

# CITY OF SACRAMENTO

## MINISTERIAL APPROVAL OF INFILL HOUSING

### INITIAL STUDY FOR SUBSEQUENT PROJECTS UNDER THE 2035 GENERAL PLAN MASTER EIR

This Initial Study has been prepared by the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq.*), CEQA Guidelines (Title 14, Section 15000 *et seq.* of the California Code of Regulations) and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

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#### ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections:

**SECTION I - BACKGROUND:** Provides summary background information about the project name, location, sponsor, the date this Initial Study was completed, and a brief statement of the procedure followed by the findings.

**SECTION II - PROJECT DESCRIPTION:** Includes a detailed description of the proposed project.

**SECTION III - ENVIRONMENTAL CHECKLIST AND DISCUSSION:** Reviews proposed project and states whether the proposed project was described within the scope of the Master EIR and whether the project would have additional significant environmental effects (project-specific effects) that were not evaluated in the Master EIR for the 2035 General Plan.

**SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Identifies which environmental factors were determined to have additional significant environmental effects.

**SECTION V - DETERMINATION:** States whether environmental effects associated with development of the proposed project are significant, and what, if any, added environmental documentation may be required.

**REFERENCES CITED:** An ordinance amending sections 17.600.100 and 17.808.160 of, and adding chapter 17.860 to, the Sacramento City Code, relating to ministerial approval for infill housing projects; and the Citywide Infill Housing Design Standards.

**DOCUMENT REVIEW:** The discussion below includes extensive references to the 2035 General Plan (including its background report) and the 2035 General Plan Master EIR. The reader may benefit from reviewing the 2035 General Plan Technical Background Report (2015). These documents are available for review online.

The 2035 General Plan Technical Background Report is available for online review at:  
<http://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/General-Plan/2035-GP/Chapter-1---Cover-and-Introduction.pdf>

The Master EIR is also available for online review at:

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

## SECTION I - BACKGROUND

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Project Name and File Number: Ministerial Approval of Infill Housing

Project Location: City of Sacramento, Citywide

Project Applicant: City of Sacramento, Community Development Department,  
Planning Division, Long Range Planning

Project Planner: Ryan Dodge, Associate Planner

Environmental Planner: Scott Johnson, Senior Planner

Date Initial Study Completed: May 28, 2020

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 *et seq.*). The Lead Agency is the City of Sacramento.

The City of Sacramento, Community Development Department, has reviewed the proposed Project and, on the basis of the whole record before it, has determined that the proposed Project is an anticipated subsequent project identified and described in the 2035 General Plan Master EIR.

The City has prepared the attached Initial Study, pursuant to CEQA Guidelines Section 15177, to (a) review the discussions of cumulative impacts, growth inducing impacts, and irreversible significant effects in the 2035 General Plan Master EIR to determine their adequacy for the project and (b) identify any potential new or additional project-specific significant environmental effects that were not analyzed in the Master EIR and any mitigation measures or alternatives that may avoid or mitigate the identified effects to a level of insignificance, if any.

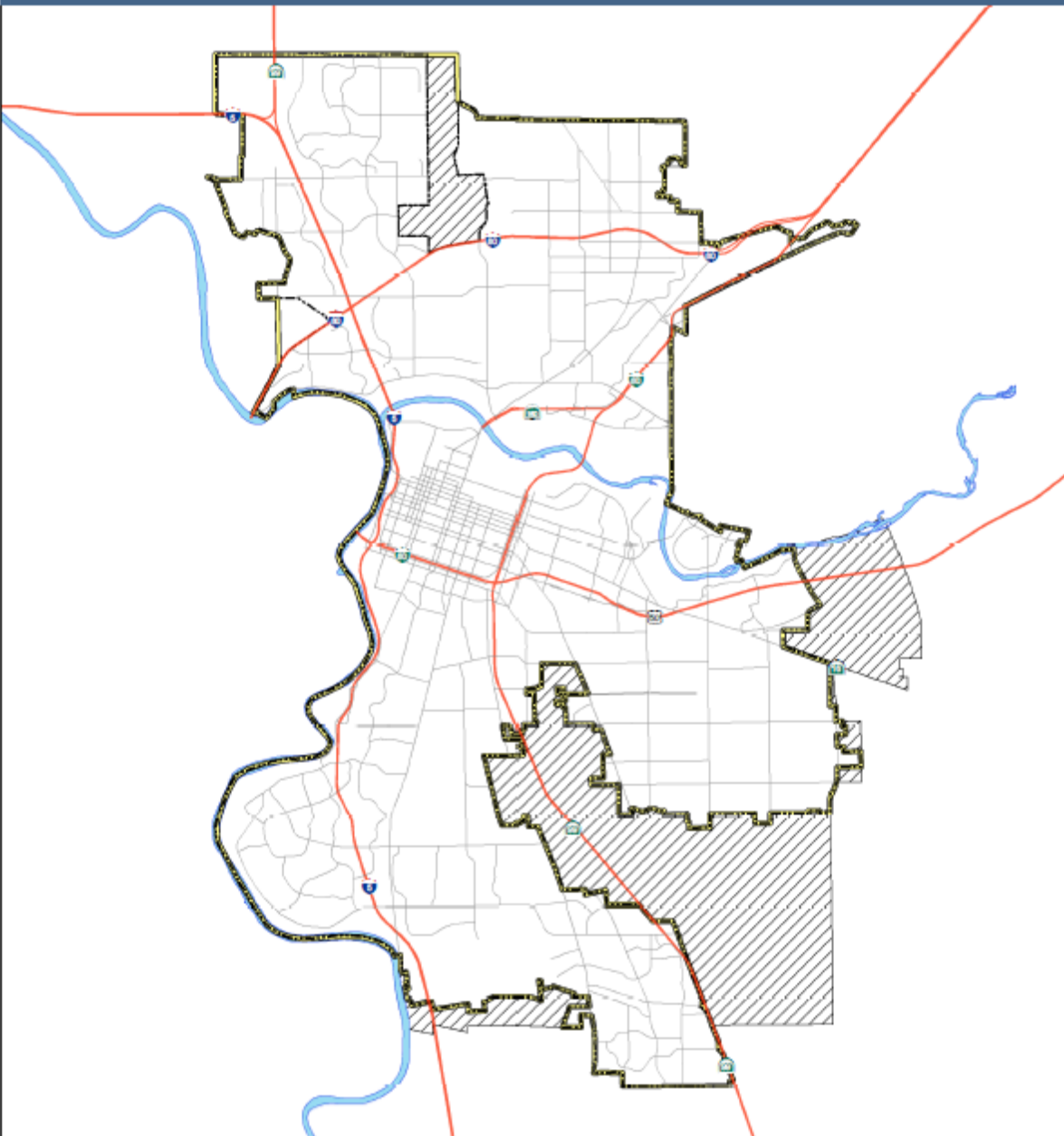
As part of the Master EIR process, the City is required to incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR (CEQA Guidelines Section 15177(d)). The Master EIR mitigation measures that are identified as appropriate are set forth in the applicable technical sections below.

The Master Environmental Impact Report for the 2035 General Plan was certified on March 3, 2015, and the 2035 General Plan was adopted on that date. The Ministerial Approval of Infill Housing process was initiated and in process prior to March 3, 2020. The City has reviewed the MEIR for its adequacy and finds that no substantial changes in circumstances have occurred and no new information has become available that was not known and could not have been known at the time the Master EIR was certified. (Pub. Res. Code, § 21157.6; Guidelines §15179 (b)(1).) Accordingly, the City finds it is proper to use the MEIR to analyze the Project.

This analysis incorporates by reference the general discussion portions of the 2035 General Plan Master EIR. (CEQA Guidelines Section 15150(a)). The Master EIR is available for public review on the City's web site at:

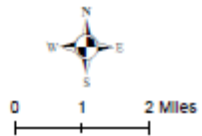
<http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>.

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**Legend**

- Major Roads
- Highways
- Waterways
- 2030 General Plan Policy Area
- City Limits
- Sphere of Influence (outside City Limits)



Data Source: City of Sacramento, 2012

## SECTION II - PROJECT DESCRIPTION

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### Introduction

On May 28, 2019, City Council adopted Resolution 2019-0206, which directed staff to implement the [Housing Streamlining Menu of Options](#). The Housing Streamlining Menu of Options includes over 50 potential actions the City's Planning Division, other City departments, and partner agencies can initiate to streamline approval and production of housing. The ministerial approval of housing projects was identified as one of these potential actions.

Ministerial review is a non-discretionary process. Projects submitted through the ministerial permit process will not be subject to public hearings or environmental review under the California Environmental Quality Act. If a project is consistent with adopted policies and standards, it is approved.

The anticipated benefits to enacting a ministerial approval process for housing projects includes:

- Reducing the turnaround time significantly by expediting the planning approval process to less than 90 days for most multi-unit housing projects; and
- Reducing development risk by providing more certainty and clarity on the planning approval process to housing developers; thereby
- Constructing housing faster, by approving housing projects more quickly than a discretionary review process due to the expedited and certain ministerial approval process.

### Project Background

Chapter 366, Statutes of 2017 (SB 35, Wiener), which became effective on January 1, 2018, was part of a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it requires the availability of a streamlined ministerial approval process for infill housing developments in localities that have not made adequate progress towards their Regional Housing Needs Allocation (RHNA), as required by the California Department of Housing and Community Development. Ninety-five percent of California jurisdictions, including the City of Sacramento, are not currently meeting their prorated RHNA and are therefore subject to SB 35 streamlining requirements and subsequent amendments to Government Code 65913.4 through SB 235 and AB 1485.

As identified in the Housing Streamlining Menu of Options, the Community Development Department proposes to streamline the planning approval process through a ministerial permit process for certain infill housing development projects with two to 200 housing units beyond the requirements of SB 35 (Government Code 65913.4).

### Project Description

The Project consists of the attached proposed ordinance and the Citywide Infill Housing Design Standards. The proposed ordinance amends various sections of Title 17 of the Sacramento City Code to establish a ministerial approval permit process for infill housing projects (as shown in

Exhibit A). The Citywide Infill Housing Design Standards (as shown in Exhibit B) provide an objective set of design standards that will be applied to housing projects throughout the City, including projects requesting ministerial approval.

Applicants of infill housing projects would effectively have three options for housing development projects:

- City of Sacramento discretionary review process (existing)
- SB 35 ministerial review process (required by the State of California and set forth in the proposed ordinance)
- City of Sacramento ministerial review process (set forth in the proposed)

The City of Sacramento ministerial review permit would be granted if a housing project complies with all of the following:

- A) consists of duplex dwellings or multi-unit dwellings that include a total of not more than 200 dwelling units;
- B) does not require a conditional use permit, variance, legislative change request, or any other discretionary entitlement or request;
- C) is an infill project as defined in section 17.108.100 of Title 17 of the Sacramento City Code;
- D) at least two-thirds of the project's gross square footage is designated for residential use;
- E) the design, layout, and physical characteristics of the project are consistent with, and do not deviate from, the city's development standards and design guidelines;
- F) does not involve the demolition of dwelling units occupied by one or more tenants in a multi-unit dwelling within one year prior to the time an application is submitted for approval or the demolition of dwelling units subject to an affordable housing regulatory agreement;
- G) consistent with the general plan and any applicable specific plan or transit village plan;
- H) does not involve a historic or cultural resource; and
- I) is not located—
  1. Within a planned unit development;
  2. Within a historic district listed on the Sacramento register, the National Register of Historic Places, or the California Register of Historical Resources;
  3. On or within 1,000 feet of an existing or former landfill;
  4. On a site listed pursuant to California Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control

pursuant to California Health and Safety Code section 25356, unless the appropriate enforcement agency has cleared the site for residential use;

5. On a site regulated by the Mobilehome Residency Law (Cal. Civ. Code, § 798 et seq.), Recreational Vehicle Park Occupancy Law (Cal. Civ. Code, § 799.20 et seq.), Mobilehome Parks Act (Cal. Health & Saf. Code, § 18200 et seq.), or the Special Occupancy Parks Act (Cal. Health & Saf. Code, § 18860 et seq.);
6. On a site that contains habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Endangered Species Act of 1973 (16 U.S.C. § 1531 et seq.), the California Endangered Species Act (Cal. Fish & G. Code, § 2050 et seq.), or the Native Plant Protection Act (Cal. Fish & G. Code, § 1900 et seq.);
7. On a site with wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993);
8. On land identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Cal. Fish & G. Code, § 2800 et seq.), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. § 1531 et seq.), or other adopted natural resource protection plan;
9. On land protected by a conservation easement; or
10. On a site known to contain archaeological resources, paleontological resources, tribal cultural resources, or human remains.

The City of Sacramento ministerial review permit would use design principles and objective design review standards as articulated in the Citywide Infill Housing Design Standards. The Citywide Infill Housing Design Standards establishes design principles for new projects with two or more units (single-unit dwellings with attached accessory dwelling units are allowed under the State of California permit, but not for the City of Sacramento permit), either as residential-only projects or as part of a mixed-use development where the residential use constitutes at least two-thirds of the total gross building square footage. In addition to these objective design criteria, the Citywide Design Guidelines and other design guidelines as specified in section 17.600.100 of Title 17 of the Sacramento City Code apply to housing development projects when and to the extent allowed by law.



## **SECTION III – ENVIRONMENTAL CHECKLIST AND DISCUSSION**

### **ANTICIPATED SUBSEQUENT PROJECT**

CEQA Guidelines section 15177 states, “After a Master EIR has been prepared and certified, subsequent projects which the lead agency determines as being within the scope of the Master EIR will be subject to only limited environmental review.” For a project to rely on the Master EIR for environmental review, the initial study must “analyze whether the subsequent project was described in the Master EIR and whether the subsequent project may cause any additional significant effect on the environment which was not previously examined in the Master EIR.” (CEQA Guidelines section 15177(b)(2).)

The proposed ordinance and Citywide Infill Housing Design Standards (the Project) is a subsequent project within the scope of the Master EIR. The Master EIR anticipated that the City “may initiate amendments to the Planning and Development Code (Title 17) and other sections of the City Code to achieve consistency with the adopted General Plan.” (MEIR, section 2.7.6.) Further, the MEIR states the City will undertake “Planning and Development Code amendments to ensure consistency with the 2035 General Plan goals, policies and standards.” (MEIR, section 2.7.6.)

The proposed ordinance and Citywide Infill Housing Design Standards further the goals, policies, and standards of the 2035 General Plan by promoting infill development and streamlining the development review process. Specifically, the project supports the following 2035 General Plan goals and policies:

*Goal LU 1.1 Growth and Change. Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.*

*LU 1.1.4 Leading Infill Growth. The City shall facilitate infill development through active leadership and the strategic provision of infrastructure and services and supporting land uses.*

The proposed Project continues Sacramento’s leadership in providing streamlined and expedited review processes for infill development projects in support of sustainable growth policies.

*LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.*

The proposed Project incentivizes infill housing development projects by reducing project-turnaround time and reducing development risk by providing a clear and certain path for planning approval of infill housing development projects that meet objective development and design standards.

*Goal LU 2.7 City Form and Structure. Require excellence in the design of the city's form and structure through development standards and clear design direction.*

*LU 2.7.2 Design Review. The City shall require design review that focuses on achieving appropriate form and function for new and reuse and reinvestment projects to promote creativity, innovation, and design quality.*

The proposed Project creates Citywide Infill Housing Design Standards that support infill housing development that is consistent with adopted city policies such as smart growth, resiliency, sustainability, and utilization of existing infrastructure. The design standards also promote a positive environment for the residents with sustained quality and adequate amenities, support compatibility with surrounding properties, and contribute to the enhancement of the character, value and livability of Sacramento's neighborhoods.

*Goal H-2.3 Constraints. Remove constraints to the development housing*

*H-2.3.1 Avoiding Unnecessary Costs to Housing. The City shall ensure that its policies, regulations, and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development.*

The proposed Project would reduce unnecessary costs, such as environmental review and public review and approval, for infill housing projects that meet objective development and design standards, but currently are required to go through a discretionary review process. The proposed Project would also eliminate obstacles to new development projects by providing a clear and objective planning approval process, thus opening the door to new development and new developers who have until this time elected to not participate in the housing development market due to known and/or perceived risks and subsequent costs of attempting to receive approval under a discretionary approval process.

*H-2.3.5 Clear Development Standards and Approval Procedures. The City shall maintain and administer clear development standards, and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters.*

The proposed Project would provide a ministerial (non-discretionary) planning-approval process for housing development projects with 2-200 dwelling units, utilizing objective development and design review standards.

*Goal ED 3.1 Land, Sites, and Opportunity Areas. Retain, attract, expand, and develop businesses by providing readily available and suitable sites with appropriate zoning and access.*

*ED 3.1.8 Streamline Development Process. The City shall continue to identify, develop, and implement strategies, and programs, and processes that streamline its development review process.*

The proposed Project would streamline the planning-approval process for infill housing development projects by implementing a ministerial (non-discretionary) approval process.

*Goal ER 6.1 Improved Air Quality. Improve the health and sustainability of the community through improved regional air quality and reduced greenhouse gas emissions that contribute to climate change.*

*ER 6.1.7 Greenhouse Gas Reduction in New Development. The City shall reduce greenhouse gas emissions from new development by discouraging auto-dependent sprawl and dependence on the private automobile; promoting water conservation and recycling; promoting development that is compact, mixed use, pedestrian friendly, and transit oriented; promoting energy-efficient building design and site planning; improving the jobs/housing ratio in each community; and other methods of reducing emissions.*

The proposed Project would be available only for infill housing development projects in existing developed areas, creating new opportunities in existing communities, while leveraging existing infrastructure. Infill development sites are typically located near public transit, employment centers and schools. Constructing housing on infill development sites will decrease reliance on single-occupancy auto travel and thereby reduce vehicle miles traveled and greenhouse gas emissions.

The proposed Project supports the aforementioned goals and policies of the 2035 General Plan and is considered a subsequent action under the Master EIR as “amendments to the...City Code to achieve consistency with the adopted General Plan” (MEIR, § 2.7.6.). The proposed amendments to Title 17 and the adoption of objective (non-discretionary) design review standards (the Citywide Infill Housing Design Standards) help to implement several goals and policies by encouraging and streamlining infill development by reducing the entitlement review time and costs.

## **LAND USE, POPULATION AND HOUSING, AGRICULTURAL RESOURCES AND ENERGY**

### **Introduction**

The California Environmental Quality Act (CEQA) requires the Lead Agency to examine the effects of a project on the physical conditions that exist within the area that would be affected by the project. CEQA also requires a discussion of any inconsistency between the proposed project and applicable general plans and regional plans.

An inconsistency between the proposed project and an adopted plan for land use development in a community would not constitute a physical change in the environment. When a project diverges from an adopted plan, however, it may affect planning in the community regarding infrastructure and services, and the new demands generated by the project may result in later physical changes in response to the project.

In the same manner, the fact that a project brings new people or demand for housing to a community does not, by itself, change the physical conditions. An increase in population may, however, generate changes in retail demand or demand for governmental services, and the demand for housing may generate new activity in residential development. Physical environmental impacts that could result from implementing the proposed project are discussed in the appropriate technical sections.

This section of the initial study identifies the applicable land use designations, plans and policies, and permissible densities and intensities of use, and discusses any inconsistencies between these plans and the proposed project. This section also discusses agricultural resources and the effect of the project on these resources.

### **Discussion**

#### **Land Use, Population, and Housing**

The proposed Project consists of revisions to portions of the Planning and Development Code related to processing entitlements through a ministerial permit process and the adoption of objective design review standards (the Citywide Infill Housing Design Standards). The proposed amendments to the Sacramento City Code would not affect general plan land use designations, zoning designations, location, or density of housing in the City. The proposed amendments would be minor and would not affect the analysis set forth in the Master EIR, nor would it affect population levels in the City. Additionally, the Citywide Infill Housing Design Standards would not affect general plan land use designations, zoning designations, location, or density of housing in the City. The only effect of the proposed Project would be to provide Citywide standards for the design of structures for infill development projects.

The design standards apply to new projects with two or more units (single-unit dwellings with attached accessory dwelling units are allowed under the State of California permit, but not for the City of Sacramento permit), either as residential-only projects or as part of a mixed-use development where the residential use constitutes at least two-thirds of the total gross building square footage. Because the design standards would not affect the location or quantity of housing, it would not affect land use decisions by the City, nor would it affect population levels in the City.

#### **Agricultural Resources**

The Master EIR discussed the potential impact of development under the 2035 General Plan on agricultural resources. See Master EIR, Chapter 4.1. In addition to evaluating the effect of the

general plan on sites within the City, the Master EIR noted that to the extent the 2035 General Plan accommodates future growth within the City Limits, the conversion of farmland outside the City Limits is minimized. (Master EIR, page 4.1-2) The Master EIR concluded that the impact of the 2035 General Plan on agricultural resources within the City was less than significant.

The proposed Project aims to provide a variety of housing products by making it easier for developers to produce housing without expensive, lengthy, and sometimes an uncertain entitlement approval process. This concept promotes urban infill and discourages urban sprawl. These goals are consistent with the 2035 General Plan and Master EIR analysis and would result in no new significant effects not evaluated in the Master EIR.

## **Energy**

The proposed Project would not result in changes relating to energy requirements for specific projects. The proposed Project would not encourage the wasteful use of energy.

Structures built in the City are subject to Titles 20 and 24 of the California Code of Regulations, which serve to reduce demand for electrical energy by implementing energy-efficient standards for residential and non-residential buildings. The 2035 General Plan includes policies to encourage use of energy-efficient technology by offering rebates and other incentives to commercial and residential developers and recruiting businesses that research and promote energy conservation and efficiency.

Policies U 6.1.6 through U 6.1.8 focus on promoting the use of renewable resources, which would reduce the cumulative impacts associated with use of non-renewable energy sources. In addition, Policies U 6.1.5 and U 6.1.12 call for the City to work closely with utility providers and industries to promote new energy conservation technologies.

The Master EIR evaluated the potential impacts on energy and concluded that the effects would be less than significant. (See Impact 4.11-6) Any new development subject to the proposed Project (the ordinance and Citywide Infill Housing Design Standards) would be constructed to the standards required by current building codes, achieving energy efficiency. The proposed Project would not result in any impacts not identified and evaluated in the Master EIR.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<b>1. AESTHETICS, LIGHT AND GLARE</b> Except as provided in Public Resources Code Section 21099, would the project:			
A) Have a substantial adverse effect on a scenic vista?			X
B) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
C) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

**ENVIRONMENTAL SETTING**

*Aesthetics*

The City of Sacramento is a valley floor characterized by flat terrain in a predominantly built-out environment. The average elevation is 25 feet above sea level. Long-range views within the Ordinance Area are generally expansive because of the flat terrain. The western portion of the city lies at an elevation of about 20 feet; the terrain slopes upward to the east. Low rises are occasionally present, probably originating as natural banks of the Sacramento and American Rivers. The American River, Morrison Creek, and other local drainages have downcut through the plain, forming low near-vertical stream banks from place to place. With the exception of these stream banks, ground slope within the city does not exceed 8 percent and is most often between zero and 3 percent.

Views across the city to the east include views of the foothills and mountains. The Sierra Nevada can be seen directly beyond the city skyline as one drives east across the Yolo Causeway on I-80.

*Light and Glare*

The City of Sacramento includes a wide variety of visual features that include various light and glare levels. The City of Sacramento is primarily built out, and a significant amount of artificial light and glare from urban uses already exists. The downtown area has a higher concentration than the outlying residential areas of artificial light and reflective surfaces that produce glare (City of Sacramento 2008b).

## **STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, aesthetics impacts may be considered significant if the proposed project would result in one or more of the following:

*Glare.* Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

*Light.* Light is considered significant if it would be cast onto oncoming traffic or residential uses.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR described the existing visual conditions in the general plan policy area, and the potential changes to those conditions that could result from development consistent with the 2035 General Plan. See Master EIR, Chapter 4.13, Visual Resources.

The Master EIR identified potential impacts for glare (Impact 4.13-1).

Light cast onto oncoming traffic or residential uses was identified as a potential impact (Impact 4.13-1). The Master EIR identified Policy LU 6.1.12 (Compatibility with Adjoining Uses) and its requirement that lighting must be shielded and directed downward as reducing the potential effect to a less-than-significant level.

## **ANSWERS TO CHECKLIST QUESTIONS**

### *Questions A–D*

The proposed Project would not result in any new impacts to aesthetics, light and glare that were not previously anticipated in the General Plan 2035 Master EIR. Projects eligible for the ministerial approval of infill housing would be required to comply with all applicable standards, including the zoning and General Plan land use standards. Proposed amendments to the Planning and Development Code do not change any regulations relating to aesthetics, light and glare.

The proposed Project would establish design principles and objective design review standards as articulated in the Citywide Infill Housing Design Standards. The design principles and objective design review standards originate from the Citywide Design Guidelines, which include guidelines and standards, and apply to the ministerial approval process for infill housing development projects. Ministerial approval of infill housing projects will need to demonstrate compliance with the Citywide Infill Housing Design Standards and the City's development standards. The operator of the land use is obligated to comply with all City Code requirements related to lighting, which prohibits light trespass over property lines (SCC 17.612.030.B). Existing design standards would avoid any significant effects relating to light and glare or other aesthetic concerns, and no new significant effects would occur. The proposed Project would not affect or modify existing City policies addressing Aesthetics, Light and Glare. No new impacts to issues A-D would result as part of the proposed Project.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Aesthetics, Light and Glare.



Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
2. <u>AIR QUALITY</u>			
<i>Would the proposal:</i>			
A) Result in construction emissions of NO <sub>x</sub> above 85 pounds per day?			X
B) Result in operational emissions of NO <sub>x</sub> or ROG above 65 pounds per day?			X
C) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
C) Result in PM <sub>10</sub> concentrations equal to or greater than five percent of the State ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) in areas where there is evidence of existing or projected violations of this standard?			X
E) Result in CO concentrations that exceed the 1-hour State ambient air quality standard (i.e., 20.0 ppm) or the 8-hour State ambient standard (i.e., 9.0 ppm)?			X
F) Result in exposure of sensitive receptors to substantial pollutant concentrations?			X
G) Result in TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs from mobile sources?			X
H) Impede the City or State efforts to meet AB32 standards for the reduction of greenhouse gas emissions?			X

## ENVIRONMENTAL SETTING

### *Regional and Local Climate*

The City of Sacramento is located within the Sacramento Valley Air Basin (SVAB), which is a valley bounded by the North Coast Mountain Ranges to the west and the Northern Sierra Nevada Mountains to the east. The terrain in the valley is flat and approximately 25 feet above sea level.

Hot, dry summers and mild, rainy winters characterize the Mediterranean climate of the Sacramento Valley. Throughout the year, daily temperatures may range by 20 or more degrees Fahrenheit with summer highs often exceeding 100 degrees and winter lows occasionally below freezing. Average annual rainfall is about 20 inches and snowfall is very rare. Summertime temperatures are normally moderated by the presence of the “Delta breeze” that arrives through the Carquinez Strait in the evening hours.

### *Stationary and Mobile Sources*

Air pollutant emissions within the SVAB are generated by stationary, area-wide, and mobile sources. Stationary sources are usually subject to a permit to operate from the local air district, occur at specific identified locations, and are usually associated with manufacturing and industry. Examples of major stationary sources include refineries, concrete batch plants, and can coating operations. Minor stationary sources include smaller-scale equipment such as diesel fueled emergency backup generators and natural gas boilers.

Area sources are emissions-generating activities that are distributed over an area and do not require permits to operate from any air agency. Examples of area sources include natural gas combustion for residential or commercial space and water heating, landscaping equipment such as lawn mowers, and consumer products such as barbeque lighter fluid and hairspray.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources are those that are legally operated on roadways and highways. Off-road sources include aircraft, trains, and construction vehicles. Mobile sources account for the majority of the air pollutant emissions within the SVAB.

### *Ambient Air Quality Standards*

Both the Federal and State governments have established ambient air quality standards for outdoor concentrations of various pollutants in order to protect public health and welfare with a margin of safety.

The air pollutants for which Federal and State standards have been promulgated include ozone, nitrogen dioxide (NO<sub>2</sub>), carbon monoxide (CO), suspended particulate matter, sulfur dioxide (SO<sub>2</sub>), and lead. Each of these pollutants is briefly described below.

- Ozone is a gas that is formed when reactive organic gases (ROG) and nitrogen oxides (NOX), both byproducts of internal combustion engine exhaust and other processes, undergo photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
- NO<sub>2</sub> is a brownish, highly reactive gas that is present in all urban environments. The major human-made sources of NO<sub>2</sub> are combustion devices, such as boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines.
- CO is a colorless, odorless gas produced by the incomplete combustion of fossil fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. The highest ambient CO concentrations are generally found near congested

transportation corridors and intersections, but the SVAB has not experienced a violation of ambient air quality standards for CO in 20 years (ARB 2013a).

- Respirable Particulate Matter (PM10) and Fine Particulate Matter (PM2.5) consist of extremely small, suspended particles 10 microns and 2.5 microns or smaller in diameter. Some sources of suspended particulate matter (e.g., pollen and windblown dust), occur naturally. However, in populated areas, most fine suspended particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.
- SO<sub>2</sub> is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of the burning of high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries.
- Lead in the atmosphere was primarily associated with combustion of leaded gasoline, which is no longer permitted for on-road motor vehicles. Lead is no longer a pollutant of concern in the SVAB.

### *Regional Air Quality*

Regionally, some portions of the SVAB have fewer air quality problems than others. Only a portion of the SVAB is in nonattainment for Federal ozone standards. Sacramento County attained the Federal PM<sub>10</sub> standard in 2013. Regarding State standards, the entire SVAB is in nonattainment for ozone and PM standards.

Even though the SVAB does not attain certain standards, air quality has improved over time. Pollutant levels have decreased dramatically since the 1980s even with substantial region-wide population growth. Mobile sources contribute the majority of ozone precursor emissions in Sacramento County, while areawide sources, such as dust entrained from vehicle travel on roadways and construction activities, compose the majority of PM emissions.

### *Local Air Quality*

The ARB collects ambient air quality data through a network of air monitoring stations throughout the state. There are eight<sup>a</sup> monitoring stations in the County of Sacramento, but not all of the stations monitor for all criteria pollutants. There are two monitoring stations in the city of Sacramento one on Bercut Drive and one downtown on T Street. Table 6 identifies the national and State ambient air quality standards for air pollutants for which Sacramento County is in nonattainment and lists the highest ambient pollutant concentrations that have been measured within the city through the period of 2016-2018. As shown, the Sacramento area has a recent history of Federal and State exceedances for the ozone and particulate matter standards. No other ambient air quality standards have been exceeded in Sacramento during the last three years.

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<sup>a</sup> <http://www.airquality.org/Air-Quality-Health/Air-Monitoring>

<b>Table 6 Summary of Ambient Air Quality Monitoring Data in Ordinance Area</b>				
<i>Pollutant</i>	<i>Air Quality Standards</i>	<i>Year</i>		
		<i>2009</i>	<i>2010</i>	<i>2011</i>
<b>Ozone</b>				
Maximum 1-hour concentration (State)	0.09 ppm	0.102	0.092	0.100
# of days exceeding State 1-hour standard.	n/a	3	0	1
Maximum 8-hour concentration. (State / national)	0.070 / 0.075 ppm	0.089	0.078	0.087
# of days exceeding State 8-hour standard.	n/a	13	2	5
# of days exceeding national 8-hour standard.	n/a	5	1	1
<b>Respirable Particulate Matter (PM10)</b>				
Maximum 24-hour concentration (State / national)	50 / 150 µg/m <sup>3</sup>	50.7	53.9	67.0
# of days exceeding State standard	n/a	1	1	1
# of days exceeding national standard	n/a	0	0	0
<b>Fine Particulate Matter (PM2.5)</b>				
Maximum 24-hour concentration measured (State)	35 µg/m <sup>3</sup>	50.1	37.0	50.5
# of days exceeding national standard	n/a	1	0	6

Notes: µg/m<sup>3</sup> = micrograms per cubic meter of air; ppm = parts by volume per million of air.  
Measurements are from Sacramento-Goldenland Court and T Street monitoring stations, whichever is higher.  
Source: ARB 2013a.

### *Toxic Air Contaminant Emissions*

Toxic air contaminants (TACs) are airborne substances that, even in small quantities, are capable of causing chronic (i.e., of long duration) and acute (i.e., severe, but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different than the criteria air pollutants discussed previously in that ambient air quality standards have not been established for them. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations.

According to the California Almanac of Emissions and Air Quality (ARB 2009), the majority of the estimated health risks from TACs can be attributed to relatively few compounds, the most important being diesel PM. Diesel PM differs from other TACs in that it is not a single substance, but rather a complex mixture of hundreds of substances. Although diesel PM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, lubricating oil, and whether an emissions control system is being used. Based on receptor modeling techniques, ARB estimated diesel PM health risk to be 360 excess cancer cases per million people in the SVAB in the year 2000. Since 1990, the health risk associated with diesel PM has been reduced by 52%. Overall, levels of most TACs, except para-dichlorobenzene and formaldehyde, have decreased since 1990 (ARB 2009).

## *Sensitive Receptors*

As discussed previously, the Federal and State ambient air quality standards have been set at levels to protect the most sensitive persons from illness or discomfort with a margin of safety. Air pollution regulatory agencies typically define sensitive receptors to include residences, schools, playgrounds, child care centers, athletic facilities, hospitals, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Each of these land use types is present in the city of Sacramento.

## **Standards of Significance**

For purposes of this Initial Study, air quality impacts may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- construction emissions of NO<sub>x</sub> above 85 pounds per day;
- operational emissions of NO<sub>x</sub> or ROG above 65 pounds per day;
- violation of any air quality standard or contribute substantially to an existing or projected air quality violation;
- PM<sub>10</sub> concentrations equal to or greater than five percent of the State ambient air quality standard (i.e., 50 micrograms/cubic meter for 24 hours) in areas where there is evidence of existing or projected violations of this standard. However, if project emissions of NO<sub>x</sub> and ROG are below the emission thresholds given above, then the project would not result in violations of the PM<sub>10</sub> ambient air quality standards;
- CO concentrations that exceed the 1-hour State ambient air quality standard (i.e., 20.0 ppm) or the 8-hour State ambient standard (i.e., 9.0 ppm); or
- exposure of sensitive receptors to substantial pollutant concentrations.

Ambient air quality standards have not been established for toxic air contaminants (TAC). TAC exposure is deemed to be significant if:

- TAC exposures create a risk of 10 in 1 million for stationary sources, or substantially increase the risk of exposure to TACs from mobile sources.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR addressed the potential effects of the 2035 General Plan on ambient air quality and the potential for exposure of people, especially sensitive receptors such as children or the elderly, to unhealthy pollutant concentrations. See Master EIR, Chapter 4.2.

Policies in the 2035 General Plan in Environmental Resources were identified as mitigating potential effects of development that could occur under the 2035 General Plan. For example, Policy ER 6.1.1 calls for the City to work with the California Air Resources Board and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to meet State and Federal air quality standards; Policy ER 6.1.2 requires the City to review proposed development projects to ensure that the projects incorporate feasible measures that reduce construction and operational emissions; Policies ER 6.1.4 and 6.1.10 call for coordination of City efforts with SMAQMD; and Policy ER 6.1.14 requires the City to give preference to contractors using reduced-emission equipment.

The Master EIR identified exposure to sources of toxic air contaminants (TAC) as a potential effect. Policies in the 2035 General Plan would reduce the effect to a less-than-significant level. The policies include ER 6.1.1, requiring consideration of current guidance provided by the Air Resources Board and SMAQMD and ER 6.1.4, requiring development adjacent to stationary or mobile TAC sources to be designed with consideration of such exposure in design, landscaping and filters.

The Master EIR found that greenhouse gas emissions that would be generated by development consistent with the 2035 General Plan would be a significant and unavoidable cumulative impact. The discussion of greenhouse gas emissions and climate change in the 2035 General Plan Master EIR are incorporated by reference in this Initial Study. (CEQA Guidelines Section 15150)

The Master EIR identified numerous policies included in the 2035 General Plan that addressed greenhouse gas emissions and climate change. See MEIR, Chapter 4.2, and pages 1-12 et seq. The Master EIR is available for review at <http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>.

Policies identified in the 2035 General Plan include directives relating to sustainable development patterns and practices, and increasing the viability of pedestrian, bicycle and public transit modes. A complete list of policies addressing climate change is included in the Master EIR in Table ES-1, page 6 et seq; the Final MEIR included additional discussion of greenhouse gas emissions and climate change in response to written comments.

## **ANSWERS TO CHECKLIST QUESTIONS**

### *Questions A–H*

The proposed Project would not result in any new air quality impacts that were not previously anticipated in the General Plan 2035 Master EIR. Projects eligible for the ministerial approval of infill housing would be required to comply with all applicable standards, including the zoning and General Plan land use standards. No changes in density are proposed. Based upon the size of the residential developments that would be allowed under the ordinance, ozone precursor emissions and emissions of particulate matter would be well below the screening levels according to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) *Guide to Air Quality Assessment in Sacramento County*, Operational Screening Levels. Additionally, all development would be required to comply with the City's Climate Action Plan and the goals and policies of the General Plan for reducing greenhouse gas emissions. The proposed Project would not result in impacts relating to air quality or greenhouse gas emissions beyond those analyzed and contemplated in the 2035 General Plan MEIR. Implementing the Project would result in less than significant impacts relating to air quality.

## **MITIGATION MEASURES**

No mitigation measures are required.

## **Findings**

The proposed Project would have no additional project-specific environmental effects relating to Air Quality.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<b>3. <u>BIOLOGICAL RESOURCES</u></b> Would the proposal:  A) Create a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected			X
B) Result in substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal			X
C) Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands)?			X

**ENVIRONMENTAL SETTING**

The city of Sacramento is bordered by farmland to the north, farmland and the Sacramento River to the west, the city of Elk Grove to the south, and developed unincorporated portions of Sacramento County to the east. Historically, the natural habitats within the city of Sacramento included perennial grasslands, riparian woodlands, oak woodlands, and a variety of wetlands—vernal pools, seasonal wetlands, freshwater marshes, ponds, streams, and rivers.

From a biological perspective, the area near the confluence of the Sacramento and American Rivers is a particularly rich and diverse part of the region because of the rich soils and diversity of vegetation it supports. Over the last 150 years, development from agriculture, irrigation, flood control, and urbanization has resulted in the loss or alteration of much of the natural habitat within the boundaries of the city of Sacramento. Nonnative annual grasses have replaced the native perennial grasslands, many of the natural streams have been channelized, much of the riparian and oak woodlands have been cleared, and most of the marshes have been drained and converted to agricultural or urban uses.

Although most of the city of Sacramento is made up of residential, commercial, and other urban development, valuable plant and wildlife habitat still exists. These natural habitats are located primarily outside the City Limits in the northern, southern, and eastern portions of the city, but they also occur along river and stream corridors and on a number of undeveloped parcels within the city. Habitats present within the Policy Area include annual grasslands, riparian woodlands, oak woodlands, riverine (rivers and streams) habitats, ponds, freshwater marshes, seasonal wetlands, and vernal pools.

## **STANDARDS OF SIGNIFICANCE**

For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, would result with implementation of the proposed project:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal; or
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands).

For the purposes of this document, “special-status” has been defined to include those species, which are:

- Listed as endangered or threatened under the Federal Endangered Species Act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA).

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 4.3 of the Master EIR evaluated the effects of the 2035 General Plan on biological resources within the General Plan policy area. The Master EIR identified potential impacts in terms of degradation of the quality of the environment or reduction of habitat or population below self-sustaining levels of special-status birds, through the loss of both nesting and foraging habitat.

Policies in the 2035 General Plan were identified as mitigating the effects of development that could occur under the provisions of the 2035 General Plan. Policy ER 2.1.5 calls for the City to preserve the ecological integrity of creek corridors and other riparian resources; Policy ER 2.1.10 requires the City to consider the potential impact on sensitive plants for each project and to require pre-construction surveys when appropriate; and Policy 2.1.11 requires the City to coordinate its actions with those of the California Department Fish and Game, U.S. Fish and Wildlife Service, and other agencies in the protection of resources.

The Master EIR concluded that the cumulative effects of development that could occur under the 2035 General Plan would be significant and unavoidable as they related to effects on special-



status plant species, reduction of habitat for special-status invertebrates, loss of habitat for special-status birds, loss of habitat for special-status amphibians and reptiles, loss of habitat for special-status mammals, special-status fish and, in general, loss of riparian habitat, wetlands and sensitive natural communities such as elderberry savannah (4.3-12).

#### **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

#### **ANSWERS TO CHECKLIST QUESTIONS**

##### *Questions A–C*

The proposed Project would establish a ministerial permit process and citywide design standards for infill housing development projects. Development projects located on a site that contains protected species or habitat for protected species; wetlands; or on land identified for conservation or protected by a conservation easement; would be ineligible for the ministerial permit process. The proposed Project would not affect City plans for location or density of development and would not affect the extent to which biological resources in the City might be affected by new development.

Implementing the proposed Project would not affect or modify existing City policies addressing biological resources. The proposed Project would not result in impacts relating to biological resources beyond those identified in the Master EIR.

#### **MITIGATION MEASURES**

No mitigation measures are required.

#### **FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Biological Resources.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<b>4. CULTURAL RESOURCES</b> Would the project:  A) Cause a substantial adverse change in the significance of a historical pursuant to § 15064.5?			X
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X
C) Disturb any human remains, including those interred outside of formal cemeteries?			X

**ENVIRONMENTAL SETTING**

The Delta was one of the first regions in California in which intensive archaeological fieldwork was conducted. The first settlements in the Sacramento Valley likely occurred during the late Pleistocene and early Holocene periods (14,000–8,000 years Before Present). Sacramento’s location within a great valley and at the confluence of two rivers, the Sacramento and American Rivers, shaped its early and modern settlements. It is highly likely that Paleo-Indian populations occupied the area with villages located near watercourses. However, the archaeological record of such use is sparse, probably because of recurring natural flood events.

A major portion of the city of Sacramento lies in the territory attributed to the Nisenan tribe, a branch of the Maidu group of the Penutial language family. Tribes of this language family dominated the Central Valley, San Francisco Bay area, and western Sierra Nevada foothills when European immigrants first arrived. The southern portion of the Ordinance Area was controlled at the time of contact by the Plains Miwok, one of five separate cultural linguistic groups of the Eastern Miwok.

Previous surveys since 1930 have recorded approximately 80 archaeological sites within the city. The types of archaeological resources discovered include village sites, smaller occupation or special-use sites, and lithic scatters. Native American use of the Ordinance Area focused on higher spots along the rivers, creeks, and sloughs that provided water and sources of food.

Over the years the City has undertaken several surveys of historic buildings in an effort to establish historic districts. The majority of the historic resources and landmarks in the city are located within the Central City grid. There are 31 City designated historic districts in the city. There are approximately 104 resources listed as California Points of Historical Interest, California Landmarks, and California Register Historical Resources. Fifty-seven properties in the city are listed on the National Register of Historic Places.

**STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, cultural resource impacts may be considered significant if the proposed project would result in one or more of the following:

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or
2. Directly or indirectly destroy a unique paleontological resource.

### **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated the potential effects of development under the 2035 General Plan on prehistoric and historic resources. See Chapter 4.4. The Master EIR identified significant and unavoidable effects on historic resources and archaeological resources.

General plan policies identified as reducing such effects call for identification of resources on project sites (Policy HCR 2.1.1), implementation of applicable laws and regulations (Policy HCR 2.1.2 and HCR 2.1.15), early consultation with owners and land developers to minimize effects (Policy HCR 2.1.10 and encouragement of adaptive reuse of historic resources (Policy HCR 2.1.13). Demolition of historic resources is deemed a last resort. (Policy HCR 1.1.14)

### **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

### **ANSWERS TO CHECKLIST QUESTIONS**

#### *Questions A - C*

The proposed Project would not affect the location or density of development and would not encourage development that could have impacts on cultural resources that were not evaluated in the Master EIR. The project does not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan Master EIR. Implementing the proposed project would not affect or modify existing City policies or development regulations addressing cultural resources.

Development projects located on a site known to contain archaeological resources, paleontological resources, tribal cultural resources, or human remains, would be ineligible for the ministerial permit process. Development projects located within a historic district listed on the Sacramento register, the National Register of Historic Places, or the California Register of Historical Resources, would be ineligible for the City of Sacramento ministerial permit process.

### **MITIGATION MEASURES**

No mitigation measures are required.

### **FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Cultural Resources.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p><u>5.GEOLOGY AND SOILS</u></p> <p>Would the project allow a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards?</p>			X

**ENVIRONMENTAL SETTING**

*Topography and Geology*

The project area – the City of Sacramento – is located in the Great Valley of California. The Great Valley is an alluvial plain approximately 400 miles long and 50 miles wide. The northern and southern portions of the Great Valley are drained by the Sacramento and San Joaquin Rivers, respectively. Topography in the Sacramento area is relatively flat, with elevations as low as sea level gradually increasing to approximately 75 feet above sea level in the northeastern portion.

*Seismicity*

Although all of California is typically regarded as seismically active, the city does not commonly experience strong groundshaking resulting from earthquakes along known or previously unknown active faults. There are, however, isolated areas within the city that have soils and other conditions which could result in structural damage induced by seismic activity. Seismic hazards that may affect portions of the city during, or in the aftermath of, a major seismic event may include minor groundshaking and liquefaction.

*Soils*

The Natural Resources Conservation Service (NRCS) has mapped more than 30 individual soil units in the city of Sacramento. The predominant soil units in the city are San Joaquin, Clear Lake, Galt, Cosumnes, and Sailboat soils, which account for over 60 percent of the total land area. The remaining soil units each account for only a few percent or less of the total. The San Joaquin soils are generally present in the eastern and southeastern part of the city. The Clear Lake and Cosumnes soils occur in the northern part of the city. Galt soils are in the southwestern part of the city, in an area generally bound by Interstate 5 and State Route 99. The Sailboat soils occur along the American and Sacramento rivers.

Portions of the city may be susceptible to soil hazards such as erosion, shrink/swell potential (expansive soils), and subsidence. Erosion refers to the removal of soil from exposed bedrock surfaces by water or wind. Although erosion occurs naturally, it is often accelerated by human activities that disturb soil and vegetation. Erosion potential is generally identified on a case-by-case basis, depending on factors such as climate, soil cover, slope conditions, and inherent soil properties.

Shrink/swell potential refers to soils that expand when wet and shrink when dry. This hazard occurs primarily in soils with high clay content and can cause structural damage to foundations and roads that do not have proper structural engineering. Areas with greater shrink/swell potential are generally less suitable or desirable for development than areas with nonexpansive soils. Many of the soil units present within the city of Sacramento exhibit high shrink/swell potential. As with seismic hazards, site-specific geotechnical studies are necessary to identify where such hazards could occur.

## **STANDARDS OF SIGNIFICANCE**

For the purposes of this Initial Study, an impact is considered significant if it allows a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 4.5 of the Master EIR evaluated the potential effects related to seismic hazards, underlying soil characteristics, slope stability, erosion, existing mineral resources and paleontological resources in the General Plan Policy Area. Implementation of identified policies in the 2035 General Plan reduced all effects to a less-than-significant level. Policies EC 1.1.1 and 1.1.2 require regular review of the City's seismic and geologic safety standards, geotechnical investigations for project sites and retrofit of critical facilities such as hospitals and schools.

## **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

## **ANSWERS TO CHECKLIST QUESTIONS**

### *Question A*

The proposed Project does not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Implementing the proposed Project would not affect or modify existing City policies, or development regulations addressing geology and soils.

Any future development would be subject to the Sacramento City Code provisions related to grading, erosion, and sediment control. The proposed Project does not include any goals, policies, or programs that conflict with or supersede the City's existing development or design review standards.

## **MITIGATION MEASURES**

No mitigation measures are required.

## FINDINGS

The proposed Project would have no additional project-specific environmental effects relating to Geology and Soils.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<b>6. HAZARDS</b> Would the project:			
A) Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities?			X
B) Expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials?			X
C) Expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities?			X

## ENVIRONMENTAL AND REGULATORY SETTING

Federal regulations and regulations adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD) apply to the identification and treatment of hazardous materials during demolition and construction activities. Failure to comply with these regulations respecting asbestos may result in a Notice of Violation being issued by the AQMD and civil penalties under State and/or Federal law, in addition to possible action by U.S. EPA under Federal law.

Federal law covers a number of different activities involving asbestos, including demolition and renovation of structures (40 CFR § 61.145).

### SMAQMD Rule 902 and Commercial Structures

The work practices and administrative requirements of Rule 902 apply to all commercial renovations and demolitions where the amount of Regulated Asbestos-Containing Material (RACM) is greater than:

- 260 lineal feet of RACM on pipes, or
- 160 square feet of RACM on other facility components, or
- 35 cubic feet of RACM that could not be measured otherwise.

The administrative requirements of Rule 902 apply to any demolition of commercial structures, regardless of the amount of RACM.

### **Asbestos Surveys**

To determine the amount of RACM in a structure, Rule 902 requires that a survey be conducted prior to demolition or renovation unless:

- the structure is otherwise exempt from the rule, or
- any material that has a propensity to contain asbestos (so-called "suspect material") is treated as if it is RACM.

Surveys must be done by a licensed asbestos consultant and require laboratory analysis. Asbestos consultants are listed in the phone book under "Asbestos Consultants." Large industrial facilities may use non-licensed employees if those employees are trained by the U.S. EPA. Questions regarding the use of non-licensed employees should be directed to the AQMD.

### **Removal Practices, Removal Plans/Notification and Disposal**

If the survey shows that there are asbestos-containing materials present, the SMAQMD recommends leaving it in place.

If it is necessary to disturb the asbestos as part of a renovation, remodel, repair or demolition, Cal OSHA and the Contractors State License Board require a licensed asbestos abatement contractor be used to remove the asbestos-containing material.

There are specific disposal requirements in Rule 902 for friable asbestos-containing material, including disposal at a licensed landfill. If the material is non-friable asbestos, any landfill willing to accept asbestos-containing material may be used to dispose of the material.

### *Hazardous Materials Use and Waste Generation*

Hazardous materials are routinely used, stored, and transported in the city of Sacramento by businesses (including industrial and commercial/retail businesses), public and private institutions (such as educational facilities and hospitals), and households. The Sacramento County Environmental Management Department (SCEMD) maintains a database of all businesses in the City of Sacramento using hazardous materials in excess of the threshold quantities (55 gallons for a liquid, 200 cubic feet for a compressed gas, and 500 pounds for a solid). The "Master List of Facilities within Sacramento County with Potentially Hazardous Materials" is downloadable from the County's website (<http://www.emd.saccounty.net/Documents/lists/mstr.pdf>) and is readily available to the public (Sacramento County 2013). Businesses in the city that use and store hazardous materials in quantities subject to Federal and State regulations that require community notification are required to prepare and submit a Hazardous Materials Management Plan (or "Business Plan") and/or Risk Management Plans (RMPs), as appropriate, to the SCEMD.

The Environmental Compliance Division of the Sacramento County Environmental Department has published Guidelines for Generators of Hazardous Waste (Sacramento County 2008), which summarizes the various requirements for generating, storing, handling, transporting, and disposing of hazardous wastes. In addition to major hazardous waste generators, it should also be noted that hazardous materials (household hazardous materials) such as cleaning products, paints, solvents, motor oil, and gasoline, are used in small quantities by households and businesses every day. The

City of Sacramento operates programs to collect and properly dispose of household hazardous waste.

Safety-Kleen Systems, Inc. operates the Sacramento Accumulation Center in the southeastern portion of the city of Sacramento (6000 88th Street) that handles a variety of hazardous wastes. The facility is permitted by the California Department of Toxic Substances Control (DTSC) to store and transfer hazardous wastes from outside generators, such as automotive repair and maintenance shops, to the Safety-Kleen Reedley Recycling Center for recycling, or to a permitted facility for disposal or treatment (DTSC 2006).

### *Sites with Known Contamination*

The city of Sacramento contains sites that were historically contaminated but have been remediated and sites that are known, or believed to be, contaminated that are currently being characterized or cleaned-up. Contamination has resulted from lack of awareness, accidental occurrences, intentional actions, and historical business practices that pre-date current regulatory standards,

Federal and State agencies responsible for hazardous materials management, along with the County of Sacramento, maintain databases of such sites. Below is a brief description of five of the databases that provide information about hazardous materials sites within the city.

### *Comprehensive Environmental Response, Compensation and Liability Information System*

The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), is a regulatory or statute law developed to protect the water, air, and land resources from the risks created by past chemical disposal practices. Under CERCLA, the US EPA maintains the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS). CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities, including sites that are on the National Priorities List (NPL) or being considered for the NPL ("Superfund").

The CERCLIS database lists 13 sites in the Policy Area. Only one of these sites, the Sacramento Army Depot (8350 Fruitridge Road), is on the NPL. Contaminants on this site include metals, polychlorinated biphenyls, petroleum hydrocarbons, and volatile organic compounds. Remediation activities at the Sacramento Army Depot are ongoing, but the threats of human exposure and groundwater contaminant migration are believed under control (US EPA 2009).

### *California Department of Toxic Substances Control Envirostor Database*

The California Department of Toxic Substances Control (DTSC) maintains the Envirostor electronic database, which contains information on properties in California where hazardous substances have been, or have potential to be, released. This database is one of a number of lists that comprise the "Cortese List" (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). EnviroStor provides a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities.

A review of the EnviroStor database in December 2012 identified approximately 140 sites in the Ordinance Area, 20 of which are currently listed as active and 24 of which are listed as inactive and in need of evaluation. The remaining sites have been referred to another agency, require no further action, or have been fully remediated. The majority of the active sites are located in the Central Business District.



## *Regional Water Quality Control Board Spills, Leaks, Investigations and Cleanup*

The Spills, Leaks, Investigation and Cleanup (SLIC) Program was established by the State Water Resources Control Board so that Regional Water Quality Boards (RWQCBs) could oversee cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the state's waters but not covered by another program. As of December 2012, there were 36 sites in the city that are currently being investigated, monitored, and/or remediated under the oversight of the RWQCB. The sites are industrial facilities including warehouse distribution centers, food processing and packaging plants, truck terminals, and commercial and vacant sites. Some of the sites are also included on lists developed by DTSC and Sacramento County.

### *Leaking Underground Storage Tanks*

Extensive Federal and State legislation addresses leaking underground storage tanks (LUSTs), including replacement and cleanup. The State of California requires that older tanks be replaced with new double-walled tanks with flexible connections and monitoring systems. The State Water Resources Control Board has been designated the lead regulatory agency in the development of LUST regulations and policy. The RWQCB, in cooperation with the Office of Emergency Services (OES), maintains an inventory of LUSTs in a statewide database.

There are hundreds of LUST sites located throughout the City that are under active evaluation and/or remediation under the oversight of the RWQCB and SCEMD. Most of the sites are gasoline stations, but some are industrial or commercial facilities with underground fuel tanks that have leaked hydrocarbons. Some of the sites listed by the RWQCB are also included on the RWQCB Spills, Leaks, Investigation and Cleanup Program list, and most are also on Sacramento County's Toxic Sites list (see below).

### *County of Sacramento Toxic Sites*

Sacramento County maintains county-wide master lists of facilities with potentially hazardous materials and sites where unauthorized releases of potentially hazardous materials have occurred. The November 2012 lists include over 9,000 facilities that use hazardous materials and more than 1,500 unauthorized releases.

In general, contaminated commercial uses are primarily auto-related, including gas stations, repair shops, car washes, service stations, and car sales lots. Industrial uses generally consist of building materials, distribution and warehouses, food processing and packing facilities, fabrication, processing, and construction facilities.

## **STANDARDS OF SIGNIFICANCE**

For the purposes of this Initial Study, an impact is considered significant if the proposed project would:

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials; or
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated effects of development on hazardous materials, emergency response and aircraft crash hazards (see Chapter 4.6). Implementation of the General Plan may result in the exposure of people to hazards and hazardous materials during construction activities, and exposure of people to hazards and hazardous materials during the life of the General Plan. Impacts identified related to construction activities and operations were found to be less than significant. Policies included in the 2035 General Plan, including PHS 3.1.1 (investigation of sites for contamination) and PHS 3.1.2 (preparation of hazardous materials actions plans when appropriate) were effective in reducing the identified impacts.

### **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

### **ANSWERS TO CHECKLIST QUESTIONS**

#### *Questions A–C*

The proposed Project would not encourage use of hazardous materials or increase the exposure to such materials. Adoption of the proposed Project would not affect or modify existing City policies or development regulations addressing hazards. Implementing the proposed Project would not cause the release of any hazardous materials into the environment, nor would it create hazardous conditions.

Regulations related to hazardous materials and waste are implemented by several government agencies that have established regulations regarding the proper transportation, handling, management, use, storage, and disposal of hazardous materials for specific operations and activities. Future development would continue to be subject to hazardous-materials regulations. Development projects located on or within 1,000 feet of an existing or former landfill or located on a hazardous waste site, would be ineligible for the ministerial permit process.

### **MITIGATION MEASURES**

No mitigation measures are required.

### **FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Hazards.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p>7. <u>HYDROLOGY AND WATER QUALITY</u> Would the project:</p> <p>A) Substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or development of the project?</p>			X
<p>B) Substantially increase the exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood?</p>			X

## ENVIRONMENTAL SETTING

### *Precipitation*

The city of Sacramento experiences most precipitation between November and April. Essentially all of the precipitation that occurs in the city is rain. Based on data gathered at Sacramento FAA Airport between 1941 and 2012, average annual rainfall is approximately 17.54 inches, but can range from wet to dry years. Between 1941 and 2012, recorded annual rainfall ranged from a low of 6.25 inches in 1976 to a high of 33.44 inches in 1983 (Western Regional Climate Center 2012).

### *Water Quality*

The beneficial uses of the Sacramento and American rivers identified by the Central Valley Regional Water Quality Control Board (CVRWQCB) include municipal, agricultural, and recreational water supply. Other beneficial uses include freshwater habitat, spawning grounds, wildlife habitat, navigation on the Sacramento River, and industrial (power generation) uses on the American River. Ambient water quality in the Sacramento and American rivers is influenced by numerous natural and artificial sources, including soil erosion, discharges from industrial and residential wastewater plants, stormwater runoff, agriculture, recreation activities, mining, timber harvesting, and flora and fauna. The reaches of the Sacramento and American rivers that flow through the Sacramento urban area are considered impaired for certain fish consumption and aquatic habitat and are listed on the EPA approved 2006 section 303(d) list of water quality limited segments. The Sacramento River is listed as impaired under the 303(d) list for mercury and unknown toxicity, and the American River is listed for mercury and unknown toxicity. Other major creeks, drainage canals, and sloughs in the city boundaries are also listed for pesticides and copper. The Natomas East Main Drainage Canal is listed for the pesticide diazinon and polychlorinated biphenyls (PCBs).

### *Urban Runoff*

Within the city of Sacramento, constituents found in urban runoff vary as a result of differences in geographic features, land use, vehicle traffic, and percent of impervious surface. Seasonally, there is a natural weather pattern of a long dry period from May to October in the Sacramento

area. During this seasonal dry period, pollutants contributed by vehicle exhaust, vehicle and tire wear, crankcase drippings, spills, and atmospheric fallout accumulate within the urban watershed. Precipitation during the early portion of the wet season (November) washes these pollutants into the stormwater runoff, which can result in elevated pollutant concentrations in the initial wet weather runoff. This initial runoff with peak pollutant levels is referred to as the "first flush." Concentrations of heavy metals present in dry weather runoff (e.g., runoff during the dry season is generated by landscape irrigation, street washing, etc.) are typically lower than concentrations measured in wet weather runoff (runoff generated during the rainy season primarily by precipitation).

In general, stormwater runoff within the city of Sacramento flows into either the City's CSS or into individual drainage sumps located throughout the city. Water collected by the CSS is transported to the Sacramento Regional County Sanitation District's (SRCSD's) Sacramento Regional Wastewater Treatment Plant (SRWWTP), where it is treated prior to discharge into the Sacramento River. During dry weather, approximately 25 million gallons per day (mgd) are transported to the SRCSD's SRWWTP. For smaller storms, the City sends up to 60 mgd of wastewater to the SRWWTP. All piping, drains, basins and pumps connected to the CSS are maintained and operated by the City of Sacramento Utilities Department.

When the flows in the CSS exceed 60 mgd, flows are routed to Pioneer Reservoir, a 28 million gallon storage and primary treatment facility located near the intersection of I-5 and US 50 in the city of Sacramento. Once capacity of Pioneer Reservoir has been reached, an additional volume of stormwater - up to 350 mgd - can receive primary treatment with disinfection and be discharged to the Sacramento River. The City also operates its Combined Wastewater Treatment Plant (CWTP) on 35th Avenue, where an additional 130 mgd of combined wastewater can receive primary treatment with disinfection prior to discharging to the Sacramento River. The CWTP operates under a National Pollutant Discharge Elimination System (NPDES) permits (NPDES No. CA 0079111), which requires permittees to develop, administer, implement, and enforce a comprehensive Stormwater Quality Improvement Plan (SQIP) in order to reduce pollutants in urban runoff to the maximum extent practicable.

### *Groundwater Resources*

The city of Sacramento is underlain by various geologic formations that constitute the water-bearing deposits. These formations include an upper, unconfined aquifer system consisting of the Modesto, Riverbank, Turlock Lake, Victor, Fair Oaks, and Laguna formations, and Arroyo Seco and South Fork Gravels, and a lower, semi-confined aquifer system consisting primarily of the Mehrten Formation. These formations are typically composed of lenses of inter-bedded sand, silt, and clay that are interlaced with coarse-grained stream channel deposits. These deposits form a wedge that generally thickens from east to west to a maximum thickness of about 2,500 feet along the western margin of the subbasins (DWR 2006).

Groundwater occurs in unconfined to semi-confined states throughout the subbasins. Semi-confined conditions occur in localized areas; the degree of confinement typically increases with depth below the ground surface. Groundwater in the upper aquifer formations is typically unconfined. However, due to the mixed nature of the alluvial deposits, semi-confined conditions can be encountered at shallow depths in the upper aquifer.

Groundwater quality in the city of Sacramento is generally within the secondary drinking water standards for municipal use, including levels of iron, manganese, arsenic, chromium, and nitrates. The groundwater in the city is described as a calcium magnesium bicarbonate, with minor fractions of sodium magnesium bicarbonate (DWR 2004). The water quality in the upper aquifer system is regarded as superior to that of the lower aquifer system, principally because the lower

aquifer system (specifically the Mehrten formation) contains higher concentrations of iron and manganese. Water from the upper aquifer generally does not require treatment (other than disinfection) (SGA 2008).

The lower aquifer system also has higher concentrations of total dissolved solids (TDS, a measure of salinity) than the upper aquifer, although it typically meets standards as a potable water supply. The TDS in most wells are within the secondary drinking water standard, but vary quite significantly throughout the city, ranging from 21 to 657 mg/L, with the overall average at 221 mg/L (DWR 2004).

### *Flooding*

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) and delineates areas subject to flood hazard on flood insurance rate maps (FIRMs) for each community participating in the NFIP. The FIRMs show the area subject to inundation by a flood that has a 1 percent or greater chance of being equaled or exceeded in any given year. As discussed above, this type of flood is referred to as the 100-year or base flood. The hydrologic and hydraulic models that are used to predict the boundaries of the 100-year floodplain and the estimated water surface elevations within the floodplain reflect a worst-case scenario of rate and volume of flow.

The Sacramento Area Flood Control Agency (SAFCA) was formed to address the Sacramento area's vulnerability to catastrophic flooding. This vulnerability was exposed during the record flood of 1986, when Folsom Reservoir exceeded its normal flood control storage capacity and several area levees nearly collapsed under the strain of the storm. In response, the City, Sacramento and Sutter Counties, Sutter County, the American River Flood Control District, and Reclamation District 1000 created SAFCA through a joint exercise of powers agreement to provide the Sacramento region with increased flood protection along the American and Sacramento Rivers. Further, the City has implemented a CIP that includes improvement of stormwater drainage facilities within the city to lessen localized flooding.

### *Floodplain Protection*

In general, the area adjacent to a stream, river, or other water channel is called the floodplain. The floodplain is the area that is inundated during a flood event and is often physically discernible as a broad, flat area created by historical floods. Floodplains are illustrated on FIRMs produced by FEMA, which show areas of potential flooding. In its most common representation, the floodplain is most often referred to as the area that is inundated by a 100-year flood event. As mentioned above, a 100-year flood event has a 1 percent chance in any given year of being equaled or exceeded. The 100-year flood is the national, federally determined minimum standard to which communities regulate their floodplains through the NFIP.

In February 1996, the City prepared the Comprehensive Flood Management Plan to better protect citizens and property from major flood events. The Comprehensive Flood Management Plan was conceived as an implementation tool for the City Council to use in planning future modifications to policies and ordinances to enhance the level of flood protection in the City. Also in 1996, Congress approved funding of American River levee improvements. In 1999, Congress approved significant flood control projects, including the enlargement of the outlets in Folsom Dam, and raising the lowest levees on the American River, and Morrison Creek and its tributaries in southern areas of the city.

In December of 2008, the Flood Insurance Rate Maps (FIRMs) for the Natomas Basin were remapped by FEMA. The area, which was previously understood to offer between 100-year and

500-year protection (Shaded X Zone) was reclassified as within the 100-year floodplain (AE Zone) after the Corps decertified the levee system protecting the basin. The remap required mandatory flood insurance for property owners and meant all new construction or substantial improvements to structures had to meet a 33-foot base flood elevation requirement. In response to the Corps decertification, SAFCA implemented the Natomas Levee Improvement Program (NLIP) to upgrade the levee system protecting the Natomas Basin (City of Sacramento 2010).

The principal objective of NLIP is providing 200-year flood protection to the Natomas Basin. As of December 2012, most of SAFCA's work under the NLIP had been completed or was planned for completion in 2013. Completion of the Corps' portion of the project was tentatively scheduled for 2014. A report documenting compliance with FEMA Zone A99 (areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system) was submitted to FEMA in November of 2012. Congressional authorization will be required to achieve A99 status (SAFCA 2012).

### **STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts to hydrology and water quality may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increases in sediments and other contaminants generated by construction and/or development of the Specific Plan or
- substantially increase the exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

### **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 4.7 of the Master EIR evaluates the potential effects of the 2035 General Plan as they relate to surface water, groundwater, flooding, stormwater and water quality. Potential effects include water quality degradation due to construction activities (Impacts 4.7-1, 4.7-2), and exposure of people to flood risks (Impact 4.7-3). Policies included in the 2035 General Plan, including a directive for regional cooperation (Policies ER 1.1.2, EC 2.1.1, EC 2.1.2), comprehensive flood management (Policy EC 2.1.23), and construction of adequate drainage facilities with new development (Policy U 4.1.1) were identified that reduced all impacts to a less-than-significant level.

### **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

### **ANSWERS TO CHECKLIST QUESTIONS**

#### *Questions A and B*

Implementing the proposed Project would not affect or modify existing City policies addressing water quality or flooding. No changes would be made to overall lot coverage requirements, building materials, or other factors that could increase runoff and negatively affect drainage patterns.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Hydrology and Water Quality.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p><b>8. NOISE</b></p> <p>Would the project:</p>			
<p>A) Result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project's noise level increases?</p>			x
<p>B) Result in residential interior noise levels of 45 dBA L<sub>dn</sub> or greater caused by noise level increases due to the project?</p>			x
<p>C) Result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance?</p>			x
<p>D) Permit existing and/or planned residential and commercial areas to be exposed to vibration-peak-particle velocities greater than 0.5 inches per second due to project construction?</p>			x
<p>E) Permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations?</p>			x
<p>F) Permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inches per second due to project construction and highway traffic?</p>			x

## **ENVIRONMENTAL SETTING**

Land uses within the city of Sacramento include a range of residential, commercial, institutional, industrial, recreational, and open space areas. Although there are many noise sources within the city, the primary noise source is traffic. Significant noise also occurs from airplane traffic, railroads, and various stationary sources, as described below.

### *Freeways and Highways in the Policy Area*

Motor vehicle noise commonly causes sustained noise levels in the vicinity of busy roadways or freeways. Several major freeways traverse the city of Sacramento. These include Interstate 5, Interstate 80, U.S. Highway 50, State Route 99, and State Route 160. The city also has many local roads that experience very high traffic volumes and contribute traffic noise. Most noise receptors, such as residences, built near these high-traffic corridors have some level of noise attenuation such as a sound wall or barrier. These receptors also have built-in interior noise attenuation that is the result of the building construction and insulation.

Noise levels affecting proposed new residences are reviewed on a project-by-project basis during the environmental review process. Residential projects that are proposed near major noise sources within the city are evaluated to determine whether they will be exposed to noise levels that will exceed applicable noise standards.

### *Aircraft Noise*

Sacramento is served by four airports, the Sacramento International Airport, Executive Airport, McClellan Airfield, Mather Airport. The County owns and operates the airports as part of the Sacramento County Airport System. Of these airports, Sacramento International provides almost all commercial passenger flights. McClellan Airfield, formerly McClellan Air Force Base, features a 10,600 foot lighted runway approved for day/night use, includes a full-service fixed-base operator, and is shared by the U.S. Coast Guard. . Mather Airport is used primarily for air shipping purposes, but also includes fixed-base operators and CalFIRE aircraft. Executive Airport is a public-use airport that serves mostly smaller, private planes.

### *Railway Noise*

Rail lines cross through the city of Sacramento in a number of locations. Union Pacific trains traverse three routes:

- Generally north/south past California State University at Sacramento. This route averages approximately 17 trains per day;
- Generally north/south through downtown Sacramento. This route averages approximately 20 trains per day;
- Generally east/west through West Sacramento to the Union Pacific depot. This route averages approximately 10-12 freight trains per day.

Aside from freight trains, Amtrak passenger trains also arrive and depart from the Amtrak station located at 3rd and I streets in downtown Sacramento. The Capitol Corridor service operated by Amtrak is an intercity passenger train system serving Placer, Sacramento, and Yolo counties. It



operates 32 trains daily carrying about 120,000 riders per month on average between Sacramento and San Jose, and is the fourth busiest Amtrak-operated route in the nation. Amtrak's San Joaquin Route provides intercity rail service between the Bay Area and Sacramento and Bakersfield, with bus connections to Los Angeles, Redding, Yosemite National Park and Las Vegas, Nevada. The Sacramento-to-Bakersfield segment has two daily round trips. Four daily round trips between Oakland/San Francisco and Bakersfield are also accessible by Sacramento and Elk Grove riders through Amtrak connecting buses (SACOG 2012). In addition to the noise generated by the trains themselves, noise is generated where trains intersect roadways by the warning bells used to alert motorists of a train's arrival.

### *Light Rail*

Light rail transit, which is a major component of the City's transit system, also runs through the City of Sacramento along three routes: the Blue Line, the Green Line, and the Gold Line. The Blue Line runs from the Interstate 80/Watt Avenue interchange to the Meadowview area. The Green Line runs from Richards Boulevard through downtown to R Street. The Gold Line runs from Folsom to the Sacramento Valley Station in downtown Sacramento. Light rail service operates daily, beginning on weekdays at 4:00 AM, with service at 15-minute intervals throughout the day and every 30 minutes in the evening. On weekdays, trains operate until 1:00 AM on the Blue Line, until 12:00 AM on the Gold Line between Sacramento Valley Station and Sunrise Station, and until 7:00 PM from Sunrise Station to the terminus at Historic Folsom.

### *Stationary Sources*

A wide variety of stationary noise sources are present in the city of Sacramento. The city contains many different land uses, all of which can produce noise. Residential areas are subject to noise through the use of heating and cooling equipment, and through landscape maintenance activities such as leaf-blowing and gasoline-powered lawnmowers. Commercial uses can also generate noise through the operation of rooftop heating and cooling equipment, truck deliveries, and other operational activities. Daily activity of certain industrial uses can generate noise as well, especially those that use heavy equipment as part of normal operations such as shipping and loading, concrete crushing, and recycling. Outdoor sporting event facilities that can attract large numbers of spectator, such as high school or college football fields, can also produce noise. The amount of noise produced depends on the size of the facility and the turnout for a specific event.

### *Roadway Noise Levels*

Existing 24-hour noise levels have been calculated for various freeways, highways, and road segments throughout the city of Sacramento. Noise levels were modeled for the roadways with the highest traffic volumes within the city.

Traffic noise modeling was consistent with FHWA and Caltrans Traffic Noise Model (FHWA 2006 and Caltrans 2009) and used traffic volume data developed for the transportation analysis (F&P 2013). The modeling is based on the reference noise emission levels for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and ground attenuation factors. Truck usage and vehicle speeds on study area roadways were provided by the project-specific traffic report (F&P 2013). The modeling conducted does not account for any natural or human-made shielding (e.g., the presence of vegetation, berms, walls, or buildings) and, consequently, represents worst-case noise levels.

## **STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts due to noise may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

- result in exterior noise levels in the project area that are above the upper value of the normally acceptable category for various land uses due to the project's noise level increases;
- result in residential interior noise levels of 45 dBA  $L_{dn}$  or greater caused by noise level increases due to the project;
- result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance;
- permit existing and/or planned residential and commercial areas to be exposed to vibration-peak-particle velocities greater than 0.5 inches per second due to project construction;
- permit adjacent residential and commercial areas to be exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; or
- permit historic buildings and archaeological sites to be exposed to vibration-peak-particle velocities greater than 0.2 inches per second due to project construction and highway traffic.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated the potential for development under the 2035 General Plan to increase noise levels in the community. New noise sources include vehicular traffic, aircraft, railways, light rail and stationary sources. The General Plan policies establish exterior (Policy EC 3.1.1) and interior (EC 3.1.3) noise standards. A variety of policies provide standards for the types of development envisioned in the General Plan. See Policy EC 3.1.8, which requires new mixed-use, commercial and industrial development to mitigate the effects of noise from operations on adjoining sensitive land uses, and Policy 3.1.9, which calls for the City to limit hours of operations for parks and active recreation areas to minimize disturbance to nearby residences. Notwithstanding application of the General Plan policies, noise impacts for exterior noise levels (Impact 4.8-1) and interior noise levels (Impact 4.8-2), and vibration impacts (Impact 4.8-4) were found to be significant and unavoidable.

## **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

## **ANSWERS TO CHECKLIST QUESTIONS**

### *Questions A–F*

All properties are subject to the City's noise regulations prescribed in Chapter 8.68 of the Sacramento City Code and the proposed Project does not include amendments related to the City's noise standards nor does it exempt any land use from these standards. The proposed Project would have no effect on the extent to which any particular use might emit noise. The proposed Project

does not encourage uses or support activities that would be likely to generate noise levels beyond what was analyzed in the 2035 General Plan MEIR because the proposed Project does not affect the location or quantity of housing, it would not affect land use decisions by the City, nor would it affect population levels in the City.

**MITIGATION MEASURES**

No mitigation measures are required.

**Findings**

The proposed Project would have no additional project-specific environmental effects relating to Noise.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<p><u>9. PUBLIC SERVICES</u></p> <p>Would the project result in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services beyond what was anticipated in the 2035 General Plan?</p>			X

**Environmental Setting**

*Fire Protection*

The Sacramento Fire Department (SFD) provides fire protection services to the entire city which includes approximately 99.2 square miles within the existing City Limits, as well as two contract areas that include 47.1 square miles immediately adjacent to the city boundaries within the unincorporated county (SFD 2011a). Contracted areas within SFD’s jurisdiction include the Pacific Fruitridge and Natomas Fire Protection Districts.

Areas outside of SFD’s service area but within the city are served by the Sacramento Metropolitan Fire District (Metro Fire), which provides regional fire protection and emergency services to unincorporated portions of Sacramento County.

*Police Protection*

The Sacramento Police Department (SPD) is principally responsible for providing police protection services for areas within the city. The County Sheriff’s Department; the California Highway Patrol (CHP); the University of California, Davis, Medical Center Police Department; and the RT Police Department support SPD to provide police protection within the city.

SPD operates four substations and is staffed by 676 sworn police officers and 240 civilian positions

(SPD 2012). SPD is authorized to fund 700 sworn positions, including: one chief, four deputy chiefs, 12 captains, 23 lieutenants, 102 sergeants, and 662 officers., and 255 civilian positions. There are 44 cadets in the Police Academy, 11 recruits awaiting academy training, and 183 civilian volunteers

SPD does not have an adopted officer-to-resident ratio. The Department uses a variety of data that includes GIS based data, call and crime frequency information, and available personnel to rebalance its deployment on an annual basis to meet the changing demands of the city. SPD maintains an unofficial goal of 2.0 to 2.5 sworn police officers per 1,000 residents and 1 civilian support staff per 2 sworn officers. The Department is currently funded for 1.49 officers per 1,000 residents. Based on a 2011 population of 469,447 people and a current (2011) staffing level of 676 full time sworn officers, the ratio is 1.44 officers per 1,000 residents (DOF 2012). Based on 676 full time sworn officers and 240 civilian employees, the ratio of sworn officers to civilian employees is 2.82, which is just below SPD's goal.

### *Schools*

The Sacramento City Unified School District (SCUSD) is the primary provider of school services within the city. Other districts serving residents include the Twin Rivers Unified School District (TRUSD), Robla School District (RSD), Natomas Unified School District (NUSD), San Juan Unified School District (SJUSD), and the Elk Grove Unified School District (EGUSD). Some of these districts have schools outside the City Limits. It should be noted that on November 6, 2007, north area residents approved Measure B, a proposal to reorganize four north area school districts (North Sacramento, Del Paso Heights, Grant, and Rio Linda) into one unified preschool through adult education district, newly called the Twin Rivers Unified School District (TRUSD).

The SCUSD area covers the Central City, east to the City Limits. SCUSD is bordered on the north by TRUSD. NUSD, SJUSD, and RSD are located further north, extending to the county border. EGUSD covers the southern portion of the city.

Among the city's 297,212 residents aged 25 or over in 2011, 81.5 percent hold a high school diploma or higher and 29.2 percent hold a bachelor's degree or higher (U.S. Census 2011).

More than 150 public schools serve the city of Sacramento. Specifically, SCUSD operates more than 80 schools throughout the city; the District includes traditional elementary, middle, and high schools, as well as alternative education, adult education, and charter school facilities (SCUSD 2012a). TRUSD has 15 elementary schools, four middle schools, and three high schools in the city (TRUSD 2012a; TRUSD 2012b). TRUSD also operates many alternative education, adult education, special education, and charter school facilities. The RSD includes only elementary schools and one preschool, and all six of their schools are located within the City Limits (RSD 2012a; RSD 2012b). NUSD operates two high schools, one middle school, and eight elementary schools serving residents of the Natomas area (NUSD 2010a; NUSD 2010b). NUSD also has a School Readiness and Early Learning Program for preschool services, a science and technology-focused school for elementary and middle school students, a continuation high school, and six charter schools for students from elementary to high school. The SJUSD has one elementary school, one K-8 school, and one high school that serve the city (SJUSD 2012a; SJUSD 2012b; SJUSD 2012c; SJUSD 2012d). EGUSD has five high schools, four middle schools, and seven elementary schools that serve students in the city (EGUSD 2012a; EGUSD 2012b). EGUSD also offers alternative education options through a continuation high school, an independent study high school, and a virtual academy providing education online for elementary and middle school students.

### *Higher Education*

Opportunities for higher education in the city of Sacramento are provided by both public and private colleges and universities including Cosumnes River College, McGeorge School of Law, UC Davis Medical School, Sacramento State University, Sacramento City College, and American River College.

The Los Rios Community College District operates Cosumnes River College (8401 Center Parkway), American River College (4700 College Oak Drive), and the Sacramento City College (3835 Freeport Boulevard) within the city, which provide transfer, general, and career education at the lower division level. The Los Rios Community College District enrolls more than 90,000 students (LRCCD 2012).

The University of the Pacific operates McGeorge School of Law. The private campus is located in Sacramento, at 3200 Fifth Avenue.

The California State University, Sacramento (Sacramento State) campus, provides undergraduate and graduate education to approximately 28,000 students and graduates about 6,500 students each year (CP 2011). The public university is located at 6000 J Street and encompasses approximately 300 acres (CSUS 2012). In fall of 2011, Sacramento State became an “impacted” university, where documented student demand exceeds funded capacity (CSUS 2009). Sacramento State uses supplemental admission criteria to evaluate first-time freshmen and new transfer applicants outside of local areas for admission. Applicants outside local areas for admission are required to meet additional criteria and are offered admission by rank order. As diversity in the Sacramento region continues to increase, Sacramento State anticipates that the student body will continue to diversify even while impacted

### *Libraries*

The Sacramento Public Library (SPL) is a joint powers agency between the cities of Sacramento, Citrus Heights, Elk Grove, Galt, Isleton, Rancho Cordova, and the County of Sacramento (SPL 2007b). SPL serves residents of each of these cities and county.

SPL operates a total of 27 branches, including 11 branches in the city and 16 branches outside the city, and a bookmobile (SPL 2012c). Residents of Sacramento County have access to all library branches both inside and outside the city. Figure 5-6 shows the current locations of libraries located in the city of Sacramento .

### *Emergency Services*

The City and County both implement programs to facilitate emergency preparedness. Specifically, the City of Sacramento Multi-Hazard Emergency Plan addresses the City’s planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations for areas within the City’s jurisdictional boundaries. It provides operational concepts related to various emergency situations, identifies components of the local emergency management organization, and describes the City’s overall responsibilities for protecting life and property during an emergency. The plan also identifies possible sources of outside support (through mutual aid and specific statutory authorities) from other jurisdictions, and the private sector.

The Sacramento County Multi-Hazard Mitigation Plan, a multijurisdictional plan that aims to reduce or eliminate long-term risk to people or property from natural disasters and their effects, is also applicable to the city of Sacramento and areas that are outside of the city. Both plans provide an overview of operational concepts, identify components of the County’s and City’s emergency management organization within the Standardized Emergency Management System,

and describe the overall responsibilities of Federal, State, and local agencies for protecting life and property and assuring the overall well-being of the population.

#### **STANDARDS OF SIGNIFICANCE**

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services beyond what was anticipated in the 2035 General Plan.

#### **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated the potential effects of the 2035 General Plan on various public services. These include parks (Chapter 4.9) and police, fire protection, schools, libraries and emergency services (Chapter 4.10).

The General Plan provides that adequate staffing levels for police and fire are important for the long-term health, safety and well-being of the community (Goal PHS 1.1, PHS 2.1). The Master EIR concluded that effects would be less than significant.

General Plan policies that call for the City to consider impacts of new development on schools (see, for example, Policy ERC 1.1.2 setting forth locational criteria, and Policy ERC 1.1.5 that encourages joint-use development of facilities) reduced impacts on schools to a less-than-significant level. Impacts on library facilities were also considered less than significant (Impact 4.10-5).

#### **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

#### **ANSWER TO CHECKLIST QUESTION**

The proposed Project would not affect or modify existing City policies, development regulations, or design standards addressing public services. The City has structured its development impact fees to provide for adequate public infrastructure and services for new development. Impacts of new development would continue to be addressed at a project level through objective design and development standards, building codes, fee payment, and other means deemed acceptable to service providers. The proposed Project would not affect the City's planning in this regard.

The proposed Project would not result in any reasonably foreseeable increase in demand for police, fire, or emergency services. These services are now provided in the City and would continue to be provided as needed. No new effects on public services would occur as a result of adoption of the proposed Project.

The proposed Project is consistent with the goals and policies of the 2035 General Plan and Master EIR. The Master EIR evaluated the cumulative effects of development that could occur under the 2035 General Plan, and the project would result in no additional significant environmental effects.

## MITIGATION MEASURES

No mitigation measures are required.

## FINDINGS

The proposed Project would have no additional project-specific environmental effects relating to Public Services.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
10. <u>RECREATION</u> Would the project:  A) Cause or accelerate substantial physical deterioration of existing area parks or recreational facilities?			X
B) Create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2035 General Plan?			X

## ENVIRONMENTAL SETTING

The Youth, Parks, and Community Enrichment Department (YPCE) maintains more than 4,368 acres of parkland, and manages more than 223 parks, recreation, parkway and open space sites, 88 miles of road bikeways and trails, 21 lakes, ponds or beaches, over 27 aquatic facilities, and provides park and recreation services at City-owned facilities within the city of Sacramento. Several facilities within the city of Sacramento are owned or operated by other jurisdictions, such as the County of Sacramento, the State of California, and Sacramento City Unified School District. The City of Sacramento Parks and Recreation Master Plan (PRMP) guides park development in the city.

The YPCE generally categorizes parks according to five distinct park types: 1) neighborhood, 2) community, 3) regional, and 4) open Space/parkways (PRD 2012). Several facilities within the city are owned or operated by other jurisdictions, such as the County and the State of California. The City of Sacramento Parks and Recreation Master Plan guides park development in the city. The City maintains 1,535.1 acres of Citywide/Regionally Serving parkland. With a 2010 population of 466,488, the City achieves a service level of approximately 3.3 Citywide/Regionally Serving acres per 1,000 residents. As identified in the City's PRMP, the Citywide/Regionally-serving park service goal is to provide 8.0 acres per 1,000 persons (PRD 2013).

Parks are generally categorized into five distinct park types by the YPCE: urban plazas/pocket parks, neighborhood parks, community parks, regional parks, and open space/parkways. Sacramento's parks contain a variety of recreational facilities, with areas available for active organized sports, including soccer fields, baseball diamonds, tennis courts, volleyball courts, and basketball courts. Additionally, benches, picnic tables, and barbecues are available for informal recreation activities. Tot lots exist for children in many of the play areas in the city's parks. Biking and walking trails are also popular recreational amenities. In addition, swimming pools and

wading/play pool facilities are available to the public. Additional recreational resources within the city include community centers, bocce ball courts, dog parks, equestrian trails, four 18-hole golf courses, and two nine-hole golf courses. Specialized recreation facilities include the Garden & Art Center, the Southside Jogging Center, the Mangan Rifle and Pistol Range, and the Sacramento Horsemen's Association. Private recreation facilities such as country clubs also provide recreational opportunities in the city of Sacramento.

## **STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts to recreational resources are considered significant if the proposed project would do either of the following:

- cause or accelerate substantial physical deterioration of existing area parks or recreational facilities; or
- create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2035 General Plan.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Chapter 6.9 of the Master EIR considered the effects of the 2035 General Plan on the City's existing parkland, urban forest, recreational facilities and recreational services. The general plan identified a goal of providing an integrated park and recreation system in the City (Goal ERC 2.1). New residential development will be required to dedicate land, pay in-lieu fees or otherwise contribute a fair share to the acquisition and development of parks and recreation facilities. (Policy ERC 2.2.5) Impacts were considered less than significant after application of the applicable policies. (Impacts 4.9-1 and 4.9-2)

## **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None required.

## **ANSWERS TO CHECKLIST QUESTIONS**

### *Questions A and B*

Implementing the proposed Project would not affect or modify existing City policies, development regulations, or design standards addressing recreational facilities. The proposed Project would not result in a substantial increased demand for recreational facilities that has not already been addressed in the 2035 General Plan and Master EIR. The proposed Project does not exempt any one land use from complying with the City's recreation and open space requirements.

## **MITIGATION MEASURES**

No mitigation measures are required.

## **FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Recreation.



Issues:	Effect will be studies in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
11. <u>TRANSPORTATION AND CIRCULATION</u> Would the project:			
A) Roadway segments: degrade peak period Level of Service (LOS) from A,B,C or D (without the project) to E or F (with project) or the LOS (without project) is E or F, and project generated traffic increases the Volume to Capacity Ratio (V/C ratio) by 0.02 or more.			X
B) Intersections: degrade peak period level of service from A, B, C or D (without project) to E or F (with project) or the LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.?			X
C) Freeway facilities: off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway; project traffic increases that cause any ramp's merge/diverge level of service to be worse than the freeway's level of service; project traffic increases that cause the freeway level of service to deteriorate beyond level of service threshold defined in the Caltrans Route Concept Report for the facility; or the expected ramp queue is greater than the storage capacity?			X
D) Transit: adversely affect public transit operations or fail to adequately provide for access to public?			X
E) Bicycle facilities: adversely affect bicycle travel, bicycle paths or fail to adequately provide for access by bicycle?			X
F) Pedestrian: adversely affect pedestrian travel, pedestrian paths or fail to adequately provide for access by pedestrians?			X

## ENVIRONMENTAL SETTING

### *Roadways and Access*

An established transportation network offers local and regional access within and around the city. Major highways include Capital City Freeway (SR 51), I-5, SR 99, and SR 160. Sacramento also contains numerous arterial, collector, and neighborhood streets, some of which include bicycle lanes. Sacramento is relatively well served by regional and intercity transit facilities. The Sacramento Regional Transit District's (RT's) light rail system and series of bus routes serve the city and help to accommodate pedestrian traffic, particularly to and from the Central City area.

### *Parking*

Sacramento's Planning and Development Code parking regulations were recently updated to help

achieve the City's General Plan and Central City goals of increased livability and a sustainable and multimodal transportation system while adequately addressing the rapidly evolving challenges of new development and economic growth. In certain areas Downtown and near other destination centers, on-street parking shortages often occur even as vast amounts of nearby off-street parking is underutilized. In residential neighborhoods adjacent to busy commercial corridors, parking demand spillover can create parking shortages even on otherwise quiet streets (Sacramento 2011).

Previous parking requirements inadvertently created barriers to economic development in many instances, increasing the difficulty, expense, and uncertainty for the City, residents, developers, and businesses. Parking requirements for storefront commercial uses exceeded parking demand rates associated with urban retail, were onerous for in-fill development projects, and were overly specific. The parking entitlement process created uncertainty for developers and absorbed an inordinate amount of time and resources. As a result, parking supply greatly exceeded demand in many facilities at peak hour. Meanwhile, on-street parking shortages continued in several commercial hotspots likely due to a combination of free and low-cost on-street parking that discourages the use of more expensive off-street lots and garages, and inadequate wayfinding signage to off-street garages (Sacramento 2012b).

## **GENERAL PLAN POLICIES**

**General Plan Policy M 1.2.2 - LOS Standard:** The City shall allow for flexible Level of Service (LOS) standards, which will permit increased densities and mix of uses to increase transit ridership, biking, and walking, which decreases auto travel, thereby reducing air pollution, energy consumption, and greenhouse gas emissions.

**a. Core Area Level of Service Exemption-**LOS F conditions are acceptable during peak hours in the Core Area bounded by C Street, the Sacramento River, 30th Street, and X Street. If a Traffic Study is prepared and identifies a LOS impact that would otherwise be considered significant to a roadway or intersection that is in the Core Area as described above, the project would not be required in that particular instance to widen roadways in order for the City to find project conformance with the General Plan. Instead, General Plan conformance could still be found if the project provides improvements to other parts of the citywide transportation system in order to improve transportation-system-wide roadway capacity, to make intersection improvements, or to enhance non-auto travel modes in furtherance of the General Plan goals. The improvements would be required within the project site vicinity or within the area affected by the project's vehicular traffic impacts. With the provision of such other transportation infrastructure improvements, the project would not be required to provide any mitigation for vehicular traffic impacts to road segments in order to conform to the General Plan. This exemption does not affect the implementation of previously approved roadway and intersection improvements identified for the Railyards or River District Policy Areas.

**b. Level of Service Standard for Multi-Modal Districts-**The City shall seek to maintain the following standards in the Central Business District, in areas within 1/2 mile walking distance of light rail stations, and in areas designated for urban scale development (Urban Centers, Urban Corridors, and Urban Neighborhoods as designated in the Land Use and Urban Form Diagram). These areas are characterized by frequent transit service, enhanced pedestrian and bicycle systems, a mix of uses, and higher-density development.

- Maintain operations on all roadways and intersections at LOS A-E at all times, including peak travel times, unless maintaining this LOS would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals. LOS F conditions may be acceptable, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation and transit as part of a development project or a City-initiated project.

**c. Base Level of Service Standard-**the City shall seek to maintain the following standards for all areas outside of multi-modal districts.

- Maintain operations on all roadways and intersections at LOS A-D at all times, including peak travel times, unless maintaining this LOS would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals. LOS E or F conditions may be accepted, provided that provisions are made to improve the overall system and/or promote non-vehicular transportation as part of a development project or a City-initiated project.

**d. Roadways Exempt from Level of Service Standard-**The above LOS standards shall apply to all roads, intersections or interchanges within the City except as specified below. If a Traffic Study is prepared and identifies a significant LOS impact to a roadway or intersection that is located within one of the roadway corridors described below, the project would not be required in that particular instance to widen roadways in order for the City to find project conformance with the General Plan. Instead, General Plan conformance could still be found if the project provides improvements to other parts of the city-wide transportation system in order to improve transportation-system-wide roadway capacity to make intersection improvements, or to enhance non-auto travel modes in furtherance of the General Plan goals. The improvements would be required within the project site vicinity or within the area affected by the project's vehicular traffic impacts. With the provision of such other transportation infrastructure improvements, the project would not be required to provide any mitigation for vehicular traffic impacts to the listed road segment in order to conform to the General Plan.

- 12th/14th Avenue: State Route 99 to 36th Street
- 24th Street: Meadowview Road to Delta Shores Circle
- 65th Street: Folsom Boulevard to 14th Avenue
- Alhambra Boulevard: Folsom Boulevard to P Street
- Arcade Boulevard: Marysville Boulevard to Del Paso Boulevard
- Arden Way: Capital City Freeway to Ethan Way
- Blair Avenue/47th Avenue: S. Land Park Drive to Freeport Boulevard
- Broadway: 15th Street to Franklin Boulevard
- Broadway: 58th to 65th Streets
- El Camino Avenue: Stonecreek Drive to Marysville Boulevard
- El Camino Avenue: Capitol City Freeway to Howe Avenue
- Elder Creek Road: 65th Street to Power Inn Road
- Florin Perkins Road: 14th Avenue to Elder Creek Road
- Florin Road: Greenhaven Drive to 1-5; 24th Street to Franklin Boulevard
- Folsom Boulevard: 34th Street to Watt Avenue
- Freeport Boulevard: Broadway to Seamas Avenue
- Fruitridge Road: Franklin Boulevard to SR 99
- Garden Highway: Truxel Road to Northgate Boulevard
- Howe Avenue: American River Drive to Folsom Boulevard
- J Street: 43rd Street to 56th Street

- Mack Road: Meadowview Road to Stockton Boulevard
- Martin Luther King Boulevard: Broadway to 12th Avenue
- Marysville Boulevard., 1-80 to Arcade Boulevard
- Northgate Boulevard: Del Paso Road to SR 160
- Raley Boulevard: Bell Avenue to 1-80
- Roseville Road: Marconi Avenue to 1-80
- Royal Oaks Drive: SR 160 to Arden Way
- Truxel Road: 1-80 to Gateway Park

## **STANDARDS OF SIGNIFICANCE**

For purposes of this Initial Study, impacts resulting from changes in transportation or circulation may be considered significant if construction and/or implementation of the Proposed Project would result in the following impacts that remain significant after implementation of General Plan policies or mitigation from the General Plan MEIR:

### **Roadway Segments**

- the traffic generated by a project degrades peak period Level of Service (LOS) from A,B,C or D (without the project) to E or F (with project) or
- the LOS (without project) is E or F, and project generated traffic increases the Volume to Capacity Ratio (V/C ratio) by 0.02 or more.

### **Intersections**

- the traffic generated by a project degrades peak period level of service from A, B, C or D (without project) to E or F (with project) or
- the LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.

### **Freeway Facilities**

Caltrans considers the following to be significant impacts.

- off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway;
- project traffic increases that cause any ramp's merge/diverge level of service to be worse than the freeway's level of service;
- project traffic increases that cause the freeway level of service to deteriorate beyond level of service threshold defined in the Caltrans Route Concept Report for the facility; or
- the expected ramp queue is greater than the storage capacity.

### **Transit**

- adversely affect public transit operations or
- fail to adequately provide for access to public transit.

### **Bicycle Facilities**

- adversely affect bicycle travel, bicycle paths or
- fail to adequately provide for access by bicycle.

## **Pedestrian Circulation**

- adversely affect pedestrian travel, pedestrian paths or
- fail to adequately provide for access by pedestrians.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

Transportation and circulation were discussed in the Master EIR in Chapter 4.12. Various modes of travel were included in the analysis, including vehicular, transit, bicycle, pedestrian and aviation components. The analysis included consideration of roadway capacity and identification of levels of service, and effects of the 2035 General Plan on the public transportation system. Provisions of the 2035 General Plan that provide substantial guidance include Goal Mobility 1.1, calling for a transportation system that is effectively planned, managed, operated and maintained, promotion of multimodal choices (Policy M 1.2.1), identification of level of service standards (Policy M 1.2.2), and development of complete streets (Goal M 4.2).

While the General Plan includes numerous policies that direct the development of the City's transportation system, the Master EIR concluded that the General Plan development would result in significant and unavoidable effects. See Impacts 4.12-3 and 4.12-4 for significant and unavoidable impacts related to road segments of adjacent jurisdictions and freeways.

## **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None.

## **ANSWERS TO CHECKLIST QUESTIONS**

### *Questions A-F*

The proposed Project would not affect the location or density of development and would not affect traffic or transportation programs.

The proposed Project does not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. The proposed Project does not increase the count of housing units, increase density, or change any land uses, only the project review process. Adoption of the project would not affect or modify existing City policies, development regulations, or design standards addressing traffic congestion, levels of service (as used for CEQA purposes under the 2035 General Plan MEIR), vehicle miles traveled (the current metric under CEQA), and roadway infrastructure. There are no new or additional freeway impacts which were not analyzed in the Master EIR. The proposed Project would not change the amount of vehicle trips contained in the Master EIR, since there is no change in land use regulations and resulting traffic impacts that were analyzed and considered in the 2035 General Plan EIR, therefore no change would occur.

Roadway improvements made necessary by the development to maintain operational standards and safety of the roadway are determined when such uses are proposed.

The proposed Project is consistent with the 2035 General Plan policies listed at the beginning of Section III, including Policy LU 1.1.5, which directs the City to promote and provide incentives (e.g. focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development).

Automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA. (Public Resources Code 21099(b)(2); CEQA Guidelines 15064.3(a).)

#### **MITIGATION MEASURES**

No mitigation measures are required.

#### **FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Transportation and Circulation.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<b>12. UTILITIES AND SERVICE SYSTEMS</b> Would the project: A) Result in the determination that adequate capacity is not available to serve the project's demand in addition to existing commitments?			X
B) Require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts?			X

**ENVIRONMENTAL SETTING**

*Communication Systems*

Telecommunication service to the city is provided by AT&T, Sprint, Comcast, Surewest, MetroPCS Wireless, Verizon Communications, Inc., Integra Telecom Holdings, Inc. (ITH), Digital Path, Inc., Frontier Communications Corporation, Level 3 Communications, LLC, and Earthlink Business. To minimize interference with public use of city streets, reduce the attendant loss of parking and business, and avoid shortening the life span of public roads, the City adopted Ordinance No. 97-537, which imposes a nondiscriminatory fee on telecommunications providers using the right-of-way to install facilities.

*Water Supply*

Domestic water services within the Ordinance Area are provided by the City and other water purveyors. The City provides domestic water service to the area within the City Limits and to several small areas within Sacramento County. The City's water facilities also include water storage reservoirs, pumping facilities, and a system of transmission and distribution mains. The city's water supply comes from the American and Sacramento Rivers and groundwater pumped from the North and South American Sub-basins.

*Sewer and Storm Drainage*

Wastewater collection is provided by both the City and the County, depending on location. The City provides wastewater collection to about two-thirds of the area within the City Limits. Within the city, there are two distinct areas: areas served by a separate sewer system, and an area served by a combined sewer system, which is described in more detail later in this section.

The Sacramento Regional County Sanitation District (SRCSD) and the Sacramento Area Sewer District (SASD) [formerly County Services District CSD-1]] provide both collection and treatment services within their service area for the portions of the city served by the separate sewer system. Wastewater generated in this area is collected by trunk facilities in the Sacramento Area Sewer District and then conveyed via interceptors to the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRCSD has prepared and is implementing its master plan related to wastewater conveyance – the Interceptor Master Plan 2000 – and the SASD is implementing its master plan – the Sewer System Capacity Plan 2010 Update.

The Sacramento Area Sewer District serves the community plan areas of South Natomas, North Natomas, and portions of Arcade-Arden, portions of East Sacramento (e.g. College/Glen), portions of South Sacramento (e.g. Valley Hi Parkway, Woodbine, Brentwood), and Southeast Sacramento (e.g. Glen Elder, Depot Park, Avondale). The service area is divided into ten trunk sheds, which are based on the collection systems of the individual sewer districts from which CSD-1 was originally formed. For the most part, each trunk shed consists of several hydraulically independent systems, each discharging into the SRCSD interceptor system. According to the District's Sewer System Capacity Plan 2010 Update, there are no existing capacity deficiencies within the Sacramento City Limits.

The community plan areas served by the City's separate sewer system include North Sacramento, and portions of Arden-Arcade, most of South Sacramento (e.g. Pocket, Airport, Meadowview, South Land Park), and most of East Sacramento. The areas served by the City's separate sewer systems are divided into 54 sewer basins, and wastewater from the basins is conveyed to the SRWTP via gravity flow or one of the 40 pumping stations located throughout the city. Twenty-seven of the pumping facilities were constructed between the 1950s and 1970s, with most of them being rebuilt in the past 15 years. The remaining 13 pumping stations were constructed between 1985 and 2004.

The older Central City area is served by a system in which sanitary sewage and storm drainage are collected and conveyed in the same system of pipelines, referred to as the Combined Sewer System (CSS). The area served by the CSS extends from the Sacramento River on the west, to the vicinity of Sutterville Road and 14th Avenue on the south, to about 65th Street on the east, and to North B Street and the American River on the north (see Figure 4-1) and constitutes approximately 7,545 acres or 12 percent of the total area within the current City Limits. There are some local areas within this larger area that have separate sewer and storm drainage systems, but the bulk of the area is served by the combined system. Additionally, there are some peripheral areas that have separate sewer and storm drainage that contribute sewage to the CSS.

### *Solid Waste*

As of September 1994, the City of Sacramento closed its landfill to the acceptance of municipal solid waste. The City is working with Conergy, a solar panel manufacturer and distributor, to create a solar park at the closed landfill site (City of Sacramento 2012b).

The City collects all residential solid waste for customers within the City. Refuse from the south region of the city is transported to the Sacramento Recycling and Transfer Station (SRTS) at 8491 Fruitridge Road and refuse collected in the north region is transported to the Sacramento County North Area Recovery Station (NARS). Refuse is then hauled from both locations to the Sacramento County Kiefer Landfill. Commercial solid waste is collected by private franchised haulers and disposed of at various facilities including the SRTS, the Sacramento County Kiefer Landfill, the Yolo County Landfill, L and D Landfill, Florin Perkins Landfill, Elder Creek Transfer Station, and the Sacramento County North Area Recovery Station. In addition to collecting municipal refuse every week, the City collects garden refuse on a weekly basis, which is delivered to the SRTS and the Elder Creek Transfer Station; collects curbside recycling every other week (as of July 1, 2013), which is brought to the SRTS; and offers a neighborhood cleanup collection and one dump coupon a year to each household.

On June 26, 2012, the City of Sacramento Recycling and Solid Waste Division presented the 2012 Business Plan to the City Council (SWRD 2012). Staff recommended that the Recycling and Solid Waste Division discontinue commercial waste collection and recycling services in order to focus on residential services and to avoid a 37 percent rate increase. The City discontinued commercial waste services on August 3, 2012. The Business Plan recommended reducing curbside recycling



from weekly to biweekly collection, implementing year-round containerized yard waste collection (Measure T passed on November 6, 2012), providing loose-in-the-street (LITS) yard waste collection service during leaf season, increasing staffing and equipment for the illegal dumping cleanup program, and adding a pilot “dump coupon” program allowing residents to deliver up to five cubic yards of waste to the Sacramento Recycling and Transfer Station at no charge. The Business Plan also recommended restoring the Appointment Based Neighborhood Cleanup Program which allows residents to schedule one appointment per year between February and October for the collection of large refuse items. The City anticipates adopting the changes as part of the City’s Municipal Code in mid-2013, with service changes scheduled to go into effect July 1, 2013. The proposed changes will reduce carbon emissions generated by the City’s solid waste fleet by an estimated five percent, reduce fuel consumption by 83,000 gallons, and reduce truck miles traveled on City streets by 87,000 miles annually.

The City of Sacramento also operates a street sweeping service which sweeps more than 150,000 miles of public right-of-way every year, provides information and resources for residents interested in backyard composting, and offers household hazardous waste drop-off at the Sacramento Recycling and Transfer Station at no charge for most materials (City of Sacramento 2012d). The City provides public outreach for recycling through presentations at schools, clubs, church groups, and community groups.

The Sacramento County Kiefer Landfill is the primary location for the disposal of waste by the City of Sacramento. The landfill accepts municipal waste and industrial waste and is permitted to accept up to 10,815 tons per day, averaging 6,300 tons per day (CalRecycle, Solid Waste Facility Permit 34-AA-0001). This is further limited, however, by Section 17, Condition 26 and Table 2 of Kiefer’s Solid Waste Permit, which limits the 2013 peak to 5,928 TPD and average to 3,487 TPD. The landfill received over 658,000 tons in 2012 (Sacramento County). It is the only landfill facility in Sacramento County permitted to accept household waste from the public. Current peak and average daily disposal is much, much lower than the current permitted amounts. As of 2012, 305 acres of the 660 acres contain waste (County of Sacramento 2012d). As a result, the Kiefer Landfill should be able to serve the area until the year 2065. The landfill facility sits on 1,084 acres.

## **STANDARDS OF SIGNIFICANCE**

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, or school facilities beyond what was anticipated in the 2035 General Plan:

- result in the determination that adequate capacity is not available to serve the project’s demand in addition to existing commitments or
- require or result in either the construction of new utilities or the expansion of existing utilities, the construction of which could cause significant environmental impacts.

## **SUMMARY OF ANALYSIS UNDER THE 2035 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS**

The Master EIR evaluated the effects of development under the 2035 General Plan on water supply, sewer and storm drainage, solid waste, electricity, natural gas and telecommunications. See Chapter 4.11.

The Master EIR evaluated the impacts of increased demand for water that would occur with development under the 2035 General Plan. Policies in the general plan would reduce the impact generally to a less-than-significant level (see Impact 4.11-1) but the need for new water supply facilities results in a significant and unavoidable effect (Impact 4.11-2). The potential need for expansion of wastewater treatment facilities was identified as having a less than significant effect (Impact 4.11-4). Impacts on solid waste facilities were less than significant (Impact 4.11-5). Implementation of energy efficient standards as set forth in Titles 20 and 24 of the California Code of Regulations for residential and non-residential buildings, would reduce effects for energy to a less-than-significant level.

#### **MITIGATION MEASURES FROM 2035 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT**

None available.

#### **ANSWERS TO CHECKLIST QUESTIONS**

##### *Questions A and B*

The proposed Project does not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Implementing the proposed project would not affect or modify existing City policies, development regulations, or design standards addressing utilities and service systems. Because the proposed project would not affect the location or density of development adoption would not result in a substantial increased demand for water and sewer needs that has not already been addressed in the 2035 General Plan and MEIR.

The City has structured its development impact fees to provide for adequate services for new development. Impacts of new development would continue to be addressed at a project level through objective design and development standards, building codes, fee payment, and other means deemed acceptable to service providers. Adopting the proposed Project would result in no additional significant impacts relating to utilities and service systems.

#### **MITIGATION MEASURES**

No mitigation measures are required.

#### **FINDINGS**

The proposed Project would have no additional project-specific environmental effects relating to Utilities and Service Systems.

### MANDATORY FINDINGS OF SIGNIFICANCE

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
<b>13. MANDATORY FINDINGS OF SIGNIFICANCE</b>			
A.) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X
B.) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X
C.) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

### Answers to Checklist Questions

#### *Question A and B*

As described in the preceding sections, the proposed Project does not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. The proposed Project intends to streamline the infill development already anticipated and analyzed in the 2035 General Plan and MEIR. Implementing the proposed project would not affect or modify existing City policies, development regulations such as land use designations or zoning, or design standards addressing biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, recreation, and cultural resources individually or cumulatively. Any development occurring after the adoption of the proposed project would be subject to all existing City and State standards.

Implementing the proposed Project would result in no additional significant cumulative impacts.

*Question C*

As described in the previous sections, the proposed Project does not have the potential to cause impacts on biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, cultural resources, and recreation that could result in substantial adverse effects on human beings either directly or indirectly.

Implementing the proposed Project would result no additional significant impacts.

## SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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The environmental factors checked below would potentially be affected by this project.

- |   |  |
|---|--|
| <input type="checkbox"/> Aesthetics                   | <input type="checkbox"/> Hazards                       |
| <input type="checkbox"/> Air Quality                  | <input type="checkbox"/> Noise                         |
| <input type="checkbox"/> Biological Resources         | <input type="checkbox"/> Public Services               |
| <input type="checkbox"/> Cultural Resources           | <input type="checkbox"/> Recreation                    |
| <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Transportation/Circulation    |
| <input type="checkbox"/> Geology and Soils            | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hydrology and Water Quality  | <input type="checkbox"/>                               |
| <input type="checkbox"/>                              | <input type="checkbox"/>                               |
| <input checked="" type="checkbox"/> None Identified   | <input type="checkbox"/>                               |

## SECTION V - DETERMINATION

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**On the basis of the initial study:**

- X I find that (a) the proposed Project is a subsequent project within the scope of the Master EIR for the City of Sacramento 2035 General Plan and is consistent with the 2035 General Plan land use designations and the permissible densities and intensities of use; and (b) the proposed Project will not have any project-specific additional significant environmental effects not previously examined in the Master EIR, and no new mitigation measures or alternatives will be required. Mitigation measures from the Master EIR will be applied to the proposed Project as appropriate. Notice shall be provided pursuant to CEQA Guidelines Section 15087. (CEQA Guidelines Section 15177(b))

May 28, 2020

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Signature

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Date

Scott Johnson  
\_\_\_\_\_  
Printed Name

## **SECTION VI – EXHIBITS**

### **EXHIBIT A: AN ORDINANCE AMENDING SECTIONS 17.600.100 AND 17.808.160 OF, AND ADDING CHAPTER 17.860 TO, THE SACRAMENTO CITY CODE, RELATING TO MINISTERIAL APPROVAL FOR INFILL HOUSING PROJECTS**

#### **ORDINANCE NO.**

Adopted by the Sacramento City Council  
Date Adopted

### **AN ORDINANCE AMENDING SECTIONS 17.600.100 AND 17.808.160 OF, AND ADDING CHAPTER 17.860 TO, THE SACRAMENTO CITY CODE, RELATING TO MINISTERIAL APPROVAL FOR INFILL HOUSING PROJECTS**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

#### **SECTION 1.**

The city council finds the following:

1. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans.
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

#### **SECTION 2.**

A. Subsection A of section 17.600.100 of the Sacramento City Code is amended to read as follows:

A. Citywide design guidelines. Subject to subsections B, C, D, and E of this section,

1. The Single-Unit Dwelling and Duplex Dwelling Design Guidelines, as adopted by resolution of the City Council, applies to single-unit dwelling and duplex dwelling development;

2. The Citywide Infill Housing Design Standards, as adopted by resolution of the City Council, applies to all housing development projects with two or more dwelling units, including a single-unit dwelling with an attached accessory dwelling unit, that are either residential-only project or part of a mixed-use development in which the residential use constitutes at least two-thirds of the total gross building square footage;

3. The Multi-Unit Dwelling Design Guidelines, as adopted by resolution of the City Council, applies to multi-unit dwelling and mixed-use development;

4. The Citywide Commercial Design Guidelines, as adopted by resolution of the City Council, applies to nonresidential development; and

5. The Industrial and Business Park Design Guidelines, as adopted by resolution of the City Council, applies to industrial development.

B. Except as amended by subsection A above, all provisions of section 17.600.100 remain unchanged and in full effect.

### **SECTION 3.**

A. Subsection E is added to section 17.808.160 of the Sacramento City Code to read as follows:

E. Infill housing projects that are approved with an administrative permit under chapter 17.860.

B. Except as amended by subsection A above, all provisions of section 17.808.160 remain unchanged and in full effect.

### **SECTION 4.**

Chapter 17.860 is added to the Sacramento City Code to read as follows:

#### **Chapter 17.860 MINISTERIAL APPROVAL FOR INFILL HOUSING PROJECTS**

##### **17.860.010 Purpose and intent.**

The purpose of this chapter is to authorize an administrative permit for infill housing projects, including mixed-use projects, that comply with California Government Code section 65913.4 or the requirements of this chapter. Nothing in this chapter precludes an applicant from applying for discretionary site plan and design review.

##### **17.860.020 Infill housing projects eligible for streamlined, ministerial approval process under Government Code section 65913.4.**

A. Administrative permit. A housing project, including a mixed-use project, will be granted an administrative permit if it—

1. Qualifies for streamlined, ministerial approval under California Government Code section 65913.4;



2. Complies with the city's objective zoning standards and objective subdivision standards, as defined in California Government Code section 65913.4 and set forth in this code; and

3. Complies with the city's objective design review standards, as defined in California Government Code section 65913.4 and as set forth in the Citywide Infill Housing Design Standards.

B. Conflicting laws. In the case of a conflict between the city's standards set forth in subsection A above and the standards set forth in California Government Code section 65913.4, the provisions of the California Government Code prevail.

C. Notification of compliance with the standards. If the city determines a project submitted under this section conflicts with any of the requirements set forth in subsection A above, it shall inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts, in the following timeframes:

1. Within 60 days of submittal of the application if the project contains 150 or fewer dwelling units; or

2. Within 90 days of submittal of the application if the project contains more than 150 dwelling units.

D. Deemed approval. If the city does not provide written notice as required by subsection C above, the project will be deemed to satisfy the requirements specified in subsection A above and must be granted an administrative permit.

E. Establishment and expiration of the permit. Section 17.808.470 governs the establishment and expiration of an administrative permit granted under this section, except when that section conflicts with subdivision (e) of California Government Code section 65913.4, in which case the provisions of the California Government Code prevail.

#### **17.860.030 Other infill housing projects.**

A. A housing project, including a mixed-use project, will be granted an administrative permit if it complies with all the following:

1. The project consists of duplex dwellings or multi-unit dwellings that include a total of not more than 200 dwelling units;

2. The project does not require a conditional use permit, variance, legislative change request, or any other discretionary entitlement or request under this title;

3. The project consists of infill, as defined in section 17.108.100;
4. At least two-thirds of the project's gross square footage is designated for residential use;
5. The design, layout, and physical characteristics of the project are consistent with, and do not deviate from, the city's development standards and design guidelines;
6. The project does not involve either the demolition of dwelling units occupied by one or more tenants in a multi-unit dwelling within one year prior to the time an application is submitted for approval under this chapter, or the demolition of dwelling units subject to an affordable housing regulatory agreement;
7. The project is consistent with the general plan and any applicable specific plan or transit village plan;
8. The project does not involve a historic or cultural resource; and
9. The project is not located—
  1. Within a planned unit development;
  2. Within a historic district listed on the Sacramento register, the National Register of Historic Places, or the California Register of Historical Resources;
  3. On or within 1,000 feet of an existing or former landfill;
  4. On a site listed pursuant to California Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to California Health and Safety Code section 25356, unless the appropriate enforcement agency has cleared the site for residential use;
  5. On a site regulated by the Mobilehome Residency Law (Cal. Civ. Code, § 798 et seq.), Recreational Vehicle Park Occupancy Law (Cal. Civ. Code, § 799.20 et seq.), Mobilehome Parks Act (Cal. Health & Saf. Code, § 18200 et seq.), or the Special Occupancy Parks Act (Cal. Health & Saf. Code, § 18860 et seq.);
  6. On a site that contains habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Endangered Species Act of 1973 (16 U.S.C. § 1531 et seq.), the California Endangered Species Act (Cal. Fish & G. Code, § 2050 et seq.), or the Native Plant Protection Act (Cal. Fish & G. Code, § 1900 et seq.);
  7. On a site with wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993);

8. On land identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Cal. Fish & G. Code, § 2800 et seq.), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. § 1531 et seq.), or other adopted natural resource protection plan;

9. On land protected by a conservation easement; or

10. On a site known to contain archaeological resources, paleontological resources, tribal cultural resources, or human remains.

B. Notification of compliance with the standards. If the city determines a project submitted under this section conflicts with any of the requirements set forth in subsection A, the city shall inform the applicant, in writing, of the requirement or requirements the project conflicts with, along with an explanation of all conflicts, in the following timeframes:

1. Within 60 days of submittal of the application if the project contains 150 or fewer dwelling units; or

2. Within 90 days of submittal of the application if the project contains more than 150 dwelling units.

C. No deemed approval. Failure to provide written notice within the timeframes in subsection B does not result in deemed approval.

#### **17.860.040 Density bonus applications.**

Notwithstanding subsections A through B.2 of section 17.704.060, density bonus and additional incentive requests are reviewed in the same manner and concurrently with the administrative permit under this chapter. Deviations from street standards and other incentives set forth in subsection B.3 of section 17.704.060 shall be reviewed in the manner set forth in that subsection.

#### **17.860.050 Denial and reconsideration.**

A. Section 17.800.050 does not apply to the denial of an application under this chapter.

B. A decision under this chapter is subject to reconsideration by the planning director.

# Introduction



This document articulates design principles and objective design review standards for housing development projects with two or more dwelling units, including a single-unit dwelling with an attached accessory dwelling unit, that are either residential-only projects or part of a mixed-use development in which the residential use constitutes at least two-thirds of the total gross building square footage.

This document establishes design principles and standards intended to promote and protect the public health, safety and general welfare of the community by carrying out the following goals:

- Support infill housing development that is consistent with adopted city policies such as smart growth, resiliency, sustainability, and utilization of existing infrastructure.
- Promotion of a positive environment for the residents with sustained quality and adequate amenities.
- Compatibility with surrounding properties.
- Contribution to and enhancement of the character, value and livability of Sacramento's neighborhoods.
- Direct and safe pedestrian access to adjacent transit and activity center locations.
- Clear, consistent and specific objective standards to provide developers with a timelier, cost effective, and more certain review process.

## How to Use this Document

This document summarizes the principles and rationale behind the objective design standards. Project applicants and their design team will use this document to enhance their understanding of the purpose of each design standard.

Design standards are mandatory (required). Standards are expressed in this document using the words “must,” “shall,” “will,” “is to,” and “are to”. The word “may” is permissive, meaning allowed but not required. The word “should” is not included in this document because it means strongly recommended, which is a guideline, not a standard.

Each section of the document includes Principles, Rationale, and objective Checklist Design Standards as defined below:

Design Principles: Represents the prescriptive or mandatory elements of project planning or design that will be used by the City to determine compliance. Principles are broad in scope and allow for some flexibility in approach and alternative design solutions.

Rationale: The underlying reason or explanation for the Principle.

Checklist Design Standards: Each design criteria includes objective measurable standards for design approval. Compliance with these criteria is mandatory for approval under this standard.

## Site Design Principles

This section discusses the location of structures on the lot, their orientation toward the street and adjacent buildings, and the location of parking lots and parking structures.

Good site design of structures shall ensure that residents can easily access them from the street, with entryways clearly located on the street side. Parking areas, utilities, and service facilities shall be located toward the rear of the site. Common spaces shall be toward the interior of the site so that all residents can easily access these facilities, and to provide additional safety for small children.

### **SECTIONS:**

- **Site Planning**
- **Building Orientation**
- **Setbacks**

## **1 Site Planning**

### **Design Principle**

Site planning shall address how the various components of a development (e.g., buildings, pedestrian and vehicular circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site to foster a cohesive, safe, and interactive environment.

### **Rationale**

Appropriate building location and site organization can help to create an interesting and safe streetscape that promotes interaction and visibility. For example, pedestrian-oriented ground floor retail combined with residential development can provide “eyes on the street,” and increased activity and security for the corridor.

### **Checklist Design Standards**

- 1-1** Locate structures so that entries, porches and balconies face a street, alley, or common open space of at least 10' in width.
- 1-2** For projects of more than 150 dwelling units, provide amenities to serve residents that include at least 1,000 square feet of open park or plaza space, 10 benches and tables, and one play lot for children.

## **2. Building Orientation**

### **Design Principle**

Building orientation and positioning of other elements on a site (e.g., entrances, parking lots, and driveways) shall be planned to address the street with entries and active uses to assure both a viable, safe, and attractive site design. Duplex and multi-unit structures shall present a façade that encourages interaction with the street by including entry features, windows, and landscaping along the side of the building.

### **Rationale**

Building orientation plays an important role in neighborhood context, particularly in proximity to residential development and activates the building to best interact with the street. Duplex and multi-unit structures that are adjacent to a public street shall encourage residents to actively engage with that street through a variety of design elements. In addition to improving the visual quality of the streetscape, design elements shall allow residents to see and be seen from the street, enhancing neighborhood interaction and improving safety.

### **Checklist Design Standards**

- 2-1** Duplex and multi-unit buildings on a site perimeter are to be oriented to the adjacent public street by providing windows from living rooms, dining rooms, kitchens, and bedrooms windows, porches, balconies and entryways or other entry features along the street.
- 2-2** Publicly visible walls containing blank areas of greater than 400 square feet are prohibited.
- 2-3** The main entrances to residential buildings shall face the adjacent roadways and/or open space features.
- 2-4** Pedestrians shall have a path of travel a minimum of 4' wide and ADA compliant from the principal building entrances to the street.
- 2-5** Windows in buildings are to be designed and located so as not to allow a direct view into directly adjacent building windows.



### **3 Setbacks**

#### **Design Principle**

Setbacks of duplex and multi-unit residential structures shall reflect the adjacent commercial or residential context.

#### **Rationale**

When duplex or multi-unit residential structures are placed on busy commercial streets, smaller setbacks that locate the building closer to the street are encouraged. When a multi-unit structure is constructed near single-unit residential neighborhoods, setbacks shall be increased, but buildings shall be oriented towards the street to increase walkability.

#### **Checklist Design Standards**

- 3-1** Multi-unit developments of more than two buildings shall be designed with setbacks that are offset by at least two feet to a street wall.
- 3-2** Site plans shall have a variation in both the street patterns and the siting of structures so that the appearance of the streetscape is not repetitive. Continuous lines of buildings with the same setback are not allowed. If there is more than one building adjacent to the same street frontage, those buildings shall have different setbacks from the street.
- 3-3** Individual buildings shall be designed with an articulated front; wall surfaces offset by at least 12", bays, if provided, with a projection of at least 24" and porches closer to the street than recessed garages.

## **Parking / Circulation**

The visual prominence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, providing underground parking, and screening parking areas from views exterior to the site. Parking shall be designed to minimize potential pedestrian conflicts.

### **SECTIONS:**

- **Vehicle Circulation / Parking**
- **Garages / Carports**
- **Pedestrian Circulation**

## **4 Vehicle Circulation / Parking**

### **Design Principle**

Parking shall be located at the rear or interior of the complex, where feasible. Parking lots that face the street or are on the side of duplex or multi-unit housing shall be minimized.

### **Rationale**

Residential structures shall encourage residents to have an active relationship with the street(s) adjacent to the development. To this end, parking lots shall be located at the rear or in the interior of the development so as not to interfere with access to the street or interior common spaces

### **Checklist Design Standards**

- 4-1 Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways.
- 4-2 Landscaping a minimum width of 6' clear and walkways a minimum of 4' wide shall be provided between buildings and paved parking areas. Parking directly against buildings is not allowed.
- 4-3 Parking fields are to be constructed as small lots no larger than 50 cars per individual lot and may be interconnected by drive aisles if separated by landscaped medians not less than 10' in width and planted with trees and landscaping.
- 4-4 Covered parking may be provided but it shall not interfere with pedestrian access or access to interior common spaces.

## **5 Garages / Carports**

### **Design Principle**

The visibility of garages from the public right of way shall be minimized. Garages shall be located beneath, at the side, or at the rear of structures. Garage and carport materials and architectural styles shall complement the materials and styles of the primary buildings.

### **Rationale**

To minimize the visual prominence of garages, they shall be placed underneath or at the rear of structures. Garages shall be grouped in small clusters rather than unbroken lines.

### **Checklist Design Standards**

- 5-1** Carport roofs shall match the materials and colors of the structures. If carport roofs are flat or need to vary from the design of adjacent buildings, they shall be located interior to the site and shielded from street views.
- 5-2** Setbacks of garages shall be varied by at least 2 feet between buildings to avoid a singular line of garage walls.
- 5-3** Rows of garages or carports around the perimeter of a development are not allowed adjacent to any public street.
- 5-4** The use of photovoltaic solar panels on carports is allowed.

## **6 Pedestrian Circulation**

### **Design Principle**

Structures shall present a facade that encourages interaction with the street by including entry features, windows, and landscaping along the street side of the building. Structures and site design shall provide protection from moving vehicles for people traveling between buildings and to and from community amenities.

### **Rationale**

Structures that are adjacent to a public street shall encourage residents to actively engage with the street through a variety of design elements. In addition to improving the visual quality of the streetscape, design elements shall allow residents to see and be seen from the street, enhancing neighborhood interaction and improving safety. Developments must provide for safe pedestrian connections within a development so that all ages have access to the amenities of the site.

### **Checklist Design Standards**

- 6-1** Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6".
  
- 6-2** Pedestrian pathways shall include landscaping. Amenities such as trellises and benches shall be provided on any pedestrian path longer than 200 feet.

## Landscaping / Open Space

Residential projects shall be designed to maximize opportunities for creating usable, attractive, and integrated open space.

Landscaping can be used to complement buildings and to make a positive contribution to the aesthetics and function of the specific site and the area. Planted areas shall be used to enhance the appearance of structures, define site functions, and screen undesirable views.

Open space areas shall be linked among adjacent developments to allow shared open space opportunities, with a goal of providing contiguous regional open spaces and greenbelts.

Usable, attractive and functional open space and landscaping provide for a pleasant and sustainable living environment, which ultimately contributes to property values. Landscaping also provides cooling shade and helps to improve air quality.

### **SECTIONS:**

- **Common Open Space**
- **Landscaping**
- **Irrigation**
- **Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments**

## **7 Common Open Space**

### **Design Principle**

Common open spaces that are easily accessible and visually appealing shall be provided in multi-unit resident communities. Units that are adjacent to common spaces shall have entry features and windows that open onto those common spaces.

### **Rationale**

Common spaces shall ideally foster a sense of community, which can be facilitated by building facades that allow residents to see and use common spaces. Common spaces shall offer amenities that invite use, such as seating, shade, and tot lots.

### **Checklist Design Standards**

- 7-1** All units that overlook interior common spaces shall have kitchen, living room, or bedroom windows that allow residents to see the common space areas.
- 7-2** Common facilities that are located on the ground level such as recreation rooms, and laundry and mail areas shall be located adjacent to any ground level common open space and connected by pedestrian ways a minimum of 4 feet wide.

## **8 Landscaping**

### **Design Principle**

Sacramento native and drought tolerant landscaping shall be provided within all street side setbacks, common areas, and parking lots to provide shade and create visually appealing exterior spaces. Landscaping elements shall be selected not only with consideration for the style of the duplex or multi-unit structures but shall also consider native landscaping and drought tolerant properties.

### **Rationale**

A variety of landscaping plants and materials can contribute to the visual interest of a neighborhood.

### **Checklist Design Standards**

- 8-1** Exterior spaces shall be designed to provide a path of travel to the public street with landscape that includes trees and ground plants.
- 8-2** Street-facing elevations, if provided with a setback, shall be designed with landscaping adjacent to their foundation or porch face.
- 8-3** Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment, transformers, HVAC and other similar elements. Screening shall be either landscaping a minimum of 3 feet high or architectural screens designed to match building features.
- 8-4** Unpaved areas shall be planted with irrigated plant materials.
- 8-5** Architectural features: trellises, arbors, and perimeter garden walls are required to match the building design materials.
- 8-6** All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet.
- 8-7** CPTED standards for landscaping shall be followed. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- 8-8** Only deciduous shade trees are permitted around the east, west and south sides of residences  
to help reduce cooling loads during the summer and allow solar gain during the winter months.
- 8-9** Trees shall be planted in the setbacks and common areas at intervals appropriate to the full spread of the mature trees as determined by the Department of Public Works Urban Forestry section.



- 8-10** Plant species shall be suitable for the Sacramento climate. Low-water landscaping materials are required. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance (15.92).
- 8-11** All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, shall be landscaped with groundcover or other planting materials.
- 8-12** Landscaping shall not impede access to fire hydrant connections.

## **9 Irrigation**

### **Design Principle**

An automated irrigation system shall be provided for new construction to maintain the health and positive appearance of all landscaped areas.

### **Rationale**

The seasonal extremes of the Sacramento climate make regular irrigation of planted areas mandatory. Automated irrigation ensures regular and consistent watering and is desirable for the health of landscaping.

### **Checklist Design Standards**

- 9-1** An automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas.
- 9-2** Irrigated landscape areas shall comply with the City of Sacramento's Water Efficient Landscape Requirement (15.92)
- 9-3** Automated controllers with rain shut-off valves are required.
- 9-4** Irrigation controls must be screened from view by landscaping or other attractive site materials.

## **10 Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments**

### **Design Principle**

Common open space shall be situated to allow for shared open space opportunities among all multi-unit residents.

### **Rationale**

Usable, attractive and functional space and landscaping provide for a pleasant and sustainable living environment and safe outdoor play area.

### **Checklist Design Standards**

- 10-1** Multi-unit projects of more than 10 units shall include delineated common use space.
- 10-2** Exterior common areas shall be accessible by a walk a minimum of 4 feet wide and disabled accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.
- 10-3** The placement of air conditioning and other mechanical equipment shall not reduce provided private open space by more than 10%.

## **Lighting / Security**

Residential projects shall be designed with no gaps in lighting and with eyes on the street and crime prevention through environmental design in mind.

### **SECTIONS:**

- **Lighting**
- **Security / Crime Prevention Through Environmental Design**

## **11 Lighting**

### **Design Principle**

Project lighting shall respect the scale and character of the adjacent residential neighborhood. Lighting shall not intrude or create a nuisance towards adjacent properties. At the same time, lighting shall provide for adequate visibility and security for residents.

### **Rationale**

Lighting not only provides for increased security and visibility but can also contribute to the design of a project.

### **Checklist Design Standards**

- 11-1** Exterior lighting shall not be wall mounted industrial light packs and shall be the same architectural style of the building.
- 11-2** Parking areas and entry drives shall be lighted to facilitate pedestrian movement and safety meeting CPTED Standards. Lighting shall be provided for pedestrian safety as required by City code. Lighting shall be contained within the project property boundaries as required by City code. Pole mounted lighting shall be no taller than 16 feet.
- 11-3** Pedestrian path poles shall not be taller than 12 feet. Site lighting shall be contained within the property boundaries. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Provide a Photometrics plan to demonstrate light containment on site and compliance with CPTED standards for light maximum, minimum and contrast.
- 11-4** All outdoor lighting shall provide even light around the property. Exterior walkways, alcoves, plazas and passageways shall be illuminated to a maintained minimum of ¼ foot candles per square foot of surface area at a 2-foot candle average and a 4:1 average to minimum ratio. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K. Lights shall be on at night with photosensitive timers so they go on at dusk and off at dawn.

## **12 Security / Crime Prevention Through Environmental Design**

### **Design Principle**

Crime Prevention Through Environmental Design – or CPTED, is the proper design, maintenance, and use of the built environment.

### **Rationale**

CPTED shall be incorporated into a design to enhance the quality of life and reduce both the incidence and the fear of crime.

### **Checklist Design Standards**

- 12-1** For security, where landscaping is provided between the sidewalk and a building entrance or window, shrubbery above 30” in height is prohibited.
- 12-2** Windows shall be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units to streets, common spaces, and parking spaces.
- 12-3** Barriers between outdoor areas on the project property such as fences and walls shall be designed to be at least 50% transparent.
- 12-4** Shared facilities, such as laundry rooms or mail rooms shall be located adjacent to primary residential and community uses such as clubhouses and doors to these shared facilities shall have windows with direct views to pedestrian walkways.
- 12-5** All exterior unit doors shall have wide-angle viewers (peep holes).
- 12-6** All exterior doors, alcoves, hallways, stairwells, parking areas, pedestrian walkways, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures and connected to photosensors.
- 12-7** There shall be a clear transition between the City sidewalk or public property, and the development’s property. This is to be achieved through changes in pavement textures or landscaping.

## **Accessory Structures / Infrastructure**

Amenities and accessory structures (such as community rooms, mail rooms/kiosks, recreation rooms, garages, carports etc.) shall be centrally located and easily accessible by residents. Service elements and infrastructure such as trash enclosures, loading docks and mechanical equipment shall be located away from street views.

### **SECTIONS:**

- **Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment**
- **Trash / Recycling Enclosures**

## **13 Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment**

### **Design Principle**

Service elements and infrastructure such as loading docks and mechanical equipment shall be located away from street views.

### **Rationale**

Unsightly and poorly located service elements can detract from the compatibility with main building designs and create hazards for pedestrians and autos.

### **Checklist Design Standards**

- 13-1** The roof pitch of accessory structures shall be the same as the roof slope of primary structures. Materials and colors shall also match the primary structures.
- 13-2** When provided, resident storage areas shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings.
- 13-3** Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be concealed with ground mounted walls or fencing or if roof mounted, with mechanical screens or roof wells.
- 13-4** Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes shall be screened by walls and/or landscaping.



## **14 Trash / Recycling Enclosures**

### **Design Principle**

Trash enclosures shall be located away from street views and shall have roofs.

### **Rationale**

Unsightly and poorly located service elements can detract from the compatibility with main building designs.

### **Checklist Design Standards**

- 14-1** Trash enclosures shall comply with City standards for construction. Enclosures are to contain both waste disposal and recycling containers. Containers shall not block each other for access to the user or for trucks emptying them.
- 14-2** All enclosures shall have access routes that do not have vertical curbs in the path of travel to the truck. Materials for sidewalk or driveway access are to be concrete and flat to prevent wheels from becoming stuck.
- 14-3** Trash storage areas are to be located away from any views from the public right of way.
- 14-4** Trash enclosures are required to be constructed of concrete block. Split face block, brick, stucco or similar quality materials are allowed. The use of unsurfaced concrete block is not allowed.
- 14-5** Landscaping is required at the solid walls of any trash enclosures for screening.
- 14-6** Trash enclosures that include a roof shall have a roof that matches the building design.

## **Fencing / Walls**

It is important for multi-unit projects to have connections to the surrounding neighborhood or streets, but at the same time promote the safety of residents.

Where fencing and gating are part of a project, they shall be integrated into the overall design which contributes to the long-term value of a project, and the neighborhood as well.

### **SECTIONS:**

- **Fencing / Walls**

## **15 Fencing / Walls**

### **Design Principle**

Fencing shall complement the design of the buildings and not obstruct physical or visual access.

### **Rationale**

Although the City recognizes the need for security measures, it is not recommended that multi-unit projects become walled-in enclaves with few connections to the surrounding neighborhood or streets. Where fencing and gating are part of a project, they shall be integrated into the overall design and still allow direct connection to City sidewalks.

### **Checklist Design Standards**

- 15-1** Sound walls, masonry walls or fences shall be designed with changes in plane, height, material or material texture. Masonry walls shall change material, plane, or height every 100 feet. Fences shall have masonry columns every 40 feet. Tubular iron architectural fencing may be continuous in height and material.
- 15-2** Gating shall be the same style of the fencing.
- 15-3** Acceptable fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block and wood. Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.
- 15-4** Fencing shall not create a complete barrier to pedestrian movement to or within the site. Provide for pedestrian gates that are accessible and code compliant.
- 15-5** Fencing shall not block or impede the use of hydrants or fire department connections or hydrants. All gates shall have "knox" access for emergency use subject to review and approval by the City of Sacramento Fire Department.

## **Drainage / Water Quality**

In accordance with the Federal Water Pollution Control Act (also known as the Clean Water Act), the City is required to implement a Comprehensive Stormwater Management Program in order to reduce pollutants in urban runoff to the maximum extent practicable.

### **SECTIONS:**

- **Parking Lots**

## **16 Parking Lot Water Quality**

### **Design Principle**

New multi-unit development shall incorporate design features which provide for on-site source and treatment of urban runoff.

### **Rationale**

Controlling urban runoff pollution from new developments during and after construction is critical to the success of Sacramento's Comprehensive Stormwater Management Program (CSWMP).

### **Checklist Design Standards**

- 16-1** Parking lots which are part of new developments with one acre or more impervious area are required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration, and /or biodegradation. The treated runoff must then be released to the storm drain system or percolated into the ground.
- 16-2** Integrate treatment measures with areas used for landscaping. Vegetated swales and filter strips, if required, shall meet the Department of Utilities, Stormwater Management Program.

## **Architectural Elements**

Quality in detail and design contributes not only to the long-term value of a project, but the neighborhood as well. The use of different “styles” and materials are intended to add variety to the buildings just as is most often found in cities that have evolved over time.

### **SECTIONS:**

- **Architectural Variety**
- **Scale / Massing / Articulation**
- **Facades / Entries**
- **Materials / Textures / Colors**

## **17 Architectural Variety**

### **Design Principle**

New duplex and multi-unit residential developments shall consider the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation and proximity to adjacent uses.

### **Rationale**

A variety of design styles and materials shall be utilized to create interesting streetscapes. Quality in detail and design contributes to the long-term value of a project.

### **Checklist Design Standards**

- 17-1** Projects with multiple buildings and a total unit count of more than 150 units shall include at least two different styles of buildings. The style difference must include one of the following: variation of exterior finish materials, variation of roof forms and roof elements, and variation of building offsets, bays, and entry elements.
- 17-2** Duplex and multi-unit projects shall be designed to respect the privacy of surrounding uses. Upper story views into adjacent yards are to be screened or blocked. Site buildings and add screening features to reduce encroachment on the privacy of adjacent residences. Windows shall be offset between buildings, and patios and balconies shall be screened from adjacent units.

## **18 Scale / Massing / Articulation**

### **Design Principle**

Duplex and multi-unit projects shall be compatible with their surroundings with respect to building height, width, surface area, setbacks, and articulation.

### **Rationale**

Stair stepping building height, breaking up the mass of the building and shifting building placement can help mitigate the impact of differing building scales and intensities.

### **Checklist Design Standards**

- 18-1** Facades longer than 100 feet shall be designed with surface and height breaks of at least two feet in height or two feet in depth
- 18-2** Elevations visible from streets shall contain features to provide visual interest, including wall or window bays, porches with posts or columns, dormers, gable roof elements, wainscoting in a material different from the wall material, shutters, or window boxes.
- 18-3** Townhouse or rowhouse units shall have varying front setbacks of no less than two feet and shall provide staggered roof planes related to the wall plane breaks.
- 18-4** Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front facades. Unarticulated and windowless walls are not allowed.



## **19 Facades / Entries**

### **Design Principle**

Designs within a specific project area need to be consistent in scale and character, but not to the point of being identical or repetitious. Variety and distinctiveness in design are desirable.

### **Rationale**

Quality in detail and design contributes not only to the long-term value of a project, but the neighborhood as well.

### **Checklist Design Standards**

- 19-1** Upper story windows shall be recessed from the wall surface by a minimum of 2" or shall have surface trim and sills.

## **20 Materials / Textures / Colors**

### **Design Principle**

New duplex and multi-unit developments shall incorporate a mixture of materials, textures, and colors to create a clean, uncluttered design.

### **Rationale**

A variety of quality materials can avoid a project appearing overly bulky and can contribute to quality building design.

### **Checklist Design Standards**

- 20-1** Exterior finish materials shall consist of stucco, wood siding, dimensional profile metal architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not allowed.
- 20-2** The use of a variety and combination of building materials is required with a minimum of three materials used on the project.
- 20-3** Signs shall be consistent with City Sign Code standards.
- 20-4** Materials and colors shall be placed using the building mass elements as defined edges.
- 20-5** Roof materials, such as concrete and clay tile, are allowed. Composition shingles of the heavy laminated 35 year guarantee dimensional type is allowed. Dimensional profile metal architectural roofing is allowed. Wood shake or shingle roofing is not allowed.

## **Mixed-Use Development**

Incorporating residential units within mixed-use developments provides opportunities to facilitate a mixture of neighborhood-serving businesses and residences. This can encourage a variety of housing types that can capitalize on ready access to commercial and retail establishments.

### **SECTIONS:**

- **Site Orientation**
- **Building Design**
- **Windows/Entries**
- **Horizontal Mixed-Use**

## **21 Site Orientation**

### **Design Principle**

New mixed-use developments shall be located at or near the property line, and oriented with active ground floor uses that directly connected to the public and semi-public realm.

### **Rationale**

Active ground floor non-residential uses create an active pedestrian realm, that is an engaging and well-populated environment with a variety of uses and activities.

### **Checklist Design Standards**

- 21-1** Buildings shall be located adjacent to the street at the front setback line, immediately behind a public or semi-public space, or behind a landscaped area such as an outdoor seating area for a restaurant.
- 21-2** Mixed-use buildings shall be designed with commercial storefronts on the ground floor and residential units above or live-work residential units on the ground floor.
- 21-3** The street corners of corner sites shall include buildings, public plazas, or open space areas.

## **22 Building Design**

### **Design Principle**

New mixed-use developments shall avoid design that creates a continuous façade that looks overly long and bulky without articulation to minimize the bulk of the building.

### **Rationale**

No official architectural style is dictated or preferred, but the goal is to create unified and harmonious building compositions, promote quality architecture, and visual diversity.

### **Checklist Design Standards**

**22-1** Building materials of different type or form shall be used to differentiate building planes.

## **23 Windows / Entries**

### **Design Principle**

New mixed-use developments shall incorporate windows and entries that are clearly distinguishable in form and location, and appropriate for the use.

### **Rationale**

Well-designed windows and entries can enhance a building's design and strengthen the pedestrian realm.

### **Checklist Design Standards**

- 23-1** At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.
- 23-2** Doors at retail storefronts shall be provided with clear glazing.
- 23-3** Service or employee doors that are visible from public streets or walkways shall be glazed with translucent glazing.
- 23-4** Upper story windows shall be recessed from the wall surface by a minimum of 2".
- 23-5** Commercial storefronts where provided and unless required by specific area design standards, provide shall have clear, street-oriented display windows a minimum of 50% of the street frontage. These windows shall provide visual access to the inside of the buildings.
- 23-6** Ground floor retail windows shall be of a storefront design and shall be larger in proportion than upper floor residential windows.

## **24 Horizontal and Vertical Mixed-Use**

### **Design Principle**

New horizontal and vertical mixed-use developments shall incorporate a mixture of commercial and residential land uses. Projects shall have an open space network that uses plazas and other open space elements to connect uses. These provisions only apply to the commercial portion of the project.

### **Rationale**

Strong pedestrian connections between various uses via paths, plazas, and other pedestrian oriented connectors provides for use of all elements.

### **Checklist Design Standards**

- 24-1** Buildings shall be arranged with open space and walks connecting directly with both residential and commercial uses.
- 24-2** Provide a publicly accessible minimum 4-foot-wide pathway from a public sidewalk to plazas, courts or open space designed in the project.
- 24-3** Parking areas shall be located on the sides and or rear of projects with pedestrian connections to the buildings.