



REPORT TO COUNCIL

City of Sacramento

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Staff Report
April 10, 2008

**Honorable Mayor and
Members of the City Council**

Title: 2030 General Plan – Community Plans and Special Study Areas

Location/Council District: Citywide/All

Recommendation: Adopt a Resolution 1) accepting the final draft Community Plan and Special Study Area chapters; and 2) directing staff to include them in Part 3 of the Draft General Plan.

Contact: Susanne Cook, Associate Planner, 808-5375; Erik deKok, Senior Planner, 808-2022

Presenters: Erik deKok, Senior Planner, 808-2022; Tom Pace, Long Range Planning Manager, 808-6848.

Department: Planning

Division: Long Range Planning

Organization No: 4912

Description/Analysis

Issues: The 2030 General Plan contains four parts: 1) Introduction, 2) Citywide Goals & Policies, 3) Community Plans and Special Study Areas, and 4) Administration and Implementation. Part 3, Community Plans and Special Study Areas is the focus of this report.

Per the direction of the City Council in 2007, each of the 10 community planning areas (shown on Attachment 4, Page 20) will be addressed in separate chapters in Part 3 of the new General Plan. The key components of this new community plan framework are as follows:

- Staff proposes to eliminate each separate community plan land use diagram for areas with adopted community plans, since the new General Plan land use and urban form diagram and the accompanying policy changes set a new direction for future land use planning and the integration of urban form considerations in the decision-making process. The result is a simpler, more

efficient approach for development review that requires only one land use diagram, rather than separate community plan and general plan land use diagrams that don't necessarily relate well to one another.

- The community plan chapters in the new General Plan will only include policies that are unique to each community plan area, whereas the new General Plan will include goals and policies that are applicable citywide. The result is a community plan policy framework nested within the General Plan that is consistent for all community planning areas, and allows the General Plan policies to address citywide issues consistently for all areas of the city.

In addition to policies, the Community Plans include information about Opportunity Areas. These are subareas of the community plan area that have been identified through the General Plan land use analysis for significant growth and change in the future through infill, reuse, or redevelopment.

- The new community plan framework will also serve as the basis for ongoing updates to the community plan chapters over time. Attachment 3, Page 9 includes policies that provide direction for future amendments, additions, or updating of the community plan chapters. These policies also include what role the community plans play in the General Plan, how the community plans should be structured, and how the concepts and recommendations for the Opportunity Areas should be planned and developed. Staff will seek direction from the City Council at a later time for future work program prioritization and funding to complete these updates.

In reviewing existing community plans, there were two types of efforts that were completed. The community plans were either: 1) comprehensively updated (South Area Community Plan) or 2) reformatted and edited to be consistent and integrated with the new General Plan (North Sacramento, North Natomas, South Natomas, Central City, Pocket Area, Arden Arcade, Fruitridge/Broadway, Land Park, and East Sacramento). Future updates to these Community Plan chapters are subject to funding availability, work prioritization, and direction from Council.

Finally, Part 3 of the 2030 General Plan includes information about Special Study Areas (Attachment 15, Page 257). These are areas outside of the City limits, but adjacent to the City, that are of interest to the City.

Attachment 1, Background Information, includes a background and more details regarding Community Plans, Opportunity Areas, and Special Study Areas.

Policy Considerations: The revisions to the Community Plans and Special Study Areas are consistent with both the City's overall Strategic Plan goal and the General Plan Vision of becoming "the most livable city in America". They are also consistent with the Smart Growth Principles adopted by Council in 2001, the Preferred Blueprint adopted for the region by the Sacramento Area Council of Governments (SACOG) in 2004, and the Vision and Guiding Principles adopted by the Council in

2005.

Environmental Considerations: Review and comment of the Community Plans and Special Study Areas is not considered a project under the California Environmental Quality Act (CEQA) under Section 21065 of CEQA and CEQA Guidelines Section 15378 (b)(4)). A Draft Environmental Impact Report (DEIR) is presently being written for the 2030 General Plan and will be released for public review later this year.

Commission/Committee Action: Outreach to solicit input on the South Area Community Plan began in 2002 and continued in conjunction with the 2030 General Plan starting in 2004. Extensive outreach on the Community Plans, including the South Area Community Plan, began this February and continued through March. The focus of the outreach effort was to inform the community and solicit input regarding the reformatted adopted Community Plans, Opportunity Areas, and the draft South Area Community Plan.

On March 20, 2008, the Planning Commission reviewed and forwarded a recommendation to Council to accept the final draft Community Plans and Special Study Areas. The General Plan Advisory Committee (GPAC) recommended on March 24, 2008, for Council to accept the final draft Community Plans and Special Study Areas as well.

Rationale for Recommendation: The final draft Community Plans and Special Study Areas are consistent with the adopted 2030 General Plan Vision and Guiding Principles.

Financial Considerations: None at this time.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: _____



Thomas S. Pace
Long Range Planning Manager

Approved and recommended by: _____



Carol Shearly
Director of Planning

Recommendation Approved:

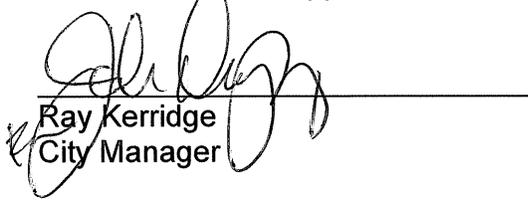

Ray Kerridge
City Manager

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Attachment 1 Background

Background

In 2004, Council initiated the process to create the 2030 General Plan which will replace the existing 1988 General Plan. In November 2005, the City Council adopted the Vision and Guiding Principles which affirmed “Sacramento will be the most livable City in America”. The community was involved in the development of this vision and its accompanying principles by participating in focus group interviews and attending one or more of the 13 town hall forums held throughout the City in 2005. The 25 member General Plan Advisory Committee (GPAC) also played a key role in developing the Vision and Guiding Principles.

On March 6, 2007, Council directed staff to incorporate community plans into the 2030 General Plan. There are currently 11 community planning areas. The new General Plan will have only 10 Planning Areas as a result of merging the community plans for the Airport-Meadowview Area and a portion of the South Sacramento Area, creating the new South Area Planning Area. The balance of the adopted South Sacramento Planning Area that lies east of Highway 99 has been incorporated into the Fruitridge Broadway Planning Area.

In 2001, Council directed Staff to proceed with comprehensively updating the South Area Community Plan because it was the Plan in most need of an update. The process for preparing the South Area Community Plan began in 2002, at which time the Airport-Meadowview and South Sacramento Community Plans were selected for a comprehensive update in a new, merged, South Area Community Plan. However, in 2004, work on the General Plan began. In an effort to ensure consistency between the South Area Community Plan and the General Plan as required by State law and to reduce redundancies between the two update efforts, the two processes were combined.

On December 4, 2007, Council accepted the draft goals and policies for both the General Plan and the South Area Community Plan for the purposes of preparing a Draft Environmental Impact Report (DEIR). Since acceptance of the South Area Community Plan’s draft goals and policies in December 2007, revisions were made in response to community and staff input. The recent revisions made to the South Area Community Plan were relatively minor and included grammatical and word corrections, removal of policies not unique to the South Area and that are already covered in the citywide 2030 General Plan, and the addition of policies regarding alternative schools and the Town of Freeport.

South Area Community Plan

The South Area Community Plan Chapter will be the City’s long-term policy guide for the physical, economic, environmental growth and renewal of the community plan area. The Plan will guide how the South Area will grow and become a model for the City of Sacramento with employment opportunities, safe neighborhoods, pedestrian and bicycle-friendly streets, range of housing types, affordable housing, local gathering

places for entertainment and retail, a transit-oriented development, and adequate public services and facilities. The new South Area Plan's policies address the core opportunities and challenges the South Area faces in the future, including:

- Using the Phoenix Park revitalization effort as a model to address the revitalization of distressed neighborhoods;
- Actively supporting employee training and job growth in the health care industry; and
- Diversifying housing choices to provide a mix of apartments, townhomes, and single-family houses.

Other Community Plan Areas with Adopted Plans

North Sacramento, North Natomas, South Natomas, the Central City, and the Pocket Area have existing adopted community plans in place. These plans will remain as adopted except for reformatting and integration into the new General Plan, with very minor editing of policies for consistency with the new General Plan. Policies that were more applicable citywide were extracted and included in the General Plan, while policies unique to the community were left in that Community Plan. Staff has also removed policies from existing plans that are outdated or where the issue has already been addressed or where a program or project has already been implemented. No new policies or vision statements were created for these community plan areas, as these would need to be addressed in future updates, subject to funding availability and work program prioritization.

Community Plan Areas With No Adopted Community Plans

The community plan chapters in the new General Plan for the four planning areas that do not currently have community plans – Arden Arcade, Fruitridge/Broadway, Land Park, and East Sacramento – include only a basic community profile. No new policies were created for any community plan area except the South Area. Future updates to community plan chapters are subject to funding availability and work program prioritization, and staff will seek such direction from the City Council at a later time.

Focused Opportunity Areas

Although 77 opportunity sites were originally identified throughout the city in the General Plan, six opportunity areas were the subject of more detailed conceptual planning, as directed by Council in March 2007. The six focused opportunity areas are the following: Robla Area, River District Area, 65th Street/University Village, Arden/Point West, and two in the South Area (Florin and Meadowview Light Rail Stations).

Work on the Florin and Meadowview Light Rail Stations and Robla opportunity areas have been completed and have been incorporated into their respective community plan chapters. However, due to recent planning issues and ongoing discussions, the 65th Street/University Village, the Arden/Point West, and the River District opportunity areas only include a brief description as a placeholder in their respective community plans. Staff may incorporate updated planning concepts for these areas into the General Plan once the issues have been resolved.

Special Study Areas

Special Study Areas are areas outside of the City limits, but adjacent to the City, that are of interest to the City. Some of these areas may eventually be annexed to the City but are not included within the General Plan Policy Area at this time due to the need for further study. Current or future efforts to plan, develop, and/or redevelop these areas will be done in coordination with the County and other stakeholders.

There are five Special Study Areas as shown on Attachment 15, Page 257. They include the Natomas Joint Vision Area, the East Area, Fruitridge Florin, Arden Arcade, and Freeport.

The 2030 General Plan includes a brief description of the existing conditions, background information that explains why the area is considered a “Special Study Area”, and information related to City coordination with the County in managing the future of these areas.

ATTACHMENT 2
RESOLUTION NO.

Adopted by the Sacramento City Council

2030 GENERAL PLAN - COMMUNITY PLANS AND SPECIAL STUDY AREAS

BACKGROUND

- A. The 2030 General Plan provides the direction for the City's future growth and development and will replace the existing 1988 General Plan. Part 3 of the 2030 General Plan includes Community Plans and Special Study Areas. Information about the areas of interest outside the City limits, the Special Study Areas, is included in the new General Plan, while each of the 10 community planning areas is a chapter in the new General Plan.
- B. The community plan chapters in the new General Plan will only include policies that are unique to each community plan area, whereas the new General Plan will include goals and policies that are applicable citywide.
- C. Each separate community plan land use diagram for areas with adopted community plans were eliminated, since the new General Plan land use and urban form diagram and the accompanying policy changes set a new direction for future land use planning and the integration of urban form considerations in the decision-making process.
- D. The South Area Community Plan was the only Community Plan to be comprehensively updated because it is the only Plan that has a budget for an update.
- E. The North Sacramento, North Natomas, South Natomas, the Central City, and the Pocket Area Community Plans will remain as adopted except for reformatting and integration into the new General Plan, with very minor editing of policies for consistency with the new General Plan.
- F. Arden Arcade, Fruitridge/Broadway, Land Park, and East Sacramento include only a basic community profile.
- G. The Robla Area, River District Area, 65th Street/University Village, Arden/Point West, and two in the South Area (Florin and Meadowview Light Rail Stations) are the six Focused Opportunity Areas identified for additional work at this time and have been incorporated into their respective Community Plans.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Adopt a Resolution to accept the final draft Community Plan and Special Study Area chapters and direct staff to include them in Part 3 of Draft General Plan.

Attachment 3
Introduction to Part 3, Community Plans and Special Study Areas

PART 3

COMMUNITY PLANS AND SPECIAL STUDY AREAS

This part of the General Plan provides policy direction for two types of geographically-specific areas: community plan areas and special study areas. The policy direction in this part of the General Plan supplements the citywide goals and policies contained in Part 2 of the General Plan.

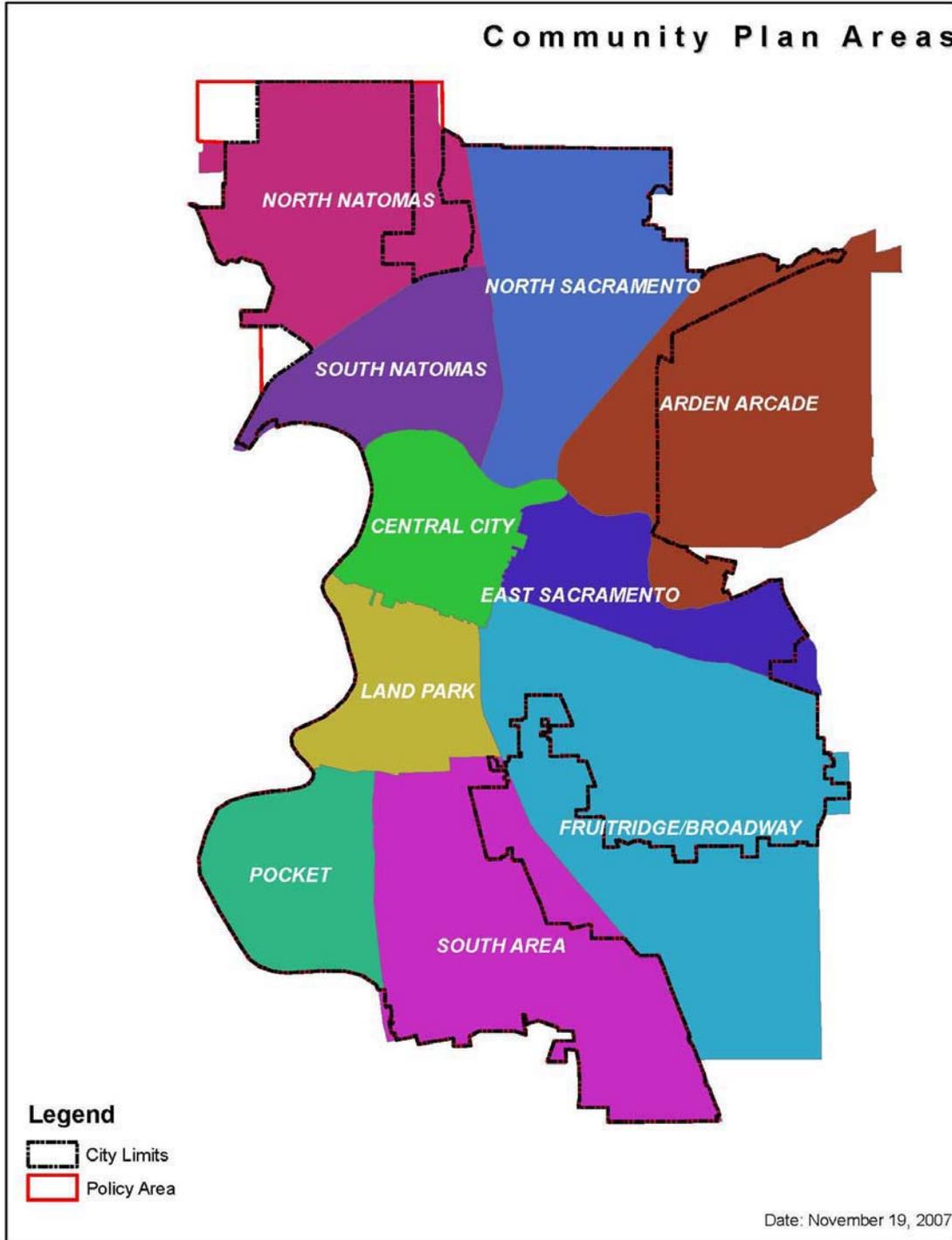
COMMUNITY PLANS OVERVIEW

The City of Sacramento has a long history of using community plans to provide policy direction for the various areas of the city. In the 1960s the City Council adopted the City's first set of 21 community plans. In the 1970s the City Council redrew community plan boundaries, reducing the number of community plan areas to 11, and establishing a policy basis for the City to eventually update all of its community plans according to the new boundaries. When the City adopted the 1988 citywide General Plan there were seven adopted community plans: Pocket (1979); Central City (1980); Airport Meadowview (1984); North Sacramento (1984); South Sacramento (1986); North Natomas (1986); and South Natomas (1988). By the time the City began the update for the 2030 General Plan, four community plan areas still had no community plan policies (Land Park, East Sacramento, East Broadway, and Arden Arcade), and the seven adopted community plans had been amended.

As part of the development of the 2030 General Plan program, the City has once again adjusted community plan boundaries, reducing the number of community plan areas from 11 to 10; reorganized, streamlined, and updated the policy content of the existing community plans; and physically incorporated the community plans in Part 3 of the General Plan document. The ten community plans (and their identifiers) included in the 2030 General Plan are listed below and their boundaries are shown in Figure CP-1.

- Arden-Arcade (AA)
- Central City (CC)
- East Sacramento (ES)
- Fruitridge Broadway (FB)
- Land Park (LP)
- Pocket (P)
- North Natomas (NN)
- North Sacramento (NS)
- South Natomas (SN)
- South Area (SA)

The new South Area combines all of Airport Meadowview (1984) area and the western half of South Sacramento (1986) area. Fruitridge Broadway combines the eastern half of the South Sacramento (1986) area and East Broadway (no plan).



RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

Where before the community plans were stand-alone documents that read essentially as self-contained policy plans, almost like general plans for each community plan area, the community plans are now incorporated in the 2030 General Plan to supplement citywide policy based on conditions or issues unique to each community plan area. Community Plan implementation programs are located in Part 4, Administration and Implementation. Each community plan is organized as follows:

COMMUNITY PLAN LOCATION

Each community plan begins with brief description of the plan boundaries and area.

COMMUNITY PLAN VISION

The community plan vision describes how each community plan area contributes to the overall citywide vision of being the most livable city in America. When community plans are updated, the vision statement will be developed during a public outreach process in order to reflect the vision of all community stakeholders including residents, business owners, city leaders, and others. The community vision statement will fit within the broader framework of the citywide vision set out in Part 1 of the General Plan.

COMMUNITY PLAN PROFILE

The community plan profile includes a description development and planning history, distinguishing features, predominant land uses, and major transportation routes. As community plans are developed and updated, this information will be revised to capture current conditions and trends unique to each community plan area.

COMMUNITY PLAN ISSUES

Community plan issues include concerns specific to the community plan area and informs policy development. When community plans are updated, this information will be revised to capture current issues unique to each community plan area.

LAND USE AND URBAN FORM DESIGNATIONS

Each community plan includes a brief description of how the citywide land use and urban form designations relate to the community plan area.

COMMUNITY PLAN POLICIES

Community plan policies supplement and amplify citywide goals and policies contained in Part 2 of the General Plan. They address issues or conditions unique to the community plan area. These policies by State law must be consistent with the citywide goals and policies. The community plan policies are organized according to the element structure for goals and policies in Part 2 as follows:

- Land Use and Urban Design
- Housing
- Historic and Cultural Resources
- Economic Development
- Mobility
- Utilities
- Education, Recreation, and Culture
- Public Health and Safety
- Environmental Resources
- Environmental Constraints

RDR-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

For some headings, there are no supplemental policies since citywide policies address topics adequately for the community plan area. When community plans are updated, these policies will be revised to address the current and future policy needs for each community plan area.

Note to reviewers: Seven of the community plans contained in the 2030 General Plan include edited policies from previously adopted community plans. Except for the South Area, the edited policies do not include any “new” policy initiatives. The policies were edited to eliminate redundancy and outdated information, to focus on issues unique to the community plan area, and to ensure the policies are consistent with the citywide policies in Part 2 of the General Plan. The South Area Community Plan includes updated policy based on recent planning studies and community input. The three remaining community plans included in Part 3 do not include any policies, but provide a framework for a community plan to be prepared in the future.

OPPORTUNITY AREAS

Opportunity areas are subareas of the community plan that have been identified for potential future infill, reuse, or redevelopment. Opportunity area descriptions include location, existing conditions, vision for the future, assumptions, key issues, opportunities, urban design concepts, and significant infrastructure challenges (i.e., water, sewer, storm drainage, and mobility) which are based on the citywide Land Use and Urban Form Diagram. Urban form concepts developed for some of the key opportunity areas illustrate a possible future for the opportunity area in the form of both diagrams and narrative descriptions based on the policies of the General Plan. The urban form concepts are suggestive of how development may occur, but they are not formal policy in the same way as the specific (i.e., numbered) policies and the Land Use and Urban Form Diagram are in Parts 2 and 3 of the General Plan. Each opportunity area falls within one of the five following categories:

- **Neighborhoods.** Areas of the city that are primarily residential, but may, and frequently do, include other uses such as schools, parks, community centers, and local-serving commercial centers.
- **Centers.** Places of focused activity around which the city's neighborhoods revolve. They are areas where the synergy created by an aggregation of uses transforms an area into a recognizable destination that consists of a combination of employment, services, retail and/or entertainment, and mid- to high-density housing.
- **Transit Centers.** Areas similar to centers with a focus on transit. They may include any combination of employment, services, retail and/or entertainment, and mid- to high-density housing centered on a transit station.
- **Corridors.** Dynamic boulevards and arterial streets that provide connections between centers, districts, and neighborhoods, and include mixed-use development and residential uses in a walkable, transit friendly setting.
- **New Growth Areas.** Identified greenfield areas adjacent to the city where new growth will occur based on the availability of adequate water supplies, market forces, infrastructure financing capacity, and timing.

RELEVANT PLANS AND STUDIES

This section lists the relevant plans and studies that pertain to the community plan area.

RDR-Regulation & Development Review; **MPSP**-Master Plans, Strategies, and Programs; **FB**-Financing and Budgeting; **PSR**-Planning Studies and Reports; **SO**-City Services and Operations; **IGC**-Inter-governmental Coordination; **JP**-Joint Public-Private Partnerships; **PI**-Public Information

COMMUNITY PLAN ORGANIZING GOAL AND POLICIES

The following goal and policies provide direction for the preparation, updating and amendment of community plans, the format of community plans, and the role of community plans. These policies include direction on the role that community plans play in the General Plan and how community plans should be structured. In addition to the overall structure and intent of the community plans, these policies provide direction for the planning and development of concepts and recommendations for Sacramento's identified Opportunity Areas.

GOAL

CP 1.1 Community Plans. Maintain community plans that provide community-specific policy direction within the framework of citywide General Plan goals and policies.

POLICIES

CP 1.1.1 Community Plan Intent. The City shall adopt and periodically update a community plan chapter for each community plan area that supplements citywide policies, in order to reflect community and neighborhood-specific issues and provide conceptual direction for the development of identified opportunity areas. *(MPSP)*

CP 1.1.2 Community Involvement. The City shall ensure that the process for updating community plans includes broad community involvement by such groups as plan area residents, property owners, business owners, civic and community groups, public and nonprofit agencies, and City departments. *(MPSP/PI)*

CP 1.1.3 Community Plan Consistency. The City shall ensure that every community plan is consistent with citywide General Plan goals and policies and does not include duplicate or redundant policies and standards addressed in the citywide General Plan. *(MPSP)*

CP 1.1.4 Community Plan Structure. The City shall prepare and adopt community plans that are consistent in format according to the outline below. Exceptions may be made to this outline for unique and special circumstances as deemed necessary by the City.

- Community Plan Location
 - Boundaries and Area
- Community Vision
- Community Plan Profile
 - Development and Planning History
 - Distinguishing Features (Predominant Land Uses, Major Transportation Routes)
- Community Issues
- Land Use and Urban Form Designations
- Community Policies
 - Land Use and Urban Design
 - Mobility

- Housing
- Historical and Cultural Resources
- Economic Development
- Mobility
- Utilities
- Education, Recreation, and Cultural Services
- Public Health and Safety
- Environmental Resources
- Environmental Constraints
- Opportunity Areas
- Relevant Plans and Studies (*MPSP*)

CP 1.1.5 Land Use Direction. The City shall not prepare or adopt a separate community plan land use diagram as part of the community planning process. Community plans shall refer to and be consistent with the General Plan Land Use and Urban Form Diagram. As community plans are prepared, updated, or amended, the City shall review the citywide Land Use and Urban Form Diagram and shall only amend the diagram as appropriate using the designations in the citywide Land Use and Urban Design Element, in the event that unique community issues related to infill, redevelopment, reuse, and new growth require such an amendment. (*MPSP*)

CP 1.1.6 Opportunity Area Recommendations. The City shall provide urban form concepts and recommendations that reflect the City's and community's vision and goals for future development in identified opportunity areas. Each opportunity area will include:

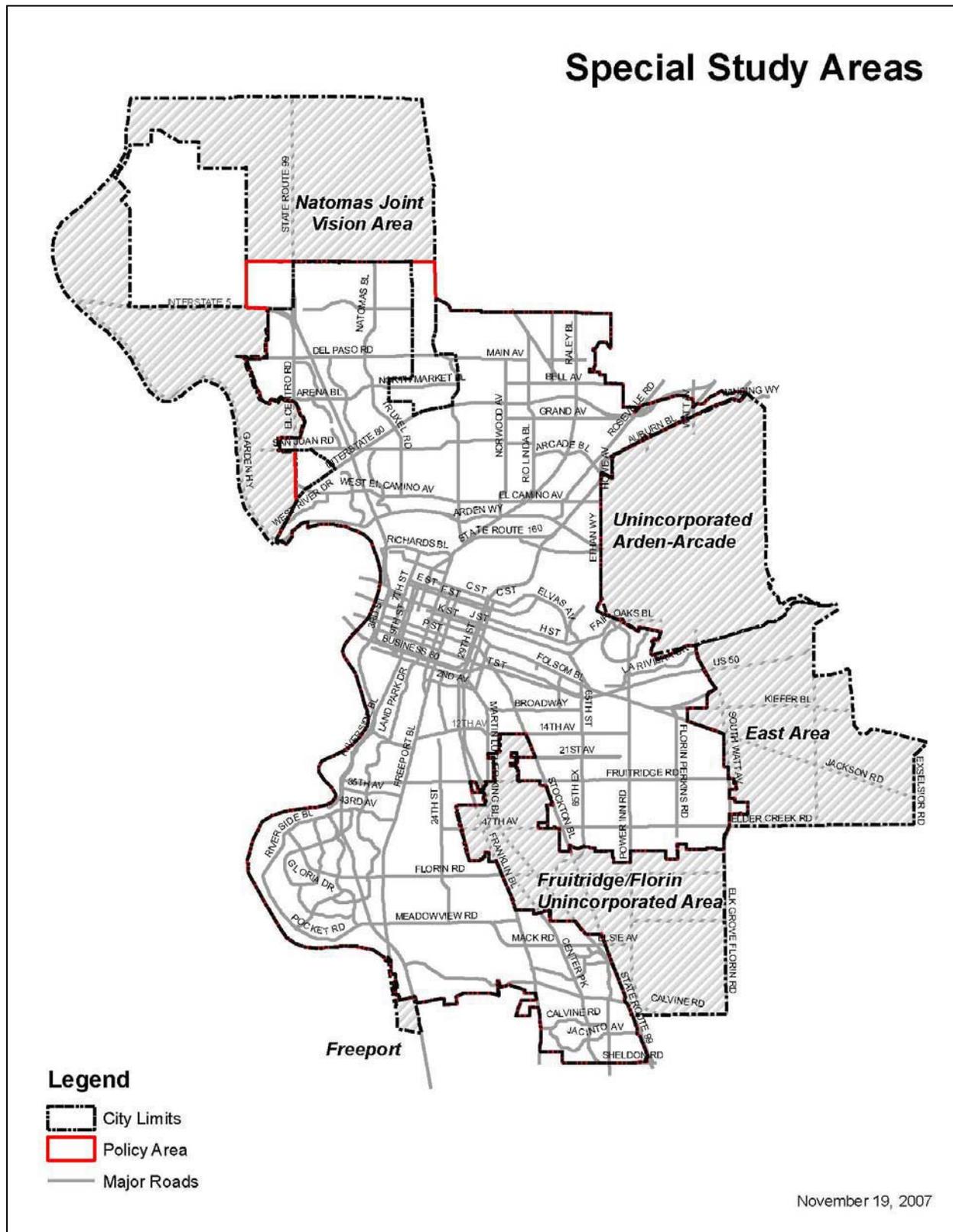
- A description of location, existing conditions, and vision for future;
- Statements of assumptions, key issues, and opportunities for development of the opportunity area;
- Land use/urban form concept diagrams and recommendations; and
- Identification of any significant infrastructure challenges (i.e., water, sewer, storm drainage, and mobility). (*MPSP*)

CP 1.1.7 New Community Plan Areas. In the event new territory (e.g., special study areas) is annexed to the city in the future, the City shall designate it as a new community plan area, so long as the area is not already included within an existing community plan area boundary. (*MPSP*)

SPECIAL STUDY AREAS

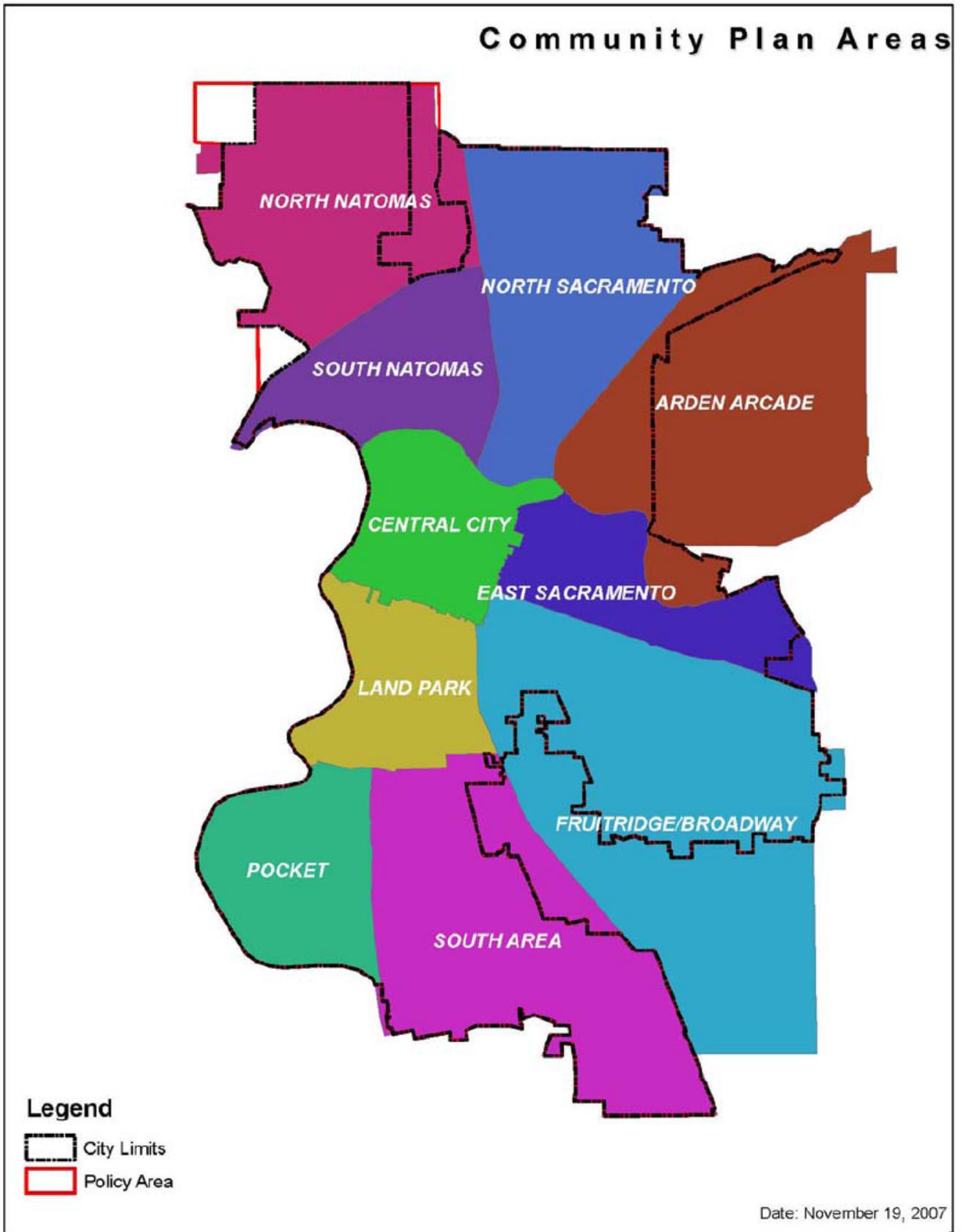
Beyond the boundaries of the 2030 General Plan, the City has defined Special Study Areas that are adjacent to existing City limits and are of interest to the City. The planning, development, and redevelopment of these unincorporated areas needs to be coordinated by the City and County. In some cases, part or all of these areas may eventually be annexed by the City. For each Special Study Area this section includes a brief description of existing conditions, background information that explains why the area is considered a “Special Study Area”, and information related to City coordination with the County in managing the future of these areas. The five Special Study Areas are listed below and their boundaries are shown in Figure CP-2.

- Natomas Joint Vision Area
- East Area
- Fruitridge Florin
- Arden Arcade
- Freeport



RDR-Regulation & Development Review; MPSP-Master Plans, Strategies, and Programs; FB-Financing and Budgeting; PSR-Planning Studies and Reports; SO-City Services and Operations; IGC-Inter-governmental Coordination; JP-Joint Public-Private Partnerships; PI-Public Information

**Attachment 4
Map of Community Plan Areas**



Attachment 5
South Area Community Plan

SOUTH AREA COMMUNITY PLAN

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DRAFT

SECTION 1: COMMUNITY LOCATION

The South Area is located in the southernmost part of the city of Sacramento. The area encompasses about 23.5 square miles (15,040 acres) and includes both incorporated (10,586 acres) and unincorporated (1,423 acres) areas. The South Area is bounded on the north by 35th Avenue and Fruitridge Road, on the south by the city limits and Sheldon Road, on the east by Highway 99 (except for a small portion east of Highway 99 on Mack Road), and on the west by Freeport Boulevard. Figure SA-1 shows the South Area Community Plan Area boundary. The South Area is bordered on the north by the Land Park Community Plan Area, and on the south by the Regional Wastewater Treatment plant and the community of Laguna in the city of Elk Grove. The South Area is bordered on the east, across Highway 99, by the Fruitridge Broadway Community Plan Area and on the west by the Pocket Community Plan Area.

SECTION 2: COMMUNITY VISION

The South Area will be a complete community with safe neighborhoods, distinctive local-gathering places within mixed-use districts and corridors, and strong employment centers. Residents will have a broad range of housing choices, employment and educational opportunities, and shopping possibilities within the community. Residents will also have easy access to parks, libraries, community centers, and high-quality schools located within the community. The South Area will be an attractive community for all age groups, but particularly for young people, because of its educational and employment opportunities and safe neighborhoods. The various parts of the community will be connected, and the community itself will be linked to the rest of Sacramento and the region, by bus rapid transit, light rail, pedestrian-friendly streets, and regional freeways. The South Area will continue to celebrate its cultural and ethnic diversity, and create a place where residents can contribute to the community's growth and sustainability.

Note to reader: A community plan vision identifies how each community can contribute to Sacramento's citywide vision of becoming the most livable city in America. The community vision focuses on values and expectations specific to the community. Where the 2030 General Plan's goals, policies and implementation programs define a strategy to achieve the overall citywide vision, the community plan vision should be specific to each community and support the overall citywide vision. It should address such community issues as community identity, economic health, neighborhood design and livability, mobility and connectivity, community safety and welfare, historic and cultural resources, access to open space and parks, and sustainability.

SECTION 3: COMMUNITY PROFILE

3-1 Development and Planning History

Neighborhoods and business districts in the South Area began to develop in the mid-1900s. The northern part of the community plan area developed in the 1940s, and the southern part developed beginning in the 1960s. This created disparities between the "old" and "new" sections of the community in terms of housing cost and quality, as well as the vitality of commercial areas.

Prior to the adoption of the South Area Community Plan (scheduled for 2008), two different community plans addressed the South Area Plan Area: the western half of the South Area Community Plan fell within the Airport-Meadowview Community Plan and the eastern half fell within the South Sacramento Community Plan. The City adopted the Airport-Meadowview

Community Plan in 1984 and the South Sacramento Community Plan in 1986.

In 2000-2002 the City began work on the first phase of the Airport/Meadowview-South Sacramento Community Plan Update. The California Energy Commission (CEC) funded portions of the Community Plan Update as part of its PLACE³S Community Energy Planning Program. The City undertook an extensive community outreach effort in 2001-2002 that included 14 community workshops and stakeholder interviews. Workshop participants were asked to describe community assets and deficiencies by participating in four exercises, including identification of "community heartbeats" (i.e., existing community gathering spots) and key housing, employment, and transportation issues. The feedback from these workshops helped generate Draft Guiding Principles and Policies and a preliminary Draft Land Use Plan.

The City received grant funding from Caltrans to continue the public outreach work completed for the California Energy Commission. In 2004 the City began refining the work completed in 2002 with the assistance of the General Plan update consultant team, re-labeling the cumbersome "Airport Meadowview/South Sacramento Community Plan" as simply the "South Area Community Plan." This second round of planning, carried out between 2004 and 2008 in conjunction with the 2030 General Plan program, has emphasized community participation and environmental justice by paying special attention to the needs of persons who have historically been underrepresented in the planning process.

Redevelopment and infill are starting to occur in the older parts of the South Area, encouraged by investments by the City, Sacramento County, property-based improvement districts, and business associations in major commercial corridors such as Florin Road and Franklin Boulevard. Delta Shores, one of the last and largest vacant tracts of land in the South Area and the city, is slated for development.

3-2 Distinguishing Features

Predominant Land Uses

Existing development in the South Area is predominantly single-family residential neighborhoods. Employment is primarily in office, retail, and the public sector, with industrial accounting for the remaining employment-generating land uses. These non-residential land uses are primarily concentrated in nodes throughout the community's neighborhoods and along major corridors. There is a significant amount of vacant land scattered throughout the Plan Area, with the largest concentration of available land in Delta Shores, a large greenfield located at the city's southernmost border.

The South Area is a collection of districts, or subareas, each of which has its own unique character and land use pattern, including: Fruitridge/Florin unincorporated area, the town of Freeport, Delta Shores, Executive Airport, Meadowview, Parkway, and Valley Hi/North Laguna.

Fruitridge/Florin Subarea

The Fruitridge/Florin subarea (1,313 acres), located on the eastern edge of the South Area, is bounded on the north by the Executive Airport subarea and the city limits, on the south by the city limits and the Parkway subarea, on the east by Highway 99, and on the west by the Union Pacific

railroad tracks. Florin Road and 47th Avenue are major east-west corridors that connect the subarea to the Executive Airport subarea on the west and the Fruitridge Broadway Community Plan Area on the east. There is a significant amount of light industrial use on the west side of Franklin Boulevard that extends north and south of 47th Avenue. The remainder of the Fruitridge/Florin Subarea is predominately single-family residential with limited commercial and retail located along Florin Road. The Southgate Plaza, located on Florin Road, is a major shopping center in the South Area.

Freeport Subarea

The 66-acre unincorporated town of Freeport is located in unincorporated Sacramento County, but within the city of Sacramento Sphere of Influence (SOI) and the South Area Community Plan Area. The Town of Freeport was founded in 1862 as a potential rival railroad hub to Sacramento. Since that time, the town has remained relatively isolated from the urban pressures that have occurred throughout the surrounding area and has retained a rural Delta Town atmosphere. The historic town of Freeport consists primarily of tourist and recreation-serving retail and low-density residential land uses centered on Highway 160/Freeport Boulevard. There is also a City-operated golf course, Bartley Cavanaugh, in the town of Freeport. The Freeport subarea is bounded on the north and east by the city of Sacramento, which includes the Delta Shores planned community. The subarea is bordered on the south and west of Freeport by the Sacramento River and unincorporated areas.

Delta Shores Subarea

In 1960 the City annexed Delta Shores (1,204 acres), a large undeveloped area at the city's southern edge. The Delta Shores subarea is bounded by the Meadowview subarea on the north, the city limits and Sacramento Regional Sanitation on the south, and the Union Pacific railroad tracks on the east. This area is currently (2008) planned to develop as several new neighborhoods, major shopping centers, and employment use with connections to transit. Of all seven subareas in the South Area, this area has the greatest potential for new development, and, upon development, will complete city expansion to the south.

Executive Airport Subarea

The Executive Airport subarea, located in the northern part of the South Area, was annexed by the City in 1953. The subarea is about 2,200 acres and is bounded by Fruitridge Road on the north, Florin Road on the south, the Union Pacific railroad tracks and the city limits on the east, and Freeport Boulevard on the west. The Executive Airport subarea includes the Executive Airport property and several neighborhoods that were developed during the 1950s. The Sacramento Executive Airport, which is operated by Sacramento County, provides aviation facilities for small private airplanes and charter flights. Neighborhoods in the subarea include: Freeport Manor, South City Farms, Golf Course Terrace, Brentwood, and Woodbine. These neighborhoods include a mix of suburban and traditional single-family uses with limited multi-family on 24th Street. Due to airport safety requirements, a large number of lots in the Woodbine neighborhood have development restrictions and will most likely remain vacant.

Light industrial, office, and local-serving retail uses are located primarily along Freeport Boulevard across from Executive Airport, along Florin Road, and on 47th Avenue near the light rail stations. Florin Road, a commercial corridor with auto dealerships and other commercial and retail services,

is in a state of transition and has been identified as an opportunity area for corridor revitalization. The Blue Line light rail tracks run parallel to the Union Pacific railroad tracks with stations located at 47th Street and Florin Road. These stations include park-and-ride and bus transfer facilities.

Key features include two elementary schools, H.W. Harkness and Woodbine; park facilities such as Chorley Park, Morse Park, Airport Little League Park, and Woodbine Park; and Bing Maloney Golf Course.

Meadowview Subarea

The Meadowview subarea, located in the western part of the South Area, was annexed by the City in several parts from 1954 to 1958. The subarea is about 2,286 acres and is generally bounded by Florin Road on the north, the Delta Shores subarea on the south, Union Pacific railroad tracks on the east, and Freeport Boulevard on the west. The subarea includes the Meadowview neighborhood which is predominately single-family suburban with concentrations of apartments located on 24th Street and Meadowview Road. The section of Freeport Boulevard from Florin Road to Meadowview Road has been the focus of roadway improvements, but the major commercial corridors are located along Meadowview Road and Florin Road. From 2000 to 2004 commercial development along Meadowview Road and Freeport Boulevard improved retail/service options with the addition of retailers like Home Depot, Staples, IHOP, Starbucks, and other new restaurants and stores. Florin Road, a commercial corridor with auto dealerships and other commercial and retail services, is in a state of transition and has been identified as an opportunity area for corridor revitalization. The area also includes public offices, including the City Service Center, which contains the City's solid waste service facility and the Sacramento County Health and Human Services facility, both located on Florin Road. The Blue Line light rail tracks run parallel to the Union Pacific railroad tracks through the area with stations located at Florin Road and Meadowview Road. These stations include park-and-ride and bus transfer facilities and are also in a state of transition as adjacent land is being developed and redeveloped into transit centers that include a mix of residential, retail, and employment uses.

Community landmarks include the Sam Pannell/Meadowview Community Center, Martin Luther King Jr. Library, Sacramento Job Corps, retail development at Meadowview Road and Freeport Boulevard, future retail/office at Meadowview Road and Amherst Street, Cabrillo Park, and several other smaller parks like Martin Luther King Jr., Steve Jones, and Meadowview Parks, with most located adjacent to schools. The subarea has six elementary schools including John H. Still, John Bidwell, John D. Sloat, Mark Hopkins, Edward Kemble, Freeport, and Susan B. Anthony, and two middle schools, Rosa Parks and John H. Stills. The Freeport Shores youth complex was improved in 2002 with the addition of ball fields and a pedestrian/bike connection over I-5. Other landmarks include Martin Luther King Jr. Library, and Sacramento Jobs Corp. The Cavanaugh Golf Course is located immediately south of the area in unincorporated Sacramento County.

Parkway Subarea

The Parkway subarea, located in the eastern part of the South Area, was annexed by the City in 1960. The Parkway subarea is about 1,391 acres and is bounded generally on the north and east by the city limits and the Fruitridge/Florin unincorporated subarea, on the south by Mack Road and the Valley Hi/North Laguna subarea, and on the west by the Union Pacific railroad tracks. The subarea developed largely during the 1960s and includes the Parkway neighborhood, which is