Environmental Impact Report (MEIR) to evaluate changes in the physical environment that could occur as a result of adoption of the proposed City of Sacramento 2040 General Plan Update and Climate Action Plan (or proposed project), which includes a focused update of the City's 2035 General Plan and development of a standalone Climate Action Plan. The MEIR is being prepared by the City in compliance with the California Environmental Quality Act (CEQA) to evaluate potential significant environmental effects associated with implementation of the 2040 General Plan Update and Climate Action Plan and to recommend mitigation measures, as required. A MEIR will be prepared to enable review of future proposed projects pursuant to Sections 21157, 21157.1, 21157.5, and 21157.6 of the Public Resources Code (PRC).

Under CEQA, upon deciding to prepare a MEIR, the City, as lead agency, is required to issue a Notice of Preparation (NOP) to inform trustee and responsible agencies, and the public, of the decision to undertake preparation of a MEIR. The purpose of the NOP is to provide information describing the proposed project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be considered in the MEIR.

The City is releasing this Revised NOP to provide information and clarification for the General Plan Update and MEIR as to the existing designated Special Study Areas that are in physical proximity to the city limits. These study areas on the edge of the city were previously defined by the City over a decade ago as unincorporated areas that are of interest to the City, as the planning of the areas necessitates inter-jurisdictional cooperation with Sacramento County and other entities. These Special Study Areas are further described in the Project Description below.

PROJECT LOCATION

The project location is the City of Sacramento and adjacent areas, collectively defined as the General Plan Policy Area (see Exhibit 1). *The City's Sphere of Influence and 2035 General Plan designated Special Study Areas located outside the city limits are also depicted in Exhibit 1.* Regionally, Sacramento is in the center of California's Central Valley, roughly halfway between San Francisco to the west and Lake Tahoe to the east. The General Plan Policy Area covers a total area of approximately 102 square miles. Sacramento is the seventh most populous city in California, with a 2017 population estimate of 501,901 (2017 U.S. Census, not yet updated for 2018). Major highways providing regional access to and through Sacramento include Interstate 80 and U.S. Highway 50 (east/west), and Interstate 5 and U.S. Highway 99 (north/south). Amtrak serves Sacramento's passenger rail needs, while Sacramento International Airport provides domestic and international flights through most major airlines. Within the city and surrounding region, Sacramento Regional Transit is the primary transit provider of bus and light rail service.

PROJECT BACKGROUND

A general plan is a state-required legal document (Government Code Section 65300) that guides decisions of local elected officials (decision makers) when making determinations about the allocation of resources and the future physical form and character of development in cities and counties. It is the official statement of a jurisdiction regarding the extent and types of development needed to achieve a community's vision for physical, economic, social, and environmental goals.

California state law requires that the general plan include an integrated and internally consistent set of goals, policies, standards, programs, and diagrams. State law and state guidelines require that general plans should be maintained and amended or updated periodically as conditions and needs change.

The 2030 General Plan was the City's first comprehensive revision of the city's 1998 General Plan and was adopted on March 3, 2009. The 2030 General Plan included an implementation program that calls for the City to thoroughly review the General Plan and revise and update it as necessary (2030 General Plan; Part 4; Table 4-1, Program 2) every five years.

The Sacramento City Council adopted the existing 2035 General Plan on March 3, 2015, after a two-year General Plan Update process. The 2035 General Plan set forth a roadmap to achieving Sacramento's vision to be the most livable city in America. Underlying the vision and connecting it to the roadmap is a set of six themes that thread through the General Plan: Making Great Places, Growing Smarter, Maintaining a Vibrant Economy, Creating a Healthy City, Living Lightly-Reducing Our "Carbon Footprint", and Developing a Sustainable Future. The 2035 General Plan sets out policies for land use, housing, circulation, open space, conservation, noise, and safety for the entire city. The City adopted the Sacramento Climate Action Plan (CAP) in 2012. In 2015, the Sacramento CAP was incorporated into the 2035 General Plan and in 2016, the CAP for internal city operations was updated and adopted.

The key changes in the 2035 General Plan included updating the planning timeframe through 2035; integrating the 2012 CAP into the General Plan; addressing State-mandated flood risk and flood protection requirements; updating City traffic levels of service; and incorporating urban agriculture policies.

PROJECT DESCRIPTION

The City is initiating the 2040 General Plan Update and Climate Action Plan, consistent with the city's requirement to revise and update the General Plan every five years, as necessary, to address significant emerging trends, recent state statutes, new issues, and to update the status of implementation measures. This review and update process encompasses the entire General Plan, including the goals, policies, and implementation programs.

As a part of the 2040 General Plan Update, a standalone community-wide CAP will be prepared that meets the CEQA requirements for a qualified CAP, including providing a framework for programmatic greenhouse gas emissions (GHG) reduction plans.

Specifically, the proposed project will address the following:

- **Update existing conditions information and data.** The 2035 General Plan and MEIR were based on information gathered from 2012 through 2014. Since that time, the conditions under which the 2035 General Plan was prepared have changed and several new State laws have been enacted. The 2040 General Plan and Climate Action Plan and MEIR will be updated to reflect the latest available information.
- **Update the planning horizon and revise projected growth estimates.** The 2035 General Plan and MEIR evaluated projected growth through the year 2035. Based on the Sacramento Area Council of Governments (SACOG) draft regional growth projections, between 2016 and 2040 the City is estimated to grow by an additional 72,369 dwelling units and 56,695 additional jobs.
- **Address recent State mandates.** Several new laws affecting general plans have been enacted since the 2035 General Plan, including but not limited to: environmental justice [SB 1000], Vehicle Miles Traveled [SB 743], climate adaptation and resiliency [SB 379], annexation of disadvantaged communities [SB 244], and consultation with California Native American tribes [AB 52], which must be reflected in the General Plan in order for it to remain compliant with State law.
- **Update Community Plans.** There are ten existing community plans: Arden Arcade, Central City, East Sacramento, Fruitridge Broadway, Land Park, North Natomas, North Sacramento, Pocket, South Area, and South Natomas. These community plans will be updated as part of the 2040 General Plan and will include policies to address issues or conditions unique to the community plan area.
- **Update the Special Study Areas.** *Adjacent to the city limits there are five existing Special Study Areas: Natomas Joint Vision, Arden Arcade, East, Fruitridge Florin, and the Town of Freeport (see Exhibit 1). These existing Special Study Areas will be updated as part of the General Plan Update and will include a brief description of existing conditions, background information, and information related to City and County coordination in managing the future of these areas, as applicable.*
- **Revisions to the Land Use and Urban Design Element.** The 2040 General Plan Update will include preparation of a land use map, land use and urban design policies, identify Transit Oriented Development (TOD) policies, and adjust building heights, densities, and floor area ratio (FAR) to accommodate SACOG 2040 growth projections, and the market demand for different housing and employment types.
- **Incorporate age-friendly policies.** The 2040 General Plan Update and Climate Action Plan will incorporate policies to allow older residents to remain in their communities as they age. The 2040 General Plan Update and Climate Action Plan will take initial steps for the city to join AARP's Network of Age-Friendly Communities and the World Health Organization's Global Network of Age-Friendly Cities and Communities.

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- **Develop policies to address social equity, environmental justice, and community resilience.** In accordance with SB 1000, the 2040 General Plan Update and Climate Action Plan will identify the City’s disadvantaged communities and will develop policies that address social equity, environmental justice and community resilience in these communities.
 - **Reflect past accomplishments and incorporate adopted amendments.** Since adopting the 2035 General Plan the City has completed many of the Plan’s implementation programs and amended the plan several times. All prior amendments will be incorporated into the 2040 General Plan.
 - **Support adopted and ongoing plans and initiatives.** Recent 2035 General Plan implementation efforts (e.g., Planning and Development Code) and regional planning efforts (e.g., SACOG MTP/SCS) have resulted in identification of new issues and opportunities that require updates to policies and implementation programs.

REQUESTED APPROVALS

The City Council actions that would be considered for the proposed project include, but are not limited to:

- Adopt a resolution adopting and implementing the 2040 General Plan Update
- Adopt a resolution adopting and implementing the Climate Action Plan

MASTER ENVIRONMENTAL IMPACT REPORT

To appropriately evaluate potential environmental impacts associated with the proposed 2040 General Plan Update and Climate Action Plan pursuant to CEQA, the City is preparing a MEIR, which will use and update information from the 2015 MEIR, as appropriate. The same as the 2015 MEIR, the updated MEIR will incorporate by reference existing setting information from the General Plan Background Report, which is being prepared simultaneously with the General Plan. The updated MEIR will extend the streamlining utility for another five years. Streamlining will include use of the MEIR for listed subsequent projects, and other CEQA opportunities, such as for Transit Priority Projects under SB 375, infill projects under Section 15183.3 of the CEQA Guidelines, and to reduce the need for a project-level traffic study.

The City will coordinate the updates of the General Plan and MEIR, such that the environmental setting updates and impact analysis can both inform the General Plan and respond to the updated policy direction to create a General Plan that mitigates physical impacts on the environment, to the extent feasible, through General Plan policies and implementation programs.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE MEIR

The MEIR will identify and describe the potential environmental effects associated with implementing the 2040 General Plan and Climate Action Plan. The environmental analyses presented in the MEIR will

describe the existing conditions in the City's General Plan Policy Area. Relevant federal, state, and local laws and regulations, including the City's updated General Plan policies, will be summarized. The methods of analysis and standards of significance used to determine project-related impacts will be described in each of the environmental analysis sections of the MEIR, including any assumptions that are important to understand the conclusions of the analysis. The standards for determining impact significance will be based on the City's current standards of significance. The standards will be used to determine both whether an impact is significant and the effectiveness of recommended mitigation.

The MEIR will also evaluate potential cumulative effects and potential growth-inducing impacts of the proposed project *while also considering the adjacent existing Special Study Areas due to their physical proximity to the city limits. This Revised NOP is providing notice that the City considers these existing designated Special Study Areas as important to policy and CEQA review because of their close geographic proximity to the city and the future growth being considered by Sacramento County.* The MEIR will compare impacts of the project to a range of reasonable alternatives, including a No Project Alternative, and will identify an environmentally superior alternative.

Pursuant to Section 15063 (a), of the CEQA Guidelines, an Initial Study has not been prepared because the City has determined a MEIR is clearly required to evaluate potential impacts of the proposed project. The MEIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines. Major issues for the MEIR update include, but are not limited to:

- ▶ Aesthetics/Visual Resources
- ▶ Agricultural Resources
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Emissions
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Geology, Soils and Seismicity
- ▶ Noise and Vibration
- ▶ Public Services, Energy and Recreation
- ▶ Population and Housing
- ▶ Public Utilities and Service Systems
- ▶ Transportation and Circulation
- ▶ Tribal Cultural Resources

