

APPENDIX C –Township 9 Consistency with Applicable Plans

APPENDIX C

TOWNSHIP 9 CONSISTENCY WITH APPLICABLE PLANS

| 1985 American River Parkway Plan Policies | Project Consistency |
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| <p>Policy 4.14: The following activities and facilities, which are incompatible with the Parkway, shall be prohibited:</p> <p>4.14.2 Facilities:</p> <ul style="list-style-type: none"> • Off-road vehicle courses, including off-road bicycle courses • Permanent backstops • Tennis courts • Permanent net poles • Permanent bleachers • Surfaced courts • Marina • Velodromes • New golf courses • Horseshoe pits unless integrated into designated picnic facilities • Frisbee golf courses • New archery facilities • Swimming pools • Perimeter fences • New, surfaced launching ramps for general public use • Playground facilities, except when integrated into picnic facilities in a visually unobtrusive manner • Permanent stages • Permanent lighting facilities, except security lights • Permanent sound amplification facilities | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed project would not construct any of the prohibited facilities.</p> <p>A river outlook is not expressly allowed in Policy 4.14.2; however, Policy 10.5 allows for the City’s Zoning Ordinance to be used to allow or prohibit facilities that are not specifically described in the American River Parkway Plan.</p> |
| <p>Policy 5.7: Structures that are in the Parkway or visible from the Parkway shall be of a design, color, texture and scale that minimizes adverse visual intrusion into the Parkway.</p> <ul style="list-style-type: none"> • 5.7.1: Structures shall be constructed of naturalistic materials which blend with the natural environment. • 5.7.2: Colors shall be earth tones, or shall blend with the colors of surrounding vegetation. • 5.7.3: Structures may emulate authentic historic design, but shall be unobtrusive. | <p>Consistent: The project incorporates proposed Design Guidelines that require the proposed buildings in the Riverfront area adjacent to the Parkway to incorporate stepped facades and utilize neutral color schemes that are sympathetic to the adjacent natural setting.</p> |

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| <ul style="list-style-type: none"> • 5.7.4: To the extent possible, structures shall be screened from view by native landscaping or other naturally occurring features. • 5.7.5: Structures shall not include any commercial advertising. • 5.7.6: Structures shall be located so that neither they, nor activities associated with them, cause damage to native plants or wildlife. • 5.7.7: Structures shall be located so that neither they, nor activities associated with them, disrupt the recreational use of the Parkway, and such structures shall be consistent with the goals and policies of this Plan. • 5.7.8: Structures shall be fire resistant construction and designed and located in a manner such that adequate emergency services and facilities can be provided. | |
| <p>Policy 6.2: Adverse impacts upon the Parkway caused by adjacent land uses and activities shall be eliminated or mitigated.</p> | <p>Consistent: Any impacts on the Parkway as a result of construction or operation of the proposed project are mitigated.</p> |
| <p>Policy 6.4: Levees, landscaping, and other man-made or natural buffers should be used to separate the Parkway visually and functionally from adjoining land uses.</p> | <p>Consistent: The proposed Riverfront Drive, residential units, and retail space along the American River levee would be adjacent to, but not within, the Parkway. Buildings would be set back from the toe of the levee at least 30 feet. Landscaping and walkways would serve as a buffer between the Parkway and adjoining land uses.</p> |
| <p>Policy 6.10: Facilities and other improvements in the Protected Areas shall be limited to those which are needed for the public enjoyment of the natural environment. Extensive development is not appropriate.</p> | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed overlook would serve the community and the support structures would not significantly encroach on the Parkway.</p> |
| <p>Policy 6.15: Activities and facilities in the Parkway which attract large numbers of users are to be directed to the less sensitive areas such as Limited Recreation Areas and Developed Recreation Areas so that the areas which are more environmentally sensitive can be protected.</p> | <p>Consistent: The proposed outlook is not expected to attract large numbers of people to a sensitive portion of the Parkway.</p> |
| <p>Policy 7.2: Access points and parking lots shall be located where there is the least potential environmental damage and adverse impact on the Parkway environment and surrounding neighborhoods.</p> | <p>Consistent: The proposed outlook would provide a river access point that would cause little environmental damage.</p> |

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| <p>Policy 9.4.1 (Discovery Park): Any improvements in Discovery Park must be able to withstand inundation for one to several months each year.</p> | <p>Consistent: The proposed outlook could sustain inundation</p> |
| <p>Policy 9.4.2 (Discovery Park): Play apparatus, barbecue pits, public boat launches and similar facilities are not permitted at Jibboom Street East.</p> | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed project would not construct any of the prohibited facilities.</p> |
| <p>Policy 10.5: The City and County of Sacramento Zoning Ordinances shall be used when considering uses and activities not otherwise addressed in the Parkway Plan. All ordinances applicable to the Parkway shall be consistent with the Parkway Plan.</p> | <p>Consistent: The proposed project relies on this policy for the proposed river outlook.</p> |
| <p>American River Parkway Plan Update (In Progress)¹</p> | <p>Project Consistency</p> |
| <p>Policy 3.1: Any development of facilities within the Parkway, including but not limited to buildings, roads, turfed areas, trails, bridges, tunnels, pipelines, overhead electrical lines, levees and parking areas shall be designed and located such that any impact upon native vegetation is minimized and appropriate mitigation measures are incorporated into the project.</p> <ul style="list-style-type: none"> • Policy 3.1.1: Parkway facilities are those necessary for the operation, management, and permitted uses within the Parkway. • Policy 3.1.2: Development of non-Parkway facilities must have a compelling regional need, meet all applicable statutory requirements and provide mitigation and enhancements to the Parkway’s natural, recreational, or interpretive resources. | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed overlook would serve the community and the support structures would not significantly encroach on the Parkway.</p> |
| <p>Policy 5.26: The following activities and facilities, which are incompatible with the Parkway, shall be prohibited: 5.26.2 Facilities:</p> <ul style="list-style-type: none"> • Off-road vehicle courses, including off-road bicycle courses • Permanent backstops, net poles, soccer goals or goal posts • Tennis courts and other surface courts • Permanent bleachers | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed project would not construct any of the prohibited facilities. A river outlook is not expressly allowed in Policy 4.26.2; however, Policy 11.7 allows for the City’s Zoning Ordinance to be used to allow or prohibit facilities that are not specifically described in the American River Parkway Plan.</p> |

¹ The American River Parkway Plan Update is currently in progress. Based on a review of the policies currently proposed, the Township 9 project would be generally consistent with the policies if the American River Parkway Plan Update is adopted.

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| <ul style="list-style-type: none"> • Marinas and boat docks, except courtesy docks at the Discovery Park boat ramp • Velodromes • New golf courses • Horseshoe pits unless integrated into designated picnic facilities • Frisbee golf courses, including disc golf courses • New archery facilities • Swimming pools and fountains • Permanent perimeter fences within the Parkway around recreational facilities • Playground facilities and equipment, except when integrated into picnic facilities in a visually unobtrusive manner • Permanent stages • Permanent lighting facilities, except security lights • Permanent sound amplification facilities | |
| <p>Policy 7.1: Facilities and improvements shall not be installed within the Parkway unless consistent with an adopted Parkway area plan.</p> | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed project would not construct any of the facilities prohibited by the Plan.</p> |
| <p>Policy 7.7: Facilities and other improvements in Protected Areas shall be limited to those which are needed for the public enjoyment of the natural environment. Extensive development is not appropriate.</p> | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed overlook would serve the community and the support structures would not significantly encroach on the Parkway.</p> |
| <p>Policy 7-11: Activities and facilities in the Parkway which attract large numbers of users are to be directed to the less sensitive areas such as Limited Recreation Areas and Developed Recreation Areas so that the areas which are more environmentally sensitive can be protected.</p> | <p>Consistent: The proposed outlook is not expected to attract large numbers of people to a sensitive portion of the Parkway.</p> |
| <p>Policy 7-18: Jurisdictions shall use their authority to reduce, eliminate and/or mitigate potential adverse impacts upon the Parkway caused by adjacent land uses and activities.</p> <ul style="list-style-type: none"> • 7.18.1: Structures shall be located so that neither they, nor activities associated with them, cause damage to Parkway plants or wildlife. | <p>Consistent: Any impacts on the Parkway as a result of construction or operation of the proposed project are mitigated.</p> |

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| <ul style="list-style-type: none"> 7.18.2: Structures shall be located so that neither they, nor activities associated with them, impede the recreational use of the Parkway and such structures shall be consistent with the goals and policies of this Plan. | |
| <p>Policy 7.21: Structures that are in the Parkway shall be of a design, color, texture and scale that minimizes adverse visual intrusion into the Parkway.</p> <ul style="list-style-type: none"> 7.21.1: Structures shall be located so that neither they, nor activities associated with them, cause damage to native plants or wildlife, without appropriate mitigation. 7.21.2: Structures shall be constructed of naturalistic materials which blend with the natural environment. 7.21.3: Colors shall be earth tones, or shall blend with the colors of surrounding vegetation. 7.21.4: Structures may emulate authentic historic design, but shall be unobtrusive. 7.21.5: To the extent possible, structures shall be screened from view by native landscaping or other naturally occurring features. 7.21.6: Commercial advertising shall generally not be permitted within the Parkway. Signage associated with approved commercial activities shall be limited by the provisions governing visual intrusion but should be sufficient to provide visitors essential information regarding location and services. 7.21.7: Structures shall be fire resistant construction and designed and located in a manner such that adequate emergency services and facilities can be provided. | <p>Consistent: The project incorporates proposed Design Guidelines that require the proposed buildings in the Riverfront area adjacent to the Parkway to incorporate stepped facades and utilize neutral color schemes that are sympathetic to the adjacent natural setting.</p> |
| <p>Policy 7.25: Levees, landscaping, or other man-made or natural buffers should be used to separate, buffer or screen the Parkway visually from adjoining land uses, unless the adjacent land uses are indistinguishable from the Parkway.</p> | <p>Consistent: The proposed Riverfront Drive, residential units, and retail space along the American River levee would be adjacent to, but not within, the Parkway. Buildings would be set back from the toe of the levee at least 30 feet. Landscaping and walkways would serve as a buffer between the Parkway and adjoining land uses.</p> |
| <p>Policy 7.26: In order to minimize adverse visual impacts on the aesthetic resources of the Parkway, local jurisdictions shall regulate development visible from the Parkway. These local regulations shall take into account the extent to which the development is visible from the Parkway. Regulations may include tools to address design, color, texture and scale, such as:</p> | <p>Consistent: The project incorporates proposed Design Guidelines that require the proposed buildings in the Riverfront area adjacent to the Parkway to incorporate stepped facades and utilize neutral color schemes that are sympathetic to the adjacent natural setting.</p> |

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| <ul style="list-style-type: none"> • Setbacks or buffers between Parkway and the development. • Structures to be stepped away from the Parkway or limits on building scale. • Screening of structures visible from the Parkway with landscaping, preferably native vegetation or other naturally occurring features. • Use of colors and materials including non-reflective surfaces, amount of glass, and requiring medium to dark earth tone colors that blend with the colors of surrounding vegetation, particularly in sensitive bluff or river’s edge locations. • Guidelines to discourage intrusive lighting and commercial advertising. | |
| <p>Policy 7.27: Between the confluence of the Sacramento and the American rivers and the Capital City Freeway (Business-80) the Parkway context is the Sacramento downtown urban core for the Sacramento metropolitan region. Protection of the Parkway’s aesthetic values in this reach should be accomplished within the context of creating a vital urban area. Development immediately adjacent to the Parkway shall respect the intent of the Parkway goals by reducing visual impacts through context sensitive site planning and building design.</p> | <p>Consistent: The proposed PUD and Design Guidelines ensure that the project will contribute to the creation of a vital urban core while reducing visual impacts on the Parkway.</p> |
| <p>Policy 8.2: Access points and parking lots shall be located where there is the least potential environmental damage and adverse impact on the Parkway’s environment and surrounding neighborhoods.</p> | <p>Consistent: The proposed outlook would provide a river access point that would cause little environmental damage.</p> |
| <p>Policy 8.3: It is the preference of this Plan that jurisdictions adjacent to the Parkway plan for safe and convenient routes on local streets for bicyclists and pedestrians traveling to designated Parkway access points.</p> | <p>Consistent: The proposed project includes five foot wide bike paths along 7th Street and 5th Streets. These two streets connect Richards Boulevard with the riverfront and 7th Street is planned as a promenade through the project, with pedestrian and bicycle access ending at the proposed riverfront pavilion.</p> |
| <p>Policy 11.2: All uses and facilities in the Parkway shall be compatible with the goals and policies of this Plan.</p> | <p>Consistent: The only structures that would be constructed within the Parkway would be support structures for the river overlook. The proposed project would not construct any of the prohibited facilities. A river outlook is not expressly allowed in Policy 5.26.2; however, Policy 11.7 allows for the City’s Zoning Ordinance to be used to allow or prohibit facilities that are not specifically described in the American River Parkway Plan</p> |

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| <p>Policy 11.7: The County of Sacramento, City of Sacramento and City of Rancho Cordova Zoning Ordinances shall govern when considering uses and activities not otherwise addressed in the Parkway Plan. All ordinances applicable to the Parkway shall be consistent with the Parkway Plan.</p> | <p>Consistent: The proposed project relies on this policy for the proposed river outlook.</p> |
| <p>City of Sacramento General Plan</p> | <p>Project Consistency</p> |
| <p>Residential Land Use Policy A5: Continue redevelopment and rehabilitation efforts in existing target areas and identify other areas experiencing blighting conditions. Explore methods to expand public or private rehabilitation efforts in potential improvement areas and in areas of opportunity or reuse identified in the General Plan.</p> | <p>Consistent: The proposed project would provide for the rehabilitation of a run-down area of Richards Boulevard and give the area enhanced pedestrian access to a transit corridor.</p> |
| <p>Residential Land Use Policy A6: Prohibit the intrusion of incompatible uses into residential neighborhoods through adequate buffers, screening and zoning practices that do not preclude pedestrian access to arterials that may serve as transit corridors.</p> | <p>Consistent: The proposed project would include adequate open spaces, walkways, and landscaping to buffer the residential uses from surrounding office and industrial uses.</p> |
| <p>Residential Land Use Policy C1: Identify areas where increased densities, land use changes or mixed uses would help support existing services, transportation facilities, transit, and light rail. Then proceed with necessary General Plan land use changes for property with service capacities adequate to support more intensive residential development.</p> | <p>Consistent: The proposed project would develop high density residential in conjunction with residential uses in an area that is identified for redevelopment and diversification of uses.</p> |
| <p>Residential Land Use Policy C2: Identify areas of potential change where density development would be appropriate along major thoroughfares, commercial strips and near light rail stations, and modify plans to accommodate this change.</p> | <p>Consistent: The proposed project would be adjacent to Richards Boulevard which is a major thoroughfare and a planned light rail alignment.</p> |
| <p>Residential Land Use Policy C6: Continue to support redevelopment and rehabilitation efforts that add new and reconditioned units to the housing stock while eliminating neighborhood blight and deterioration.</p> | <p>Consistent: The proposed project would develop high density residential in conjunction with residential uses in an area that is identified for redevelopment and diversification of uses.</p> |
| <p>Commerce and Industry Land Use Element Citywide Policy A1: Actively support and encourage mixed use commercial, office, and residential development in identified areas of opportunity around light rail stations by establishing minimum development standards, potential financial incentives, and priority processing or streamlined review.</p> | <p>Consistent: Regional Transit is currently planning a light rail extension along Richards Boulevard and a transit station near the intersection of Richards Boulevard and North 5th Street. The proposed project would locate residential and retail development adjacent to transit uses.</p> |

