

## **WEST BROADWAY SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT**

**SCH No. 2018072032**

**ERRATA: July 21, 2020**

The West Broadway Specific Plan (WBSP) Final Environmental Impact Report (Final EIR) has been released for public review. The City has provided copies of responses to written comments on the Draft EIR to persons and agencies submitting such comments.

The following changes are being made to the Final EIR as circulated. The discussion below identifies the changes and the affected sections of the Final EIR. Additions are shown in double underline, and deletions in ~~strikethrough~~.

### **3 Comments and Responses**

The Final EIR provided additional information regarding potential future development of Alder Grove and Marina Vista under the WBSP. As part of the Master Response, the Final EIR stated that both Alder Grove and Marina Vista housing communities are located on lands owned by the U.S. Department of Housing and Urban Development (HUD) and managed by the Sacramento Housing and Redevelopment Agency (SHRA). Upon further research and confirmation from SHRA, the two properties are owned by the Housing Authority of the County of Sacramento, rather than HUD. Both properties are managed by SHRA and subject to a Declaration of Trust (DOT) that grants HUD a formal enforceable interest in both properties and requires that both properties be operated in accordance with all federal public housing requirements. The DOT also requires that federal authorization, either by law or by HUD, is required prior to the property(ies) being conveyed or otherwise encumbered.

#### **Master Response 3: Plan Proposal for Alder Grove and Marina Vista**

The third paragraph of Master Response 3 are corrected to reflect ownership of the Alder Grove and Marina properties, as follows:

Alder Grove and Marina Vista are existing public housing communities within the Specific Plan area on lands owned by the ~~U.S. Department of Housing and Urban Development (HUD) and managed by the Sacramento Housing Authority of the County of Sacramento~~ and managed by the Sacramento Housing and Redevelopment Agency (SHRA). Under state law, the City's responsibility is to identify adequate sites for housing through implementation of appropriate zoning designations and development standards that support and encourage development of a variety of housing for all income levels. SHRA, as the housing authority for the City of Sacramento, develops and manages affordable housing in accordance with City Code and the Sacramento General Plan, including the City's Housing Element. The U.S. Department of Housing and Urban Development (HUD)

maintains a Declaration of Trust (DOT) for both properties that requires they be operated in accordance with federal public housing requirements and that federal approval is obtained (either by law or HUD) prior to conveyance or encumbrance.

**Response to Comment O3-1, page 3-91**

The comment suggests that the WBSP include the specific recommendations on land use and densities identified in the Transformation Plan and provide clearer direction for SHRA's future development since these two parcels comprise 34 percent of the total residential areas in the Specific Plan area.

The Transformation Plan was a document that was prepared by SHRA for the purpose of applying for a grant from HUD for funding to redevelop Alder Grove and Marina Vista. It was considered as part of the WBSP planning process because it was based on robust community outreach and provided some insight into SHRA's vision for the redevelopment of the sites. The WBSP generally references the land use and development assumptions from the Transformation Plan, but does not provide project-level details because the WBSP is not a development project. Instead, the WBSP is essentially a regulatory document that bridges the gap between the Sacramento General Plan and the Planning and Development Code (a.k.a. zoning code). The WBSP provides broad concepts, policies, development standards and design guidelines for this area and sets an upper limit for development potential in the area for the purposes of environmental analysis, based on General Plan guidance and vision for the area. Future project level plans for Alder Grove and Marina Vista will need to be prepared, and submitted to the City for review. Moreover and as noted in Master Response 3, the Alder Grove and Marina Vista properties are owned by the Housing Authority of the County of Sacramento and managed by SHRA. ~~the federal government and any future redevelopment plans for the area must first be approved by HUD~~ maintains a Declaration of Trust (DOT) for both properties that requires they be operated in accordance with federal public housing requirements and that federal approval is obtained (either by law or HUD) prior to conveyance or encumbrance.

The comment does not address the adequacy of the EIR analysis, and no further response is required within the context of CEQA.

**Final EIR and Recirculation**

The changes made to Master Response 3 and Response to Comment O3-1 as set forth above do not constitute significant new information, but clarify and correct text that may be misleading to the reader. These changes do not show that a new significant effect would occur, or that an increase in severity of impact would occur. None of the conditions identified in CEQA Guidelines section 15088.5 are present, and recirculation of the EIR is not required.