

October 7, 2016

**SUBJECT: NOTICE OF SUBSEQUENT PROJECT WITHIN THE SCOPE OF THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE 2035 GENERAL PLAN: THE PLANNING AND DEVELOPMENT CODE PHASE II (LR16-007)**

**PROJECT LOCATION: Citywide**

**COMMENT PERIOD: 30 days beginning October 7, 2016 through November 7, 2016.**

The City of Sacramento, Department of Community Development, Environmental Planning Services has determined, pursuant to CEQA Guidelines section 15177, that the Planning and Development Code Phase II is a subsequent project within the scope of the Master EIR for the City of Sacramento 2035 General Plan, certified by the City as lead agency on March 3, 2015, and that no additional environmental review for the project is required. The City has prepared an Initial Study for the project and has determined that the project would not result in any additional significant environmental effect not previously analyzed in the Master EIR. No new additional mitigation measures or alternatives are required.

A copy of the Initial Study is attached to this Notice. The Master EIR is available for review on the City's web site at <http://www.sacgp.org/MasterEIR.html>. The document is also available for review at the offices of the Community Development Department, 300 Richards Boulevard, Sacramento, California during public counter hours.

The Planning and Development Code Phase II project includes the following modifications:

Phase II of the Planning and Development Code is consistent with 2035 General Plan policies that call for improvement in development regulations (LU 2.7.1), promotion of infill development (LU 1.1.5) and sustainable development patterns (LU 2.6.1). The proposed revisions to the PDC focus on the consolidation of the processes for subdivision review and the standards that inform site design into the Planning and Development Code.

The following changes relate to administrative activities of the City and are technical in nature:

- Relocating subdivision design and improvement standards from Title 16 into a new division of Title 17 called Infrastructure Design and Improvement Standards.
- Consolidating the varied process requirements for land subdivision together with other planning entitlements.
- Consolidating the various appeals processes for tentative maps, lot line adjustments and parcel merger into a single section.
- Consolidating definitions from Title 16 into Title 17.
- Allowing minor modifications to approved tentative maps to be heard at the Zoning Administrator level.
- Updating driveway standards in order to reduce the need for driveway variances.

These changes would not affect the character or extent of physical development in the City, and are not discussed further in the initial study.

Changes that could affect development, and are discussed in the initial study, include the following:

- Update the Parks and Recreation Facilities (Quimby) Ordinance (Chapter 17.512) to:
  - Revise the parkland dedication requirement to be consistent with current parkland levels of service as follows:
    - *1.75 acres per 1,000 people in the Central City Community Plan Area.*
    - *3.5 acres per 1,000 people in the remainder of the City.*
  - Increase size of development projects that are subject to a requirement of dedication of parkland to subdivisions of 250 lots or more, and give the Director discretion to allow an in-lieu fee in cases when parkland dedication is infeasible.
  - Allow partial parkland dedication credit for joint use facilities that function as both a park and stormwater detention.
  - Expand the list of qualifying recreational amenities for an eligible credit of 25%, if the amenities meet specific requirements.

A detailed project description is included in the attached Initial Study.

Comments regarding the project may be submitted to:

Greg Sandlund, Senior Planner  
City of Sacramento, Community Development Department  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811  
Telephone: (916) 808-8931  
Email: [gsandlund@cityofsacramento.org](mailto:gsandlund@cityofsacramento.org)

Comments must be submitted no later than November 7, 2016.