



## **CITY OF SACRAMENTO**

### **TITLE 17 CODE AMENDMENTS**

#### **INITIAL STUDY FOR ANTICIPATED 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, and the date this Initial Study was completed.

**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 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:** Identifies source materials that have been consulted in the preparation of the Initial Study.

## SECTION I - BACKGROUND

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Project Name and File Number: City of Sacramento Title 17 Code Amendments

Project Location: City of Sacramento: Citywide

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

Project Planner: Evan Compton, Principal Planner

Environmental Planner: Tom Buford, Environmental Services Manager

Date Initial Study Completed: January 14, 2019

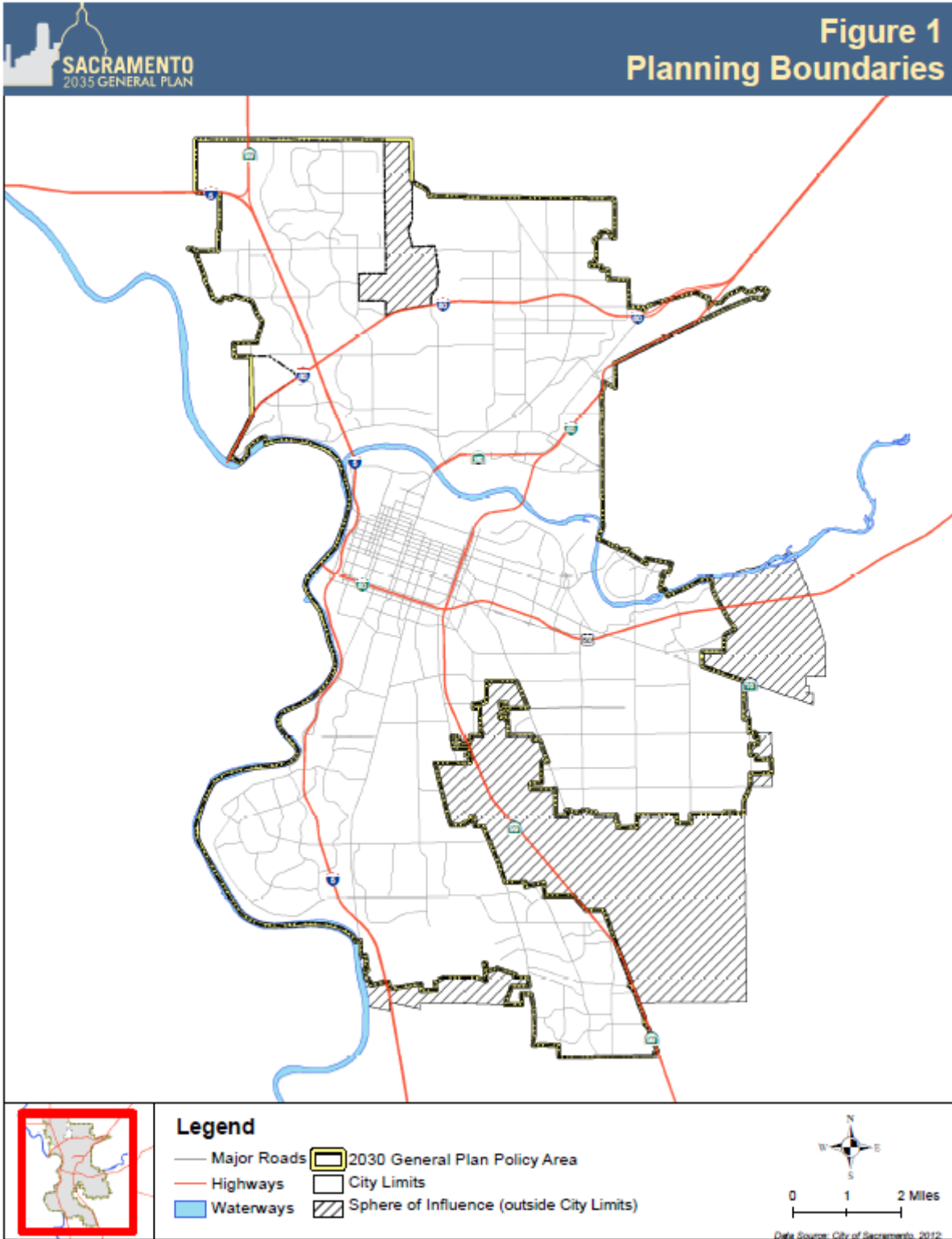
This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 *et seq.*). The Lead Agency is the City of Sacramento.

The City of Sacramento, Community Development Department, has reviewed the proposed project and, based on 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 as “amendments to the Planning and Development Code (Title 17) and other sections of the City Code to achieve consistency with the adopted General Plan.” (Master EIR, § 2.7.6.)

The City has prepared the attached Initial Study 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 (see CEQA Guidelines Section 15178(b),(c)) 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.

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 goals and policies reflected mitigation measures that are identified as appropriate are set forth in the applicable technical sections below.

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 at the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, and on the City’s web site at: <http://portal.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports.aspx>.



## SECTION II - PROJECT DESCRIPTION

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### Project Description

The 2035 General Plan Update was adopted by City Council on March 3, 2015. The Land Use and Urban Design section of the General Plan is primarily implemented through the Planning and Development Code (City Code Title 17.100.010.B). The 2035 General Plan's goals, policies, and implementation programs establish a general roadmap to achieving Sacramento's vision as established by the City Council, while the Planning and Development Code (Title 17) implements the various policies of the general plan. The 2035 General Plan focused on updating policies and programs to reflect changed conditions and priorities, streamline development review and implementation, and address new State laws. The proposed amendments support these priorities and are 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.).

Specifically, the proposed ordinance amendments clarify, correct, and streamline certain provisions of the code to achieve consistency with the General Plan.

The proposed changes are described below:

- The amendment to City Code section 17.104.050 would change the manner of rounding for fractional requirements related to density calculations. Currently, the City Code rounds *down* when there is a fractional requirement and the amendment would change the rounding to allow rounding *up* to the whole number for calculations of 0.5 or more. **(Section 17.104.050)**
- The amendment to City Code section 17.620.110 would prohibit chain link fencing in the front and street side yards of residential properties. **(Section 17.620.110)**
- The amendment to City Code section 17.228.910 would remove the current limit of 6,400 square feet for cannabis testing in the C-2 zone. **(Section 17.228.910C)**
- Section 17.508.070 would be amended to clarify the applicable development standards for parcels with site access via the alley. **(Section 17.508.070E.2)**
- Section 17.608.030 would be amended to correct the bicycle parking requirements for multi-unit dwellings in the Suburban Parking District which has a missing number for long-term standards. **(Section 17.608.030C)**
- Several sections would be amended to update the residential accessory structure section that currently references the driveway requirements in Section 18.08, which has subsequently moved to 17.508. **(Sections 17.624.040; 17.624.050; 17.624.060)**
- Section 17.608.040 would be amended to update the parking section which references the driveway requirements in Section 18.08 which has moved to 17.508. **(Section 17.608.040)**
- Section 17.228.920 would be amended to correct an error for the Cannabis dispensary locational requirement language to require Commission level review for sites within 600 feet of tobacco retailers less than 15,000 square feet

regardless of the shelf space devoted to tobacco. **(Section 17.228.920D.3)**  
Section 17.228.105 would be amended to reduce the minimum setbacks of secondary dwelling units and also remove the requirement of the secondary dwelling unit to match the architectural style of the main home. **(Section 17.228.105)**

- Section 17.608.060 would be amended to allow Administrative Parking Permits to be applied to single-unit and duplex dwellings instead of requiring a Commission-level hearing to waive parking. **(Section 17.608.060)**
- Section 17.228.126 would be amended to allow multiple temporary construction trailers for large construction projects and provide the ability for multiple renewals. **(Section 17.228.126)**
- Section 17.228.300 and 17.808.160 would be amended to provide for an exemption from site plan and design review for antennas that are granted a revocable permit for situations such as placement on city-owned property or on an existing utility pole. **(Section 17.228.300 and 17.808.160)**
- Section 17.216.510 would be amended to remove the conditional use permit requirement for vet clinics in the Shopping Center (SC) zone consistent with other commercial zones. **(Section 17.216.510)**
- Section 17.216.510 would be amended to remove the conditional use permit requirement for hotels/motels in the Shopping Center (SC) zone consistent with other commercial zones. **(Section 17.216.510)**
- Section 17.808.230 would be amended to modify the level of review for PUD amendments, providing for a Director level review for amendments related only to signage with the remainder of the amendment requests to be heard at the Planning and Design Commission level. **(Section 17.808.230B.3)**

The proposed amendments to Title 17 would be implemented through adoption of a City ordinance. A copy of the proposed ordinance revisions is included as Attachment A to this Initial Study.

### **Attachment A: Proposed Ordinance**

## SECTION III – ENVIRONMENTAL CHECKLIST AND DISCUSSION

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### ANTICIPATED SUBSEQUENT PROJECT

CEQA Guidelines section 15176 includes the following provisions relating to the projects included in coverage of the Master EIR:

*(d) Where a Master EIR is prepared in connection with a [general plan] the anticipated subsequent projects included within a Master EIR may consist of later planning approvals, including parcel-specific approvals, consistent with the overall planning decision ... for which the Master EIR has been prepared. Such subsequent projects shall be adequately described ... if the Master EIR and any other documents embodying or relating to the overall planning decision identify the land use designations and the permissible densities and intensities of use for the affected parcel(s). The proponents of such subsequent projects shall not be precluded from relying on the Master EIR solely because that document did not specifically identify or list, by name, the subsequent project as ultimately proposed for approval.*

The Master EIR indicated that its analysis included later amendments to the Planning and Development Code that might be undertaken to ensure consistency with the 2035 General Plan goals, policies and standards. (Master EIR section 2.7.6)

The 2035 General Plan sets forth a consistent policy approach that encourages development within the City limits to conserve habitat and encourage multi-modal transportation that reduces vehicle miles traveled, one of the primary generators of greenhouse gas emissions. Specific policies that relate to these goals include the following:

**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 use infrastructure. (Goal LU 1.1) **Building Intensity and Population Density.** The City shall regulate the levels of building intensity and population density according to the standards and land use designations set out in the General Plan and the Sacramento City Code. Within these designations, cumulative development shall not exceed 640,400 persons and 390,100 employees by 2035. (Policy LU 1.1.2)*

The amendment to City Code section 17.104.050 would change the manner of rounding for fractional requirements related to density calculations. Currently, the City rounds down when there is a fractional requirement and the amendment would change the rounding to allow rounding up to the whole number for calculations of 0.5 or more. The number of dwelling units would still be required to be consistent with the density calculations of the General Plan designation. (Section 17.104.050) The amendment furthers the goal to have a more efficient use of land and infrastructure.

**Land, Sites, and Opportunity Areas.** *Retain, attract, expand, and develop businesses by providing readily available and suitable sites with appropriate zoning and access. (Goal ED 3.1) **Streamline Development Process.** The City shall continue to identify, develop, and implement*

*strategies, and programs, and processes that streamline its development review process. (Policy ED 3.1.8)*

The amendment to City Code sections 17.216.050 would remove the conditional use permit requirement to establish a vet clinic and hotel/motel land use in the Shopping Center (SC) zone. These land use uses are consistent with the type of expected commercial uses within the zoning district and do not have unique characteristics which require review of the operating characteristics for these businesses.

The amendment to City Code section 17.228.910C would remove the current square footage limit of cannabis testing in the General Commercial (C-2) zone. Currently there is a size limit of 6,400 square feet and with the amendment, cannabis testing would be regulated by the development standards including floor area ratio and height limitations which is consistent with other land uses such as office and commercial service.

The amendment to City Code section 17.808.230 would streamline the level of review for Planned Unit Development (PUD) amendments. The establishment of PUDs require City Council action and there is no proposed change to this process. Currently, most PUD Amendments require approval at the Planning and Design Commission level and a small number of PUD Amendments currently require City Council action. This amendment would allow revisions exclusively for signage standards to be heard at a Director level consistent with other sign variances in the city. All other PUD Amendment requests would require action from the Planning and Design Commission.

***Housing Diversity.*** *Provide a variety of quality housing types to encourage neighborhood stability. (Goal H 1.2)* ***Variety of Housing.*** *The City shall encourage the development and revitalization of neighborhoods that include a variety of housing tenure, size, and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured/modular housing. (H 1.2.1)*

The amendment to City Code Section 17.608.060 would allow single unit dwellings and duplexes to be eligible for Administrative Parking Permit reviews. Currently if a single unit dwelling or duplex requests to reduce the minimum parking requirement for their site, it requires a Commission level hearing. The amendment would allow parking consistency review with a type of administrative permit to receive credit through a checklist menu of items such as on-street parking in front of their subject parcel to substitute for onsite parking standards. This is consistent with all other type of land uses.

***Constraints.*** *Remove constraints to the development of housing. (Goal H 2.3)* ***Streamlined Application and Building Process.*** *The City shall continue to facilitate interdepartmental review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all development types. (Policy H 2.3.2)*

The amendment to City Code Section 17.228.105 would reduce the minimum setbacks for the construction of new secondary dwelling units and create more flexibility in the design including an amendment to remove the requirement to match the architectural style of the main home. These amendments will streamline the processing of secondary dwelling unit applications by allowing more flexible standards which results in more projects qualifying for an administrative review instead of a public hearing process.

The amendment to City Code Section 17.228.126 would allow multiple temporary construction trailers for large construction projects and provide the ability for multiple renewals. Large development projects which may have construction sites requiring a lengthy construction process would benefit by having an administrative process to allow additional trailers and time to complete the necessary work.

The amendments to City Code Section 17.228.300 and 17.808.160 would allow antennas subject to a revocable permit process for placement on city-owned property or easements to be exempt from site plan and design review since requiring both city review processes is duplicative.

**Rehabilitation.** *Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote housing affordability. (Goal H 4)* **Prevent Blight and Deterioration.** *The City shall work to prevent blight and deterioration of housing units resulting from deferred maintenance. (H 4.1)*

The amendment to City Code section 17.620.110 would improve neighborhood aesthetics by prohibiting chain link fencing in the front and street side yards. The city code allows up to 4-foot high chain link fences. With the amendment, any residential fencing in the front or street side yard requested would need to be a different material such as wood, tubular steel, or wrought iron. Improving the aesthetics of fencing installed along the street-facing yard areas will encourage further neighborhood revitalization and livability.

**City Form and Structure.** *Require excellence in the design of the city's form and structure through development standards and clear design direction. (Goal LU 2.7)* **Development Regulations.** *The City shall promote design excellence by ensuring City development regulations clearly express intended rather than prohibited outcomes and reinforce rather than inhibit quality design. (Policy LU 2.7.1)*

The amendment to City Code sections would correct Title 17 provisions which had administrative errors or needed clarification. Section 17.508.070E.2, 17.608.040, 17.624.040, 17.624.050, 17.624.060 would clarify development standards for site access via the alley and reference the correct city code section number which changed with prior code amendments.

The amendment to City Code section 17.228.920 would correct an error in the locational requirements for cannabis dispensaries regarding the need for calculation of the shelf space requirements for nearby tobacco retailers. The requirement to trigger Commission level review would remain unchanged for cannabis dispensary sites within 600 feet of a tobacco retailer less than 15,000 square feet. This amendment would only remove an arbitrary shelf space requirement to consider the tobacco retailers in the locational criteria and instead the code would rely on the distance and building size only.

The amendment to City Code section 17.608.030C would correct the omission of the number of bicycle facilities required for multi-unit dwellings in the Suburban Parking District. The correction will provide clear direction on the minimum standards for new projects.



The proposed amendments fall within the coverage of later planning approvals that are anticipated within the Master EIR and qualify for treatment as anticipated subsequent projects under CEQA Guidelines section 15177.

## **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.

### **Land Use and Population**

The project consists of revisions to various portions of the Planning and Development Code utilized by the City of Sacramento in development review. The proposed amendments would not substantially affect general plan land use designations, zoning designations, location or density of housing in the City.

The proposed amendments would change several specific provisions relating to use of property, but the changes would be minor and would not affect the analysis set forth in the master EIR, substantially 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.

To the extent the proposed amendments (e.g., prohibition on chain link fences) result in neighborhoods with attractive design they would encourage development within the City, and thus promote the City's goal of avoiding 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 amendments would result in no changes relating to energy requirements for specific projects. The proposed amendments 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 guidelines would be constructed to the standards required by current building codes, achieving energy efficiency. The proposed ordinance 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. <u>AESTHETICS, LIGHT AND GLARE</u></b>			
Would the proposal:			
A) Create a source of glare that would cause a public hazard or annoyance?			x
B) Create a new source of light that would be cast onto oncoming traffic or residential uses?			x

**ENVIRONMENTAL SETTING**

*Aesthetics*

The City of Sacramento is located in 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 City 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 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–B*

**The proposed amendments include a prohibition on chain link fences in residential neighborhoods. Such a provision would have a beneficial effect on aesthetics. The remaining amendments would have no impact for aesthetics and would not result in new sources of light and glare.**

#### **MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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
<b>2. AIR QUALITY</b>			
<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 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 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 (PM<sub>10</sub>) and Fine Particulate Matter (PM<sub>2.5</sub>) 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, and Sacramento County is the only county in the SVAB that has not yet been redesignated to attainment for the Federal PM<sub>10</sub> standard. 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 seven 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 station is located in the northern portion of Sacramento on Goldenland Court. A second is located 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 2009 to 2011. 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.

<b>Table 6 Summary of Ambient Air Quality Monitoring Data in City</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.

### **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; Policy ER 6.1.4 calls for coordination of City efforts with SMAQMD; and



Policy ER 6.1.15 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; requiring development adjacent to stationary or mobile TAC sources to be designed with consideration of such exposure in design, landscaping and filters; as well as Policies ER 6.1.1 and ER 6.1.4, referred to above.

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 the offices of Development Services Department, 300 Richards Boulevard, 3<sup>rd</sup> Floor, Sacramento, CA during normal business hours, and is also available online at <http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/>.

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 amendment regarding rounding of partial unit counts would result in only minor and occasional changes in permitted units, and then only by a single unit. None of the remaining proposals would result in a change in density or other features or activities that could result in a significant effect on air quality. There would no effect air quality that was not discussed and evaluated in the Master EIR.

## **MITIGATION MEASURES**

No mitigation measures are required.

## **Findings**

The 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 Policy Area 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 Policy Area. 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 land area in the City 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. Habitats present within the City 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 amendments could affect development on some parcels within the City, but would not encourage either development that could affect habitat within the City or encourage development outside the City that could affect habitat. The proposed amendments 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 ordinance would not affect or modify existing City policies addressing biological resources. The proposed ordinance 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 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 or archaeological resource as defined in § 15064.5?			X
B) Directly or indirectly destroy a unique paleontological resource?			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 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 City 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 City 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 and B*

The proposed amendments 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 proposals do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan Master EIR. Adopting the proposed amendments would not affect or modify existing City policies or development regulations addressing cultural resources.

The proposed amendments do not include goals, policies, or programs that could cause an adverse change in the significance of historical buildings and resources. The proposed ordinance does not change that the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the applicable provisions of the historic district plan, if any, apply to development in a historic district or involving a landmark.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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 city of Sacramento and the area covered under the proposed ordinance are 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. 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 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 amendments do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Adopting the proposed amendments 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 ordinance does not include any goals, policies, or programs that conflict with or supersede the City's existing development standards.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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. <u>HAZARDS</u></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 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 Policy Area (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 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 City. 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 City, 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 and 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 amendments would not encourage use of hazardous materials or increase the

exposure to such materials. Adoption of the ordinance would not affect or modify existing City policies or development regulations addressing hazards. Implementing the proposed ordinance 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.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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
<b>7. <u>HYDROLOGY AND WATER QUALITY</u></b> Would the project:			
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?			X
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 ?			X

**ENVIRONMENTAL SETTING**

*Precipitation*

The City 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, 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 Policy Area. 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 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 is generally within the secondary drinking water standards for municipal use, including levels of iron, manganese, arsenic, chromium, and nitrates. The groundwater in the Policy Areas 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*

Adoption of the proposed amendments 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 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
<b>8. NOISE</b> Would the project:			
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?			x
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?			x
C) Result in construction noise levels that exceed the standards in the City of Sacramento Noise Ordinance?			x
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?			x
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?			x
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?			x

**ENVIRONMENTAL SETTING**

Land uses within the City 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. 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 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. 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.

Noise monitoring results indicate that sources that would seem intuitively to generate high noise levels may not generate much noticeable noise at all. Large manufacturing facilities or utility plants often have noise producing equipment enclosed in the interior of buildings, or are located on large sites where the equipment is set far back from potential receptors. In either case, noise from actual processes ongoing at the facility may be very low or not noticeable at all beyond the facility's property line.

### *Roadway Noise Levels*

Existing 24-hour noise levels have been calculated for various freeways, highways, and road segments throughout the City. 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<sub>dn</sub> 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*

The proposed amendments would not affect the standards for design of residential, multi-family, commercial and office buildings in the City. The proposed amendments would have no effect on the extent to which any particular use might emit noise.

The proposed amendments do not encourage or support activities that would be likely to generate noise levels beyond what was analyzed in the 2035 General Plan MEIR. Adopting the proposed amendments would not affect or modify existing City policies or development regulations addressing noise.

**MITIGATION MEASURES**

No mitigation measures are required.

**Findings**

The 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><b>9. PUBLIC SERVICES</b></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 and 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. Additionally, 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 within the City 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 but within the City. 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. 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 Policy Area (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 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 within 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.

#### *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 but within 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**

Adoption of the proposed amendments would not affect or modify existing City policies or development regulations 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 design, building codes, fee payment, and other means deemed acceptable to service providers. The proposed amendments would not affect the City's planning in this regard.

The proposed ordinance would not affect the various City policies and programs that fund public services. Adoption of the proposed ordinance would not result in any reasonably foreseeable increase in demand for police, fire or emergency services. These services are now provided in the areas affected by the ordinance and would continue to be provided as needed. No new effects on public services would occur as a result of adoption of the proposed ordinance.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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 Parks Department 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 Parks Department 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 Parks Department: 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 and the Sacramento Horsemen’s

Association. Private recreation facilities such as country clubs also provide recreational opportunities in the City.

### **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*

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

The proposed ordinance 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 ordinance does not include any goals, policies, or programs that conflict with or supersede the City's existing development standards regarding recreational facilities.

Implementing the proposed design guidelines ordinance would result in no additional adverse significant impacts relating to recreation.

### **MITIGATION MEASURES**

No mitigation measures are required.

### **FINDINGS**

The 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
<b>11. <u>TRANSPORTATION AND CIRCULATION</u></b>			
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 in the City 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 Zoning Code (Sacramento 2012a) parking requirements were recently updated to help achieve the City's General Plan and Center 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**

- A) 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
- B) 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 amendments would not affect the location or density of development and would not affect traffic or transportation programs.

The proposed amendments do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Adoption of the amendments would not affect or modify existing City policies or development regulations addressing traffic congestion, levels of service, vehicle miles traveled, and roadway infrastructure.

Roadway improvements made necessary by the development of residential or commercial uses are determined when such uses are proposed. Transportation impacts resulting from new

developments, including impacts on levels of service, are considered as part of the environmental review for each project, with appropriate design requirements and mitigation specified in Title 12 of the City Code set forth at that time. 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 as of July 1, 2020. (Public Resources Code 21099(b)(2).)

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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 City 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 in the City 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 amendments do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Adoption of the proposed amendments would not affect or modify existing City policies or development regulations addressing utilities and service systems. Because the proposed amendments would not substantially 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. Any development occurring after the adoption of the proposed ordinance would be subject to environmental review as well as all existing City and State standards.

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 design, building codes, fee payment, and other means deemed acceptable to service providers. The proposed ordinance would not affect the City's planning in this regard.

Adopting the proposed amendments would result in no additional significant impacts relating to utilities and service systems.

**MITIGATION MEASURES**

No mitigation measures are required.

**FINDINGS**

The 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 amendments do not propose any specific projects for future development beyond what was analyzed in the 2035 General Plan MEIR. Adoption of the proposed amendments would not affect or modify existing City policies or development regulations 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

ordinance would be subject to environmental review as well as all existing City and State standards.

Adoption of the proposed amendments would result in no additional significant cumulative impacts.

*Question C*

As described in the previous sections, the proposed amendments do 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.

Adoption of the proposed amendments 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.

	Aesthetics		Hazards
	Air Quality		Noise
	Biological Resources		Public Services
	Cultural Resources		Recreation
	Energy and Mineral Resources		Transportation/Circulation
	Geology and Soils		Utilities and Service Systems
	Hydrology and Water Quality		
X	None Identified		

**SECTION V - DETERMINATION**

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

- X I find that (a) the proposed amendments to the Planning and Development Code and the proposed implementing ordinance was described in the Master EIR and constitutes 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))

January 14, 2019



Tom Buford, Manager, Environmental Planning Services



**TITLE 17 CODE AMENDMENTS**  
**ATTACHMENT A: PROPOSED ORDINANCE**

**ORDINANCE NO.**

Adopted by the Sacramento City Council  
Date Adopted

**AN ORDINANCE AMENDING VARIOUS PROVISIONS OF TITLE 17 OF THE SACRAMENTO CITY CODE, RELATING TO PLANNING AND DEVELOPMENT**

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; and
2. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

**SECTION 2.**

A. Subsection A of section 17.104.050 of the Sacramento City Code is amended to read as follows:

A. Number of residential units. When the calculation of residential density results in a fraction, with a fractional part that is less than one-half, the number of allowed dwelling units is rounded down to the whole number. If the fractional part is equal to or greater than one-half, the number of allowed dwelling units is rounded up to the next whole number. For example, assuming a minimum lot area per unit of 1,500 square feet and a 6,750 square foot lot, divide 6,750 by 1,500, which equals 4.5. The number of units allowed on the lot is 5 units (4.5 rounded up to the whole number 5). Notwithstanding this subsection, a project shall not exceed the maximum allowed number of units permitted under the general plan designation.

B. Except as amended by subsection A above, all provisions of section 17.104.050 remain unchanged and in full effect.

**SECTION 3.**

A. Section 17.216.510 (SC zone) of the Sacramento City Code is amended as follows:

1. A row for “hotel; motel” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Hotel; motel	
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2. A row for “veterinary clinic; veterinary hospital” is added to subsection A.1 (Permitted uses; commercial and institutional uses) to read as follows:

Veterinary clinic; veterinary hospital	Entire business to be conducted within a building and no outdoor boarding of animals is allowed
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3. The “Hotel; motel” row is deleted from subsection B.2 (Conditional uses, commercial and institutional uses).

4. The “veterinary clinic; veterinary hospital” row in subsection B.2 (Conditional uses, commercial and institutional uses) is amended to read as follows:

Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	PDC
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B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

**SECTION 4.**

A. Section 17.228.105 of the Sacramento City Code is amended as follows:

1. Subsection B is amended to read as follows:

B. Maximum area—calculation. The floor area of a secondary dwelling unit shall not exceed 1,200 square feet. The calculation of floor area includes all floor area within the building envelope, excluding garage space and stairs.

2. Subsection C is amended to read as follows:

C. Development standards.

1. The minimum distance between the primary single-unit dwelling and a detached secondary dwelling unit is four feet.

2. The height, lot coverage, and setback requirements applicable to the lot on which the secondary dwelling unit is located apply to the secondary unit, except for the following:

a. No setback is required for an existing legally-constructed accessory structure that is converted to a secondary dwelling unit without changing the building envelope.

b. No interior or rear-yard setback is required for a secondary dwelling unit that has a building height of 10 feet or less and overall height of not more than 18 feet and is located more than 60 feet from the front property line. No part of any dormer on these units shall be located on the same plane as the wall below and the combined width of all dormers on a single roof plane shall not exceed one-fourth of the width of the roof plane where the dormers are located.

c. No interior or rear-yard setback is required for the ground floor of a secondary dwelling unit that is more than 60 feet from the front property line and has two or more stories. The second floor and higher shall have a minimum rear-yard setback of five feet; and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.

d. A secondary dwelling unit that is less than 60 feet from the front property line shall have a minimum rear-yard setback of five feet; and a minimum side-yard setback equal to the side-yard setback required by the zoning designation for the primary dwelling unit or five feet, whichever is less.

3. Notwithstanding subsections C.1 and C.2, a secondary dwelling unit shall not project into the required setback from the landside toe of a levee.

3. Subsection D. is amended to read as follows:

D. Design standards.

1. The design of the secondary dwelling unit shall conform to the design guidelines applicable to the lot on which the secondary dwelling unit is located.

2. New secondary dwelling units should use universal access design features, including “no step” entrances, where topography and site constraints allow.

3. No portion of a secondary dwelling unit balcony, deck, or open-stair landing that faces the rear lot line or the side lot line nearest to the secondary dwelling unit shall be higher than three feet from the ground.

B. Except as amended by subsection A above, all provisions of section 17.228.105 remain unchanged and in full effect.

## **SECTION 5.**

A. Section 17.228.126 of the Sacramento City Code is amended as follows:

1. Subsection A is amended to read as follows:

A. Administrative permit. A temporary commercial building intended to be used for not more than one year while the commercial use's permanent location is prepared for occupancy requires the issuance of an administrative permit. The temporary commercial building must be located within 300 feet of the commercial use's permanent building or tenant location.

2. Subsection D is amended to read as follows:

D. Term. The temporary commercial building permit shall be valid for one year from the date of its issuance and may be renewed.

B. Except as amended by subsection A above, all provisions of section 17.228.126 remain unchanged and in full effect.

## **SECTION 6.**

A. Subsection A of section 17.228.300 of the Sacramento City Code is amended to read as follows:

A. Antenna mounted on existing building or structure—General. Except as provided in section 17.808.160 and subsections B, C, and D of this section, and except for an antenna subject to sections 17.228.310 or 17.228.320, an antenna mounted on an existing building or structure, together with related equipment, is subject to director-level site plan and design review and shall conform to the following development standards:

1. The antenna, and its related equipment, shall not project above the roof parapet or penthouse roof line of the building, or the highest point of the structure to which the antenna is attached, by more than 12 feet.

2. The antenna, and its related equipment, shall not extend out more than six feet from the face of the building or surface of the structure to which it is attached.

3. The antenna panels and all brackets and cables shall be painted to match the building or structure at the point of attachment.

4. The equipment cabinet, if any, is located in one of the following locations:

a. On the roof of, or within, the building or structure on which the antenna is mounted;

b. Within any building located on the same parcel as the building or structure on which the antenna is mounted; or

c. On the ground and outside of any required setback or parking area on the same parcel as the building or structure on which the antenna is mounted.

5. An equipment cabinet located on a building roof shall conform to the requirements for roof-mounted mechanical equipment in chapter 17.600.

B. Except as amended by subsection A above, all provisions of section 17.228.300 remain unchanged and in full effect.

#### **SECTION 7.**

A. Subsection C of section 17.228.910 of the Sacramento City Code is deleted.

B. Except as amended by subsection A above, all provisions of section 17.228.910 remain unchanged and in full effect.

#### **SECTION 8.**

C. Subsection D.3 of section 17.228.920 of the Sacramento City Code is amended to read as follows:

3. The cannabis dispensary site is within 600 feet of any tobacco retailer that has 15,000 square feet or less of gross floor area; or

D. Except as amended by subsection A above, all provisions of section 17.228.920 remain unchanged and in full effect.

#### **SECTION 9.**

A. Subsection C of section 17.452.040 of the Sacramento City Code is amended to read as follows:



C. Amendment of a planned unit development schematic plan or development guidelines. An amendment to a planned unit development schematic plan or development guideline is legislative in nature and subject to the procedural requirements in section 17.808.230. Amendments may be initiated by the city council, the planning and design commission, or by request by the owner of any parcel of property within the planned unit development.

B. Except as amended by subsection A above, all provisions of section 17.452.040 remain unchanged and in full effect.

**SECTION 10.**

A. Subsection E.2 of section 17.508.070 of the Sacramento City Code is amended to read as follows:

2. Sections 17.508.040 and 17.508.060 and subsections A through D of this section do not apply to alley access.

B. Except as amended by subsection A above, all provisions of section 17.508.070 remain unchanged and in full effect.

**SECTION 11.**

A. The “multi-unit dwelling (3 units or more)” row in section 1 of Table 17.608.030C (Residential uses) of the Sacramento City Code is amended to read as follows:

Multi-unit dwelling (3 units or more)				
a) With private garage or dedicated storage space for each unit	No spaces required	0.1 space per 10 dwelling units or 2 spaces whichever is greater	No spaces required	1 space per 20 dwelling units or 2 spaces, whichever is greater
b) Without private garage or dedicated storage space for each unit	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 10 dwelling units or 2 spaces, whichever is greater	1 space per 2 dwelling units or 2 spaces, whichever is greater	1 space per 20 dwelling units or 2 spaces, whichever is greater

B. Except as amended by subsection A above, all provisions of section 17.608.030 remain unchanged and in full effect.

## **SECTION 12.**

A. Subsection H of Section 17.608.040 of the Sacramento City Code is amended to read as follows:

H. Access to the required on-site parking shall be provided by a driveway that complies with chapter 17.508.

B. Except as amended by subsection A above, all provisions of section 17.608.040 remain unchanged and in full effect.

## **SECTION 13.**

A. Subsection A.1 of section 17.608.060 of the Sacramento City Code is amended to read as follows:

A. Administrative parking permit. Alternatives and other modifications to the standard off-street parking requirements stated in this subsection A are permitted with approval of an administrative parking permit. The planning director shall approve an application for an administrative parking permit if the alternatives proposed in the application substantially conform to the requirements in this section.

1. On-site alternatives to required vehicle off-street parking. One or more of the following alternatives may be substituted for required off-street parking spaces on the same parcel or integrated development site as the land use the spaces serve:

a. Additional bicycle parking. Four non-required bicycle parking spaces may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

b. Carsharing. One carshare space may be substituted for four required on-site vehicle parking spaces. "Carshare space" means a parking space reserved for a vehicle that can be rented or reserved for short periods of time, such as by the hour or minute.

c. Scooter and motorcycle parking. One scooter or motorcycle space may be substituted for one on-site vehicle parking space, up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater.

d. Shared parking. Required off-street parking facilities may be shared between two separate land uses upon demonstrating that the uses utilize the parking spaces at different times.

e. On-street parking. Each on-street parking space directly adjacent to the subject parcel may be substituted for one on-site vehicle parking space. If the parking in the street is unmarked, each 24 feet of adjacent street frontage that can be legally parked shall equal one on-street parking space.

f. Shared bicycles. Shared bicycles provided on-site for the use of employee commutes and off-site trips may be substituted for up to a maximum of two spaces or 10% of the required on-site vehicle parking spaces, whichever is greater. Two shared bicycles are equivalent to one on-site vehicle parking space.

g. Transportation management plan. The required number of on-site vehicle parking spaces for a development site or use shall be reduced by 35% if a transportation management plan permit has been approved under chapter 17.700.

B. Except as amended by subsections A above, all provisions of section 17.608.060 remain unchanged and in full effect.

#### **SECTION 14.**

A. Subsection A of section 17.620.110 of the Sacramento City Code is amended to read as follows:

The regulations in this section apply to walls and fences for single-unit, duplex, and multi-unit dwelling developments.

A. Front yards and street side yards. Walls or fences not exceeding 4 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas, subject to the following exceptions.

1. Exception—Welded-metal fences. A decorative, open wrought-iron or tubular-steel fence not exceeding 6 feet in height may be placed along the front and street side property lines or within the front-yard and street side-yard setback areas.

a. This exception does not authorize solid walls or fences composed of chain link, woven wire, wood, or materials other than open wrought iron or tubular steel.

b. A post or pilaster, consisting of masonry, brick, or other solid material, not exceeding 18 inches square and 6 feet tall, may be used to support a wrought iron or tubular steel fence at a minimum distance between posts of 6 feet.

2. Exception—Chain link and woven-wire fences. Chain link and woven-wire fences are prohibited within the front-yard and street side-yard setback areas.

3. Exception—Street side-yard setback area.

a. Fence location. A fence or wall not exceeding 6 feet in height may be placed within the street side-yard setback area if it is either located at least five feet from the street side property line or is placed on a line parallel to the street and that represents the extension of the wall of the main building that is nearest to the street.

b. Landscaping requirement. Climbing vines, shrubs, or trees shall be planted along the base of that portion of the wall or fence that fronts a public street. The remaining setback area between the wall or fence and property line shall be landscaped with grass or other low groundcover. All plants shall be properly irrigated and maintained. Only living vegetation may be used to meet the landscaping requirements.

4. Exception—Gate feature. A decorative gateway feature is permitted if the feature has a maximum height of 10 feet, a maximum length of 8 feet, and a maximum width of 24 inches.

B. Except as amended by subsection A above, all provisions of section 17.620.110 remain unchanged and in full effect.

#### **SECTION 15.**

A. Footnote 3 in section 17.624.040 of the Sacramento City Code is amended to read as follows:

3. Driveways for single-unit and duplex dwellings. Driveways shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.040 remain unchanged and in full effect.

#### **SECTION 16.**

A. Footnote 6 in section 17.624.050 of the Sacramento City Code is amended to read as follows:

6. Driveways and maneuvering requirements for single-unit and duplex dwellings. Driveways for single-unit and duplex dwellings shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.050 remain unchanged and in full effect.

### **SECTION 17.**

A. Footnote 2 in section 17.624.060 of the Sacramento City Code is amended to read as follows:

2. Minimum dimensions. Minimum interior dimensions for the parking pad are 10 feet wide by 20 feet deep. This width may be reduced to 8 feet if the existing interior side-yard setback between the existing residence and the property line is 8 feet. Access to the parking pad must be paved. Driveways shall conform to the requirements of chapter 17.508. The driveway is permitted to have a landscape strip down the center. The landscape strip is not permitted in the vehicle parking pad.

B. Except as amended by subsection A above, all provisions of section 17.624.060 remain unchanged and in full effect.

### **SECTION 18.**

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

D. Antennas that are reviewed or exempt from review under section 3.76.050.

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

### **SECTION 19.**

A. Subsection B.3 of section 17.808.230 of the Sacramento City Code is amended to read as follows:

3. An amendment to a planned unit development schematic plan or development guideline is subject to review by the planning and design commission,

unless the amendment solely relates to a sign program specified in section 17.452.040.B.2.b, in which case the amendment is subject to review at the director level.

B. Except as amended by subsection A above, all provisions of section 17.808.230 remain unchanged and in full effect.

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