



**Sacramento  
Housing &  
Redevelopment  
Agency**



**REPORT TO COUNCIL  
City of Sacramento  
915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Public Hearing  
November 18, 2008**

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

**Title: 2008-2013 Housing Element (LR07-003)**

**Location/Council District: Citywide**

**Recommendation:** Adopt 1) a **Resolution** approving a Negative Declaration for the 2008-2013 Housing Element; and 2) a **Resolution** adopting the 2008-2013 Housing Element.

**Contact:** Cindy Cavanaugh, Assistant Director, SHRA, 440-1317; Emily Halcon, Management Analyst, SHRA, 440-1399, ext. 1420; Greg Sandlund, Assistant Planner, City of Sacramento, 808-8931

**Presenters:** Emily Halcon, Management Analyst, SHRA

**Department:** Sacramento Housing and Redevelopment Agency and City Planning Department

**Description/Analysis**

**Issue:** The Housing Element is one of seven state-mandated elements of the General Plan, requiring that jurisdictions plan for the housing needs of all economic segments of the community. The Housing Element contains a comprehensive analysis of needs, constraints, and resources as well as a housing plan with goals, policies and implementing programs, covering the planning period of July 1, 2008 to June 30, 2013. The City of Sacramento has prepared a Housing Element that mirrors the intent of the 2030 General Plan and is approachable, relevant, and strategic.

## Adoption of the 2008-2013 Housing Element

Since June 2007, staff and consultants have been engaging Councilmembers, stakeholders, and the public through public forums, the General Plan Advisory Committee Housing Subcommittee, a Housing Element stakeholder group and five presentations to the City Council and advisory commissions.

The Planning Commission, Disability Advisory Commission, General Plan Advisory Commission and SHRA Commission all recommended City Council approval of the 2008-2013 Draft Housing Element for submittal to the California Department of Housing and Community Development (HCD). Comments from these advisory groups informed the City Council's decision to modify implementation programs related to the mixed income ordinance, research on "visitability" and the Ten-Year Plan to End Chronic Homelessness and to add an implementation program related to improved Capital Area Development Authority (CADA) and City cooperation.

On June 17, 2008, the City Council approved submittal of the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review, comment and approval. Subsequent to this approval, staff submitted the Draft Housing Element to HCD on June 26, 2008.

On August 22, 2008, HCD responded with a letter (Attachment 1) detailing changes and additions to bring the Draft Housing Element into compliance with State law. After meeting with HCD staff to discuss the letter, staff submitted revisions to the Draft Housing Element (Attachment 2) to address HCD's comments. On October 7, 2008, staff received a formal letter of substantial compliance, included as Exhibit B to Attachment 6,

Changes made to the Draft Housing Element were only those necessary to receive HCD approval, and are summarized in Attachment 2. Should the Council approve the Draft Housing Element as amended, staff will re-submit the final approved Housing Element and, within 90 days, HCD will provide formal certification that the Housing Element is in compliance with all State laws. Certification of the Housing Element will allow the City to apply for funding through a variety of State funding programs, including Proposition 1C programs. Should the Council not accept the changes, or choose to make additional amendments, staff will re-submit the Draft Housing Element for a new 60-day State review period. Any new amendments requested by HCD would be forwarded back to the City Council for formal adoption, followed by a 90-day period for HCD certification.

**Policy Considerations:** The 2008-2013 Housing Element is consistent with policies in the draft 2030 General Plan, scheduled for final City Council action in January, 2009, which will promote a variety of housing choices, and will establish the citywide housing policies and programs for the next five years. The Housing Element is also consistent with the City's overall Strategic Plan goals and the City's adopted Smart Growth Principles, both of which encourage a range of safe and affordable housing choices for residents.

Adoption of the 2008-2013 Housing Element

**Sustainability Considerations:** The adoption of the 2008-2013 Housing Element is consistent with the Sustainability Master Plan Goals to reduce the use of fossil fuels, improve energy efficiency, reduce carbon dioxide emissions, and help to meet air quality standards through its support of compact development, complete neighborhoods and a range of housing opportunities. Implementation of policies and programs in the new Housing Element will promote green built housing and focus housing development in infill areas.

**Environmental Considerations:** Staff has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration was available for public review during the period of Tuesday, September 9, 2008 through Wednesday, October 8, 2008.

City staff received three comments on the Negative Declaration, included as Exhibit B to Attachment 3. The first was a standard comment letter from the Sacramento Regional County Sanitation District (SRCSD) that stated the Sacramento Regional Wastewater Treatment Plant (SRWTP) has sufficient capacity for the development projected by the 2008-2013 Housing Element. The second was a comment letter from the Public Utilities Commission that supports Programs 13 and 33 which encourage rezoning and infrastructure improvements in infill areas through the City's Capital Improvement Plan (CIP) process respectively. The letter also recommends that the CIP invests in the safety of at grade rail crossings and rail corridors. The third letter, from the California Department of Transportation (Caltrans) supports Programs 13, 38 and 40, in their efforts to reduce vehicle miles traveled by promoting compact, infill development.

**Committee/Commission Action:** On October 16, 2008 the Planning Commission unanimously forwarded a recommendation to the Council to adopt the 2008-2013 Housing Element and approve the accompanying Negative Declaration.

**Rationale for Recommendation:** The California Department of Housing and Community Development (HCD) requires legislative approval of the Housing Element prior to certification.

**Financial Considerations:** There are no financial impacts associated with the update on the Housing Element preparation. Funds have previously been committed for the Housing Element consultant contract and financial impacts associated with the adoption of the Housing Element and subsequent housing programs will be addressed in those Council reports.

November 18, 2008

Adoption of the 2008-2013 Housing Element

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

Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director, SHRA

Respectfully Submitted by:   
CAROL SHEARLY  
Director of Planning

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643



August 22, 2008

Ms. Carol Shearly, Director  
Planning Department  
City of Sacramento  
915 'I' Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814

Dear Ms. Shearly:

**RE: Review of the City of Sacramento's Draft Housing Element**

Thank you for submitting the City of Sacramento's draft housing element received for review on June 26, 2008. The Department is required to review draft housing elements and report its findings to the locality pursuant to Government Code Section 65585(b). The review was facilitated by a meeting with Ms. Emily Halcon, Management Analyst for Sacramento Housing and Redevelopment Agency, and Mr. Greg Sandlund, Associate Planner, and your consultant, Mr. Jeff Goldman.

The Department commends Sacramento's efforts and successes in addressing its housing and community development needs, including the recent construction and approval of 956 units affordable to lower-income households and many accomplishments in the previous planning period to promote infill development, including the Infill House Plan Program. Sacramento's strategies to comprehensively advance sustainable land use development through its Vision and Guiding Principles, Sustainability Master Plan and many other mechanisms are particularly noteworthy.

The draft element addresses most of the statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). For example, the element must analyze realistic capacity on commercially zoned sites and potential governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

Ms. Carol Shearly, Director  
Page 2

The Department appreciates the City's cooperation and efforts during the housing element update and is committed to assist Sacramento in addressing the statutory requirements of housing element law. If you have any questions or would like to schedule another meeting, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

Handwritten signature of Linda M. Wheaton in cursive script.

*for*  
Cathy E. Creswell  
Deputy Director

Enclosures

APPENDIX  
CITY OF SACRAMENTO

The following changes would bring the City of Sacramento's draft housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code Section is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at [www.hcd.ca.gov](http://www.hcd.ca.gov). Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, please refer to the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at [www.hcd.ca.gov/hpd/housing\\_element/index.html](http://www.hcd.ca.gov/hpd/housing_element/index.html), the Department's publication, *Housing Element Questions and Answers (Qs & As)*, and the Government Code addressing State housing element law.

**A. Housing Needs, Resources, and Constraints**

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Sacramento has a remaining regional housing need of 9,290 housing units. To address this need, the element relies predominantly on vacant sites with a total identified capacity for 14,691 units. However, to demonstrate the adequacy of sites, the element must include analysis, as follows:

**Realistic Capacity:** The element must describe the methodology for determining the capacity of non-residentially zoned sites in the inventory. The element assumes 50 percent of the acreage intended for commercial or mixed uses will be built as residential uses (page 5-10). However, the element must include a detailed description supporting this assumption, including the likelihood of non-residential development and accounting for performance standards or the degree of residential that can reasonably be expected in mixed-use development. The analysis could utilize recently constructed and approved developments.

**Small Sites:** To the extent necessary to demonstrate adequate sites, the element must include an analysis of smaller sites, those less than one acre in size, demonstrating their feasibility, likelihood and potential for more intense residential development capacity in the planning period, including the potential of lot consolidation. The element could use development trends to facilitate this analysis. This is particularly important given the necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, most assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 units.

Infrastructure: While the element notes in some areas infrastructure lines may require extension (page 5-12), it must indicate whether existing or planned water and sewer capacity can accommodate the City's share of the regional housing need within the planning period.

Alternative Adequate Sites: The Department commends Sacramento rehabilitation efforts, including converting market-rate units to affordable units at the Point Natomas Apartments (Appendix F). However, to credit these units toward the City's projected share of the regional housing need, the element must address all the specific requirements outlined in Government Code Section 65583.1. For example, the element must demonstrate committed assistance is available through a program during the first two years of the June 2008 to 2014 housing element planning period (see the enclosed checklist for your assistance).

Zoning for a Variety of Housing Types: The element must include an analysis identifying zoning districts available to encourage and facilitate a variety of housing types including emergency shelters, transitional housing, supportive housing, housing for agricultural employees and single-room occupancy (SRO). The analysis must demonstrate how the zoning allows the uses and whether permit procedures and development standards encourage and facilitate their use or strengthen or add programs to provide appropriate zoning.

*For Emergency Shelters,* amongst other requirements, recent amendments to housing element law (Chapter 633, Statutes of 2007 [SB 2]) require the identification of a zone(s) to permit emergency shelters without a conditional use permit (CUP) or other discretionary action and description of sufficient capacity to accommodate the need for emergency shelters. Jurisdictions with existing ordinances must only describe how the ordinance is consistent with the requirements of SB 2. While the element indicates the City permits emergency shelters by-right in several districts, it should also discuss development standards or other regulations or ordinances that apply to emergency shelters and how they encourage and facilitate the use. Please see the Department's technical assistance memo at [http://www.hcd.ca.gov/hpd/sb2\\_memo050708.pdf](http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf).

*For Supportive and Transitional Housing,* the zoning code defines these uses as temporary residential shelters permitted by-right in several zones and subject to a planning commission special use permit in residential zones. The element should also discuss whether development standards and permit procedures encourage and facilitate the use. The City should be aware SB 2 requires permitting supportive and transitional housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

*For SROs,* the element notes SROs are subject to development standards and special permit approval by the planning commission (page 8-14); however, it should analyze whether development standards encourage and facilitate the use.

2. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities and land use controls (Section 65583(a)(5)).*

Land-Use Controls: While the element identifies various development standards (starting on page 8-13), it should also analyze these standards for their potential impact on the cost and supply of housing and the ability to achieve maximum densities. This analysis should specifically address the potential impact of height limits outside of Central City in the R-3 Zone.

## **B. Housing Programs**

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing (Section 65583(c)(1)).*

As noted in the finding A1, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, the City may need to add or strengthen programs to address a shortfall of sites and zoning for a variety of housing types.

2. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding A2, the element requires a more detailed analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to strengthen or add programs and address and remove or mitigate any identified constraints.

3. *Preserve for lower-income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a) (Section 65583(c)(8)).*

Given the City has identified almost 2,500 housing units at-risk of conversion to market-rate uses, Program 73 must be strengthened with specific and proactive actions. The element mentions (page 3-36) various proactive efforts including a preservation ordinance and various efforts by SHRA, but does not describe how these actions will be continued in the current planning period. Program 73 could clarify and continue these efforts to strengthen action to preserve at-risk units.

**C. Redevelopment Funds**

*Describe the amount and uses of funds in the redevelopment agency's Low and Moderate Income Housing Fund (Section 65583(c)).*

In addition to estimating amount expected to accrue (page 6-2) in the Low and Moderate Income Housing Fund (LMIHF), the element must describe planned uses (i.e., rental rehabilitation, direct financial assistance for land write-downs and new construction and first time homebuyer mortgage assistance) of the LMIHF by approximate amounts.

In response to the State Department of Housing and Community Development's (HCD) letter dated August 22, 2008 (included as Attachment 1), staff and the Housing Element (HE) consultants prepared a full response and proposed amendments to the Draft Housing Element (included at Attachment 2). The majority of the changes are simply clarifications to existing programs and standards. However, the HCD comments did result in three additional programs (including one staff initiated program), deletion of one program, modification to the land inventory, which resulted in minor revisions to the City's remaining need under the Regional Housing Need Allocation (RHNA). While some of the recent modifications to the Housing Element resulted in changes to the land inventory, the City of Sacramento still has sufficient land capacity to meet State requirements for all income levels.

The following summarizes those changes, including the issue addressed and any implications to the City.

| <b>HCD COMMENT/ISSUE</b>  | <b>CITY RESPONSE</b>  |
|---|---|
| <i>Provide supporting evidence to document use of 50% residential build-out on non-residentially zoned sites.</i> | <ul style="list-style-type: none"> <li>• The Draft Housing Element submitted to HCD had an incorrect footnote indicating use of 50% of residential capacity when in fact, 25% was used. Footnote was corrected and narrative added.</li> <li>• Language was added describing how the City arrived at a 25% measure, by using actual building permits in the C-2 zone pulled from 2003 2007. The C-2 zone is the only fully non-residential zone used in the HE land inventory.</li> </ul> |
| <i>Provide supporting evidence regarding development potential on sites less than one acre.</i>                   | <ul style="list-style-type: none"> <li>• Language and a table were added showing affordable production on sites less than one acre. The smallest site developed was 0.54 acres.</li> <li>• Based on this historical production, stand-alone sites smaller than 0.54 acres were deleted from the inventory.</li> </ul>   |
| <i>Provide additional information regarding capacity of existing and planned water and sewer.</i>                 | <ul style="list-style-type: none"> <li>• Language was added summarizing sewer and water capacity from the General Plan Master EIR.</li> <li>• A table was added further summarizing water capacity.</li> </ul>  |

| HCD COMMENT/ISSUE   | CITY RESPONSE  |
|---|--|
| <p><i>Provide additional information regarding the use of rehabilitated units to meet up to 25% of the regional housing need allocation (RHNA).</i></p> | <ul style="list-style-type: none"> <li>• Based on a nuance in state law, HCD does not allow use of rehabilitated units approved prior to the HE, but within the RHNA period, but does allow use of units <i>to be rehabilitated</i> within the first two years of the HE.</li> <li>• Based on this interpretation, staff removed four rehabilitation projects from the production count from 2006-2007, but added in three preservation projects that are planned for 2008/2009 and one new construction project planned for 2008/2009.</li> <li>• Appropriate modifications were made to the Land Inventory chapter, including narrative descriptions of each project, Appendix F was updated, and supporting documentation was added as Appendix G.</li> <li>• A new program (75) was added, ensuring funding and development of the four projects noted, and requiring a report back to HCD in 2010.</li> </ul> |
| <p><i>Provide additional information regarding the City's compliance with SB 2 regarding zoning for emergency shelters.</i></p>                         | <ul style="list-style-type: none"> <li>• Language was added regarding the current definition of Emergency Shelters in the City Zoning Code and standards regarding noticing and review.</li> <li>• As the City's Zoning Code currently is in compliance with requirements of SB 2, program 37 (which contemplated Zoning Code modifications to development standards for Emergency Shelters) was deleted in favor of a program to address zoning code changes for transitional and supportive housing (see note below).</li> </ul>   |
| <p><i>Provide additional information regarding the City's compliance with SB 2 regarding zoning for supportive and transitional housing.</i></p>        | <ul style="list-style-type: none"> <li>• Language was added noting that the City currently does not define supportive and transitional housing in the Zoning Code, and, therefore, is not in compliance with SB 2.</li> <li>• Program 37 was added to note the City's intention to modify the zoning code to ensure that transitional housing and supportive housing projects are treated as residential uses subject only to restrictions applicable to other residential uses in the same zone.</li> <li>• Program 37 will bring the City in compliance with SB 2, and is scheduled for implementation in 2009.</li> </ul>   |

| HCD COMMENT/ISSUE  | CITY RESPONSE  |
|--|--|
| <p><i>Provide additional information regarding development standards applicable to Single Room Occupancy Hotels (SROs).</i></p>  | <ul style="list-style-type: none"> <li>• Language was added regarding current development standards for SRO developments in the City zoning code.</li> <li>• Language was added regarding the City's SRO Preservation/Replacement Action Plan, including efforts to date to build and preserve numerous SRO projects in the Central City and the commitment for 200 new units and 100 preserved units during the HE cycle.</li> </ul>                                      |
| <p><i>Provide additional information regarding height limitations in the R-3 zone.</i></p>   | <ul style="list-style-type: none"> <li>• Language was added clarifying the height limitations of the R-3 zone of 35 feet, plus an allowable 20% additional for pitched roof.</li> <li>• With the ability to build up to 42 feet (35 feet + 20%), developments should be able to reach three stories, sufficient to meet the maximum density allowed in the R-3 zone.</li> </ul>  |
| <p><i>Provide additional information in the Program section regarding Sacramento's efforts to preserve subsidized rental units at risk of converting to market rate.</i></p> | <ul style="list-style-type: none"> <li>• The original Draft HE submitted to HCD included an extensive description of the City's Preservation Ordinance and its success to date.</li> <li>• Language was added to program 74 to reiterate the City's commitment to preservation through continued implementation of the Preservation Ordinance and the Housing Authority Repositioning Strategy.</li> </ul>   |
| <p><i>Provide additional information regarding anticipated expenditures for Low and Moderate Income Housing Funds.</i></p>   | <ul style="list-style-type: none"> <li>• Language was added regarding anticipated use of Low and Moderate Income Housing Funds for Multi-family Housing projects and for Del Paso Nuevo.</li> </ul>  |
| <p><i>Not Applicable – City initiated change</i></p>   | <ul style="list-style-type: none"> <li>• Program 53 was added to note updates to the City's Housing Trust Fund (HTF) ordinance, scheduled for implementation in 2009.</li> <li>• Updates to HTF ordinance will be technical in nature and will help clarify the ordinance. In addition, some of the options in the ordinance, such as the build option, that have never been used and have proven to be ineffective over the years will be modified or removed.</li> </ul> |

**RESOLUTION NO. 2008-**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

**November 18, 2008**

**ADOPTING THE NEGATIVE DECLARATION FOR THE  
2008-2013 HOUSING ELEMENT (LR07-003)**

**BACKGROUND**

A. On October 16, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 2008-2013 Housing Element.

B. On November 18, 2003, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a)(publication), and received and considered evidence concerning the 2008-2013 Housing Element.

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

Section 1. The City Council finds as follows:

The Project initial study determined that there was no substantial evidence that the Project may have a significant effect on the environment. A Negative Declaration (ND) for the Project was then completed, noticed and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On September 9, 2008 a Notice of Intent to Adopt the ND (NOI) dated September 9, 2008 was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies. The comments of such persons and agencies were sought.

2. On September 16, 2008 the NOI was published in the Daily Recorder, a newspaper of general circulation. On September 9th, 2008 and the NOI was posted in the office of the Sacramento County Clerk.

Section 2. The City Council has reviewed and considered the information contained in the ND, including the initial study and the comments received during the public review process and the hearing on the Project. The City Council has determined that the ND constitutes an adequate, accurate, objective and complete review of the environmental effects of the proposed project.

Section 3. Based on its review of the ND and on the basis of the whole record, the City Council finds that the ND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment and adopts the ND for the Project.

Section 4. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State EIR Guidelines adopted pursuant thereto.

Section 5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

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Exhibit A: Negative Declaration for the 2008-2013 Housing Element

Exhibit B: Comments on Negative Declaration



**NEGATIVE DECLARATION**

PLANNING DEPARTMENT

LONG RANGE  
PLANNING  
DIVISION  
916-808-8931  
FAX 916-808-  
7480

The City of Sacramento, California, a municipal corporation, does hereby prepare, declare, and publish this Negative Declaration for the following described project:

**LR07-003 – 2008-2013 Housing Element** The Housing Element is part of the City's General Plan and sets forth the policies and programs to meet the housing needs of all types of households in our City. The programs included in this document are designed to provide a variety of housing choices to current and future Sacramento residents. State law (Government Code Sections 65580-65589.8) requires each local government to review and update the Housing Element of its General Plan at least every five years.

The Lead Agency is the City of Sacramento. The City of Sacramento, Planning Department, has reviewed the proposed project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project will have a significant effect on the environment. This Negative Declaration reflects the lead agency's independent judgment and analysis. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Sections 21000, et seq., Public Resources Code of the State of California).

This Negative Declaration has been prepared pursuant to Title 14, Section 15070 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento; and the Sacramento City Code.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Planning Department, 915 I Street, 3<sup>rd</sup> floor lobby, Sacramento, CA 95814. The public counter is open from 8:00 am to 5:00 pm; Monday through Friday.

Long Range Planning Manager,  
City of Sacramento, California,  
a municipal corporation

By: \_\_\_\_\_

## CITY OF SACRAMENTO 2008–2013 HOUSING ELEMENT, AUGUST 2008 (LR07-003) INITIAL STUDY

This initial study has been prepared by the Planning Department, Long Range Planning, 915 I Street, Sacramento, California 95814 pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 1500 et seq.) and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

### Organization of the Initial Study

**SECTION I—PROJECT BACKGROUND:** Page 2—Provides the name, the location, and a summary of the project.

**SECTION II—PROJECT DESCRIPTION:** Page 4—Describes the proposed project in detail.

**SECTION III—ENVIRONMENTAL CHECKLIST AND DISCUSSION:** Page 15—Provides the environmental checklist form and a discussion of the checklist questions. The checklist form is used to determine the following for the proposed project:

*Potentially Significant Impacts*—Identifies impacts that may have a significant effect on the environment, but for which the level of significance cannot be determined without further analysis in an environmental impact report (EIR); or

*Potentially Significant Impacts unless Mitigated*—Identifies impacts that could be mitigated to less than significant with implementation of mitigation measures; or

*Less-than-Significant Impacts*—identifies impacts that would be less than significant and do not require the implementation of mitigation measures.

**SECTION IV—ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Page 61—Identifies which environmental factors were determined to have either a potentially significant impact or a potentially significant impact unless mitigated, as indicated in the environmental checklist.

**SECTION V—DETERMINATION:** Page 62—Identifies the determination of whether impacts associated with the proposed project are significant, and what, if any, added environmental documentation may be required.

**SECTION VI—REFERENCES CITED:** Page 63—Provides full reference information for all citations included in this initial study.

## Section I—Project Background

File Number, Project Name: (LR07-003) City of Sacramento 2008–2013 Housing Element, August 2008

**Project Location:** The city of Sacramento is located in southern end of the Sacramento Valley at the confluence of the Sacramento and American Rivers and the northern end of the Sacramento/San Joaquin Delta, approximately 80 miles east of San Francisco and 85 miles west of Lake Tahoe. Sacramento is the seat of government for the State of California and the County of Sacramento. The largest incorporated city in Sacramento County, Sacramento also serves as the county seat (see Figure 1).

Sacramento is a major transportation hub, the point of intersection of routes connecting the city to the San Francisco Bay Area to the west, the Sierra Nevada and Nevada to the east, Los Angeles to the south, and Oregon and Washington states to the north.

The city is bisected by several major freeways, including Interstate 5 (I-5), which traverses the state from north to south; Interstate 80 (I-80), which provides an east-west connection between San Francisco and Reno; and U.S. Highway 50 (U.S. 50), which provides an east-west connection between Sacramento and South Lake Tahoe. The Union Pacific Railroad (UPRR) transects the city. Daily Amtrak service links the city to areas to the east and west.

### Project Sponsor and Contact Persons

**Project Applicant:** Long Range Planning, City of Sacramento Planning Department

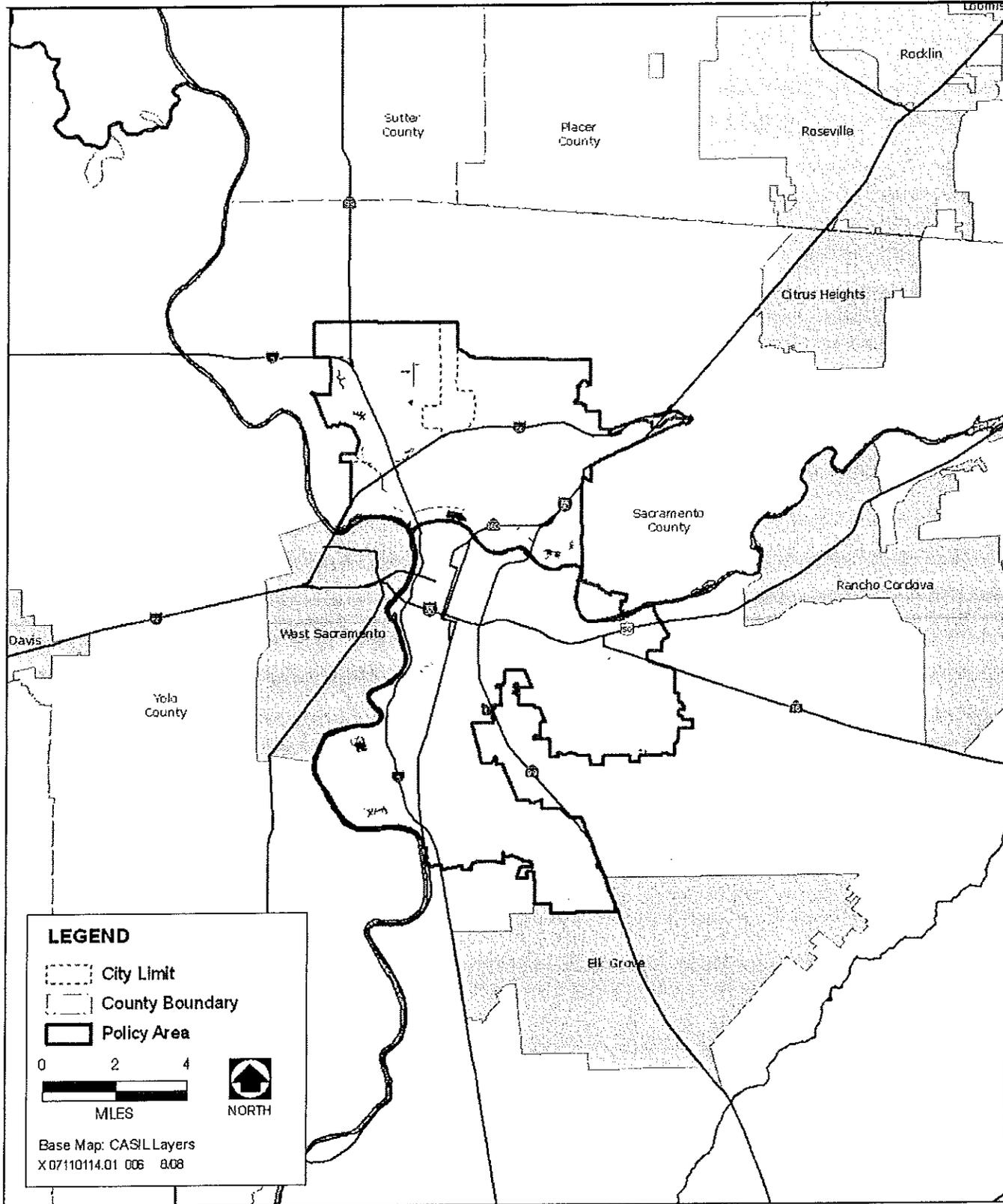
**Project Planner:** Greg Sandlund  
Assistant Planner  
Planning Department  
915 I Street, 3rd Floor  
Sacramento, CA 95814  
Phone: (916) 808-8931

**Environmental Planner:** Tom Buford  
Senior Planner  
Development Services Department  
300 Richards Boulevard  
Sacramento, CA 95811  
Phone: (919) 808-7931

**Environmental Consultant:** Jeff Goldman  
EDAW, Inc.  
2022 J Street  
Sacramento, CA 95811  
Phone: (916) 414-5800  
Fax: (916) 414-5850

**Date Initial Study Completed:** September 3, 2008

**Exhibit A**  
**CITY OF SACRAMENTO 2008-2013 HOUSING ELEMENT, JULY 2008 (LR07-003)**  
 INITIAL STUDY



**City of Sacramento Housing Element Update Policy Area**  
 Source: City of Sacramento

**Figure 1**

## Section II—Project Description

As part of the *Sacramento 2030 General Plan* the City of Sacramento (City) has prepared the *City of Sacramento 2008 – 2013 Housing Element* (Housing Element) to implement a new sustainable vision for growth over the next 25 years. A major part of that vision is to ensure that the city grows in a manner that meets the housing needs of all its residents.

In preparing the Housing Element, the City has adopted not only a quantitative approach to housing needs, but also focused on the broader values and goals of the community. Covering a much shorter time period than the General Plan Update as a whole, the Housing Element reflects the 2030 General Plan's long-term vision. Key to this vision is a shift toward infill development and a focus on sustainable, complete neighborhoods. The 2030 General Plan directs growth to key "opportunity areas" to locate people near jobs, transit, and other urban amenities. It emphasizes maintaining the design and character of the city's neighborhoods, both existing and new, that contribute to a high quality of life for all of its residents.

As part of the General Plan community outreach process, the City has been working to understand how best to provide housing for all of its residents in the future and to enhance this vision of sustainable, complete neighborhoods. Conferring with interested stakeholders and the public, the City has looked at both its past successes, including a traditionally strong and affordable market and a rich variety of affordable-housing programs, and its challenges, including current environmental and market constraints to development of housing. In doing so, the City has not only evaluated the housing needs of Sacramento's existing residents and neighborhoods but has also looked at how it will be able to meet the needs of its future citizens as the City continues to grow.

The result of this work is the Housing Element, which is intended to meet state requirements and serve as the City's strategic housing plan. The plan evaluates Sacramento's housing conditions and needs and provides an inventory of vacant residential land available to meet new housing needs. At the heart of the Housing Element are the strategic goals, policies, and programs that will guide City investments and land use decisions. Organized under six key housing themes, this new strategy demonstrates the City's commitment to meeting the housing needs of all of its residents.

### **Sacramento's Housing Challenges**

The City has a strong history of providing housing for people of all income levels. However, recent changes in the market have created unique challenges. The need to grow and accommodate future residents is hampered by declining home prices and environmental constraints. At the same time, Sacramento is challenged to help existing residents remain in their homes in light of rising foreclosures and declining federal support for affordable housing. Growth of new housing opportunities must be balanced with purposeful intervention to maintain and enhance existing housing.

Although the City is looking toward an infill-focused growth pattern under the 2030 General Plan, significant growth potential remains in Sacramento's newer greenfield developments. The recent development boom of both market-rate and affordable housing in the city occurred primarily in these greenfield areas. However, like other cities throughout California, Sacramento has experienced an abrupt decline in the real estate market, which has substantially halted development and caused home prices and values to drop. Along with these market forces, the City is facing new restrictions that will severely limit building in the Natomas Basin floodplain for the next few years. The convergence of these market, real estate, and environmental changes are likely to affect the City's ability to experience the same level of success in producing housing as in its previous Housing Element.

During this recent development boom, many new homebuyers saw the real estate market as a vehicle for wealth and asset building. Many people utilized subprime or other higher-risk mortgages to purchase homes in the hope that they could enjoy ever-increasing home equity. However, beginning in 2006, the housing market slowed dramatically and home prices weakened and began to fall. The economy also weakened and obtaining credit became more difficult as the number of mortgage defaults and foreclosures rose. Initially faced with the significant challenge of addressing declining affordability, the City is now facing a wave of foreclosures that has affected not only individuals but entire neighborhoods.

In addition to the difficulty that lower income households face in entering the housing market, the City's stock of existing affordable housing is becoming more and more strained. The City has historically been a leader in producing affordable housing, but much of that housing is aging and needs repair. The City has a wealth of affordable housing, ranging from public housing to regulated rental projects to unregulated single-room occupancy (SRO) units. Each housing type provides a much-needed housing opportunity, but as market forces shift, many of these housing projects are jeopardized. The City recognizes the importance of all of its existing housing, and has adopted a strong commitment to maintaining these valuable units even in the face of a challenging market.

Ensuring the City's commitment to maintaining its existing housing requires balancing housing funds and resources between preservation efforts and new development. As market forces rebound in the coming years, the City must be positioned to best take advantage of all housing opportunities—infill and greenfield, market rate and affordable. An understanding of these dual and competing needs underscores the strategic framework of the Housing Element.

### **Building upon Past Success**

In the face of the trend toward a more economically stratified population and fewer affordable-housing options, the City has made substantial efforts to both embrace its growth and to plan for the needs of its lower income residents. During the planning period for the previous housing element (2000–2007), the City exceeded the state's anticipated housing construction needs by more than 50 percent, building and substantially rehabilitating more than 30,000 housing units, 40 percent of which were affordable to low- and moderate- income households. These notable production numbers were influenced by several market factors, including growing housing demand in Sacramento, available land, and flexible financing options. Building on these market influences were many of the City's own initiatives and programs:

- a targeted inclusionary housing ordinance in new-growth areas, which led to approval of over 1,500 affordable units in 5 years;
- aggressive strategies for housing extremely low-income (ELI) and special-needs households, including the City's SRO strategy and the *Ten Year Plan to End Chronic Homelessness*; and
- an accessible and streamlined application process resulting from the City's new MATRIX program that reduced the timing and cost of development.

As a result of these and other City efforts, more housing affordable to very low- and low-income households was built in Sacramento than in any other major city in California (California Department of Housing and Community Development 2007). Furthermore, the City has been able to preserve its affordable and public housing despite significant losses in other communities of such housing as a result of conversions to market-rate housing.

## **A New Focused Housing Strategy**

Even with these substantial accomplishments, the City is faced with the reality of new challenges and increasing need in an era of limited resources. As the City looks to preserve and build upon its past successes, innovative approaches to housing and the targeted use of resources must be considered.

Market development has declined over the past few years and the City now faces constraints on development in the Natomas Basin. As new development under the 2030 General Plan focuses on infill areas and the use of a more compact development model, City housing strategies must support and enhance existing housing in Sacramento neighborhoods. Recognizing and supporting Sacramento's character as both a new-growth city and a city of existing, established neighborhoods is key to creating a comprehensive housing strategy.

In consideration of historical production, new and existing needs, available resources, and constraints faced by the City, the approach and organization of the Housing Element focus on six themes that reflect key challenges for City's housing policy and programs. These themes reflect community input on needs, assessment of priorities, and alignment with the goals of the 2030 General Plan. These themes and related high-priority programs are summarized below.

### **Sustainability, Balanced Communities, and Complete Neighborhoods**

Sustainability of housing, through use of "green" building and planning techniques, creates socially and economically responsible living, minimizing the impact of growth on the larger community. However, housing cannot be viewed solely as individual buildings; the surrounding neighborhoods and the entire community must be considered. Through a proactive planning process, the City will encourage a variety of housing types, both in its existing neighborhoods and as new neighborhoods are created. As Sacramento's population grows and its housing needs evolve, the City will monitor and report on the changes in the demographic makeup of communities within the City and the resulting impact on housing.

### **Production of New Housing**

As Sacramento grows, more development will occur in developed urban areas, gradually shifting away from greenfield sites. As the City moves toward this new infill focus, new housing policies and programs must respond. The City can help encourage infill development by providing incentives for such development, proactively zoning key opportunity sites, and providing infrastructure. Nevertheless, development in greenfield areas, which historically supported a high proportion of the Sacramento's new housing, will also need to include a wide variety of housing types and densities to address the needs of future City residents.

### **Extremely Low-Income and Special-Needs Housing**

Although this Housing Element represents the first time the state requires cities to consider the needs of ELI households, the City has a strong foundation from which to build. The City has made a clear commitment to ELI populations through its SRO strategy, the *Ten Year Plan to End Chronic Homelessness*, and the "no net loss" policy in its repositioning strategy for public housing assets, but it is also dedicated to seeking new funding and developing new programs to continue to improve housing options for ELI households.

### **Rehabilitation and Preservation of Existing Housing**

Recognizing the importance of preserving and maintaining existing housing resources, the City will augment its new infill development strategy with targeted rehabilitation investments. Targets for rehabilitation funding include properties in distressed neighborhoods with substantial blight; properties in areas with limited potential for new growth, but where economic diversity is low; and properties left

vacant by foreclosures. In addition to this targeted strategy, the City will continue to promote the preservation of existing affordable housing citywide.

#### **Accessible Housing and Neighborhoods**

The City is home to more than 67,000 persons with disabilities. This number is expected to increase as the population increases and ages. Accessible housing and neighborhoods allow for better integration and population stability as people are able to “age in place.” The City will also affirm its commitment to providing housing for all by adopting a universal-design ordinance to encourage accessibility in new housing and by adopting a reasonable-accommodation ordinance that establishes processes allowing special consideration in the planning and building process to address the housing needs of persons with disabilities.

#### **Homeownership for Middle-Income Residents**

As the affordability of market-rate housing diminishes, the City will seek new partnerships with major employers, promote alternative housing types, and modify existing regulations to help the market once again provide attainable housing for Sacramento’s middle-income residents. Existing funding for homeownership assistance that reaches lower income residents will be targeted to overlap with other City goals, including redevelopment, inclusionary housing, and moving foreclosed properties back to homeownership.

#### **Meeting the City’s Housing Needs**

The themes above provide a context for the goals, policies, and programs that guide City housing development over the next 5 years. These programs provide an approach to providing housing that is varied and diverse for an equally diverse population, with programs ranging from modifying zoning regulations to targeting funding. Together, these programs present a comprehensive look at housing in the city and the way in which housing supports and enhances other citywide initiatives in the General Plan Update. Through the combination of programs presented in the Housing Element, the City anticipates production of more than 15,000 new and substantially rehabilitated units, including more than 4,000 lower income units, 590 of which are through leasing and mortgage assistance. In addition to the anticipated quantitative production, the Housing Element sets the course for a new direction for housing in Sacramento, one that is purposeful, inclusive, and connected to the changing perspective of living in the city.

#### **Regional Housing-Needs Allocation**

An important part of the Housing Element is the determination of the City’s need for construction of new housing. Under California law (Government Code Section 65584), new-housing construction need is determined, at a minimum, through a regional housing-needs allocation (RHNA) process.

Sacramento (along with all other cities and counties in the state) must plan to accommodate its share of the housing needs of persons at all income levels. The fair-share process begins with a regional allocation made by the California Department of Housing and Community Development. The Sacramento Area Council of Governments (SACOG) then determines what share of the regional allocation will be met by each of its member cities and counties, including the City of Sacramento. The City’s share of regional housing need—the City’s RHNA—is based on SACOG’s *Regional Housing Needs Plan*. Under this plan, Sacramento must accommodate 17,649 new housing units between 2006 and 2013. Of these housing units, 2,472 should be affordable to households earning no more than 50 percent of median income, 2,582 to households earning between 50 percent and 80 percent of median income, 3,603 to households earning between 80 percent and 120 percent of median income, and 8,992 to households earning more than 120 percent of median income. In addition, of the 2,472 units

needed for very low-income households, half (1,236) are presumed to be needed for extremely low-income households, those making 30 percent or less of median income.

In accommodating its RHNA, the City is responsible under state law for identifying adequate sites that will be made available, through appropriate zoning and development standards and with services and facilities, to encourage the development of a variety of housing types for all income levels. The City does not have to guarantee that its share of the regional allocation will be constructed, although it must include a quantified housing construction objective in the Housing Element.

### Quantified Objectives

As required by state law governing housing elements, Table 1 identifies the City's quantified objectives for the development, improvement, maintenance, and preservation of housing for the period 2008–2013.

SACOG's RHNA covers a period of 7½ years, while the Housing Element covers only a portion of the RHNA time frame. The objectives contained in Table 1 cover the Housing Element's period, July 1, 2008, to June 30, 2013.

| Objective   | Income Levels    |              |              |              |              |               |
|---|------------------|--------------|--------------|--------------|--------------|---------------|
|   | ELI <sup>1</sup> | VLI          | LI           | Mod          | Above Mod    | Total         |
| <b>New Construction</b>   |                  |              |              |              |              |               |
| Single-Family   | 0                | 0            | 76           | 1,617        | 4,800        | 6,493         |
| Multifamily   | 100              | 383          | 767          | 1,088        | 3,200        | 5,538         |
| <b>Rehabilitation<sup>2</sup></b>   |                  |              |              |              |              |               |
| Single Family   | 0                | 250          | 250          | 0            | 0            | 500           |
| Multi Family  | 0                | 125          | 375          | 0            | 0            | 500           |
| <b>Preservation<sup>2</sup></b>   |                  |              |              |              |              |               |
|   | 213              | 150          | 150          | 0            | 0            | 513           |
| <b>Owner Assistance</b>   |                  |              |              |              |              |               |
|   | 0                | 0            | 305          | 70           | 0            | 375           |
| <b>Special Needs</b>  |                  |              |              |              |              |               |
| New   | 380              | 100          | 0            | 0            | 0            | 480           |
| Rehabilitation  | 190              | 50           | 0            | 0            | 0            | 240           |
| Public Housing Rehab  | 300              | 0            | 95           | 0            | 0            | 395           |
| <b>Total Production</b>   | <b>1,183</b>     | <b>1,058</b> | <b>2,018</b> | <b>2,775</b> | <b>8,000</b> | <b>15,034</b> |
| Notes:  |                  |              |              |              |              |               |
| Above Mod: above moderate income; ELI: extremely low income; LI: low income; Mod: moderate income; VLI: very low income.  |                  |              |              |              |              |               |
| <sup>1</sup> Extremely low-income units include those with project-based vouchers, which limit occupancy and affordability to families of extremely low-income, but allow for collection of rent (including that rent associated with the voucher subsidy) to exceed ELI rent limits. |                  |              |              |              |              |               |
| <sup>2</sup> All rehabilitation and preservation units are included in the quantified objectives, regardless of the amount of rehabilitation required or the proportion of rehabilitation to new construction.  |                  |              |              |              |              |               |
| Source: City of Sacramento 2008a  |                  |              |              |              |              |               |

Although the RHNA lays out the City's anticipated new growth and sets clear requirements for the City's ability to accommodate that growth, the quantified objectives speak more to the City's program and policy objectives. The quantified objectives aim to meet the RHNA's growth projections, but also consider the rehabilitation and preservation needs of existing housing throughout the city. Finally, the

quantified objectives are prepared within the context of funding availability, community desires, and programmatic limitations, allowing for a more comprehensive understanding of how the City anticipates balancing development of affordable housing.

The Housing Element's program matrix (Appendix A) provides a list of all Housing Element programs and the associated responsible entity, time frame, and objective for each. Many of the programs are linked to others, with subset quantified objectives a part of the larger whole. For example, preserving multifamily units is a specific objective of an overall rehabilitation strategy. Therefore, the program-specific quantified objectives do not add up to the total quantified objectives as shown in Table 1. Table 1 takes the overlapping programs and summarizes the overall production expectations from the parts of the whole.

In addition, each program may implement multiple policies, and many policies have overlapping goals. The programs have been organized by themes, in the same manner as the goals and policies; however, many of these themes are not mutually exclusive. Categorizing programs by themes helps to provide context and connection to the policies, and overlapping programs have been noted with multiple policy references.

#### **Goals, Policies, and Programs in the Housing Element's Program Matrix with Potential for Environmental Effects**

With implementation of the Housing Element, a variety of programs, goals, and policies would be carried forward that both comply with state requirements and help to serve as part of the City's strategic housing plan. Of the 91 programs identified to implement these goals and policies, 15 have been identified for analysis in this Initial Study to determine their potential for environmental effects. These programs and the policies associated with their implementation are included below.

Other implementing programs proposed in the Housing Element do not direct actions that are subject to CEQA review. For a complete description of proposed programs, please See Appendix A.

##### ***Program 1***

The City shall require energy efficiency standards in all SHRA (Sacramento Housing and Redevelopment Agency) funded new construction multi-family projects above Title 24 through the multi-family lending guidelines. Energy efficiency will also be encouraged to the extent feasible in rehabilitation projects funded by SHRA.

##### **Policy Implemented:**

- **H-1.1.1:** The City shall promote sustainable housing practices that incorporate a "whole system" approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable.

**Responsible Department:** SHRA

**Objective:** To promote and implement sustainability practices and assist in the reduction of energy use and associated costs for lower income households.

##### ***Program 3***

The City shall develop guidelines for large residential developments over 10 acres as well as master planned communities to ensure a variety of densities and housing types.

##### **Policy Implemented:**

- **H-1.2.1:** The City shall encourage the development and redevelopment 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.

*Responsible Departments:* Planning (primary); Development

*Objective:* Ensure a variety of housing types and densities in residential development. Adopt new residential development guidelines.

**Program 7**

The City shall amend the Zoning Code to change the parking requirement for second residential units ("granny flats") from one space per bedroom to one space per unit.

*Policy Implemented:*

- **H-1.2.2:** The City shall encourage a greater variety of housing types and sizes to diversify, yet maintain compatibility with, single family neighborhoods.

*Responsible Departments:* Planning (primary); Development

*Objective:* To promote and implement sustainability practices and assist in the reduction of energy use and associated costs for lower income households.

**Program 13**

As part of the General Plan implementation process the City shall rezone sites adjacent to light rail stations (consistent with the City's light rail station ordinance) in order to promote transit oriented, higher density, and mixed use residential development.

*Policies Implemented:*

- **H-1.2.4:** The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations, centers and corridors.
- **H-2.1.1:** The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.

*Responsible Department:* Planning

*Objective:* Provide adequate sites to accommodate 1,500 housing units by 2013.

**Program 30**

The City shall maintain a land inventory for housing production which identifies infill and greenfield sites.

*Policy Implemented:*

- **H-2.1.1:** The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.

*Responsible Department:* Planning

*Objective:* Update land inventory annually to ensure the City's ongoing ability to meet its share of regional housing needs.

**Program 31**

The City shall amend financing plans as needed to ensure that adequate funding is available to provide infrastructure improvements for new development. To ensure funding for large new developments, the City shall complete Mitigation Fee Act compliant comprehensive plans for the Panhandle, Greenbriar, Delta Shores, and Railyards/River District areas.

Policy Implemented:

- H-2.1.1: The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.

*Responsible Department:* Planning

*Objective:* Ensure adequate infrastructure to support for new development.

**Program 33**

The City shall develop Capital Improvement Plan (CIP) programs to coordinate infrastructure financing with the General Plan and focus funding in key infill areas.

Policy Implemented:

- H-2.1.1: The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.

*Responsible Department:* Planning

*Objective:* Ensure adequate infrastructure to support for infill development.

**Program 37**

The City shall review the permitting requirements, development standards, and managerial standards for emergency shelters (temporary residential shelters) contained in the City Zoning Code (Sacramento City Code Title 17) and enact amendments as needed to achieve compliance with Section 65583 of the California Government Code.

Policies Implemented:

- H-2.1.1: The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.
- H-3.2.3: The City shall support the efforts of the Sacramento City and County Ten-Year Plan to End Chronic Homelessness and the Continuum of Care to meet the needs of homeless families and individuals.

*Responsible Departments:* Planning (primarily); Development

*Objective:* Revise development standards for emergency shelters to be consistent with 65583.a.4.A of the State Government Code.

**Program 38**

The City shall prepare a comprehensive update of the Infill Strategy, which would include reducing planning and development fees in infill target areas and integrating the City's Commercial Corridor Revitalization Strategy into the Infill Strategy, to address obstacles to development in target infill areas, commercial corridors, and key opportunity sites.

**Policy Implemented:**

- **H-2.2.1:** The City shall promote quality residential infill development through the creation/adoption of flexible development standards and with funding resources.

**Responsible Departments:** Planning (primary); Development

**Objective:** Increase the City's ability to accommodate infill development and provide incentives for the development of infill sites.

**Program 40**

The City shall encourage infill development by reducing barriers through the following actions:

- Zoning Code updates and streamlining, especially as it relates to standards for the City's mixed use, residential mixed use, and higher density zoning districts;
- proactive zoning that encourages mixed use and higher density development in key opportunity areas such as those near light rail stations and along commercial corridors; and
- infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas.

**Policy Implemented:**

- **H-2.2.1:** The City shall promote quality residential infill development through the creation/adoption of flexible development standards and with funding resources.

**Responsible Departments:** Planning (primary); SHRA; Development; Economic Development

**Objective:** Encourage the production of 2,000 infill units.

**Program 45**

The City shall issue waivers for sewer and sanitation development fees for projects in which at least 10% are affordable to very low-income households.

**Policy Implemented:**

- **H-2.2.3:** The City shall use fee waivers and reductions to help offset development costs for affordable housing including the use of water development fee waivers, sewer credits and other financial incentives.

**Responsible Department:** Utilities

**Objective:** Provide fee waivers for at least 100 residential units annually.

**Program 47**

The City shall use sewer credits to assist at least 200 units annually for infill and affordable housing.

Policy Implemented:

- **H-2.2.3:** The City shall use fee waivers and reductions to help offset development costs for affordable housing including the use of water development fee waivers, sewer credits and other financial incentives.

*Responsible Departments:* Economic Development; Sacramento Area Sanitation District

*Objective:* Provide sewer credits to 200 units annually.

**Program 49**

The City shall update the Zoning Code to reflect recent changes to State law pertaining to density bonuses and impact fee deferrals for affordable housing.

Policy Implemented:

- **H-2.2.4:** The City shall adopt policies, programs and procedures to help meet its regional fair share allocation of housing for all income groups in the City.

*Responsible Department:* Planning

*Objective:* Comply with State density bonus law and increase incentives for the production of affordable housing.

**Program 57**

The City shall work with the Sacramento Area Flood Control Agency (SAFCA), and other responsible agencies, to resolve flood plain restrictions that affect major portions of the City. Actions include: 1) complete the Sacramento River levee stabilization project, 2) begin construction of needed improvements along the perimeter levee system protecting Natomas, 3) implement permanent protection plan along the main stream of the American River as authorized by Congress and 4) modify operation of Folsom Dam and Reservoir to provide a minimum 100-year level of flood protection on an interim basis until such time as permanent protection of at least 200 year level is available.

Policy Implemented:

- **H-2.3.5:** The City shall continue to require adequate flood protection when approving new development.

*Responsible Departments:* SAFCA (primary); Utilities

*Objective:* Expedite the completion of improvements that will increase flood protection in the City and allow Sacramento to accommodate its share or regional housing needs.

**Program 58**

The City shall revise the Zoning Code to reduce the parking requirement for senior and efficiency units from 1.5 parking spaces per unit to one parking space per unit outside the Central City area.

Policies Implemented:

- **H-2.3.6:** The City shall continue to improve the zoning ordinance to establish clear development standards, and approval procedures for a variety of housing types, including, but not limited to, multi family housing and emergency shelters.
- **H-3.2.1:** The City shall encourage the development, rehabilitation, and preservation of senior housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.

*Responsible Departments:* Planning (primary); Development

*Objective:* Encourage the production of senior and efficiency units.

### Section III—Environmental Checklist and Discussion

In this Environmental Checklist and Discussion section of the Initial Study, the City has noted only those Housing Element programs that are relevant to the checklist topics being discussed. Although the City of Sacramento 2008-2013 Housing Element is a part of the 2030 General Plan, for the purposes of CEQA analysis, impact discussions are based on in the 1988 General Plan and General Plan EIR, which have been adopted/certified by the City and were the documents in effect that guide development within the City at the time this Initial Study was prepared.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 1. LAND USE<br><i>Would the proposal:</i>   |                                |   |                              |
| A) Result in a substantial alteration of the present or planned use of an area?   |                                |   | X                            |
| B) Affect agricultural resources or operation (e.g., impacts to soils or farmlands, or impact from incompatible land uses?) |                                |   | X                            |

#### Environmental Setting

The proposed project would occur within the city limits of Sacramento, a relatively densely developed urbanized area. The present *Sacramento City General Plan (1988 General Plan)* covers a planning area encompassing approximately 99 square miles. This area covers space where the City has formally adopted policies, and areas for which the plan designates specific land uses. The housing element of the *Sacramento City General Plan* falls within the boundaries of this planning area, focusing primarily on an inventory of existing housing conditions and needs and implementing strategic goals, policies, and programs that will guide City investments and land use decisions that address existing needs and future growth.

#### Existing Land Uses

Sacramento currently contains 63,182 acres or approximately 99 square miles of land (as of September 2004) within the City's incorporated boundaries (see Table 2). Existing land uses in Sacramento have been classified into eight primary categories, as described in the 1988 General Plan:

- *Residential*—Residential uses include a mix of housing developed at varying densities and types. Residential uses in the planning area include single-family, multiple-family, condominium, mobile, and senior housing.
- *Retail/Commercial/Office*—This category includes commercial uses that offer goods for sale to the public (retail) and service and professional businesses housed in offices (e.g., accountants, architects). Retail and commercial businesses include those that serve local needs, such as restaurants, neighborhood markets, and dry cleaners, and those that serve community or regional needs, such as auto dealers and furniture stores. Visitor-serving retail uses such as regional shopping centers and hotels are also included in this category.
- *Industrial*—The industrial category includes a mix of manufacturing and light industrial uses, some of which are found in business, research, and development parks. Light industrial activities include warehousing and some types of assembly work. This category also includes wholesaling and warehousing.
- *Public Facilities (Health Care, Governmental, Educational, and Institutional)*—Government buildings, libraries, schools, and other public institutions are found in this category. Uses in this category support the civic, cultural, and educational needs of residents.

- *Transportation/Utilities*—This category includes roadways and public utilities, such as water treatment and wastewater treatment facilities.

| Land Use                       | Current Acres | Percentage of City's Total <sup>1</sup> | 1988 General Plan Acres | Percentage of City's Total |
|--------------------------------|---------------|---|-------------------------|----------------------------|
| Residential                    | 22,291        | 35%                                     | 22,321                  | 34%                        |
| Retail/Commercial/Office       | 3,657         | 6%                                      | 3,767                   | 6%                         |
| Industrial                     | 3,886         | 6%                                      | 4,601                   | 7%                         |
| Educational, Public Facilities | 4,060         | 6%                                      | 4,097                   | 7%                         |
| Transportation/Utilities       | 3,399         | 5%                                      | 3,459                   | 5%                         |
| Parks, Recreation, Open Space  | 5,356         | 9%                                      | 6,037                   | 9%                         |
| Vacant Land                    | 8,888         | 14%                                     | 9,211                   | 14%                        |
| Other Lands <sup>2</sup>       | 11,645        | 18%                                     | 11,687                  | 18%                        |
| <b>Total</b>                   | <b>63,182</b> | <b>100%</b>                             | <b>65,180</b>           | <b>100%</b>                |

Notes:  
<sup>1</sup> Percentage numbers are approximate due to rounding to the nearest whole percent.  
<sup>2</sup> Other land includes nonparcel areas, rights-of-way, and waterways.  
 Source: City of Sacramento GIS database, February 2005

### Land Inventory

The land inventory in Chapter 5 of the Housing Element presents an inventory of sites suitable for residential development during the planning period, 2008-2013 that can accommodate its share of the region's housing needs (Regional Housing Needs Allocation, or RHNA) under the Sacramento Area Council of Governments *Regional Housing Needs Plan* (September 2007). As shown in Table 3, the remaining share of regional housing needs that the City must accommodate as of June 2008 is 17,649 new housing units by June 2013.

| Extremely Low  | 1,236         | 53           | 1,183        |
|----------------|---------------|--------------|--------------|
| Very Low       | 1,236         | 515          | 721          |
| Low            | 2,582         | 691          | 1,909        |
| Moderate       | 3,603         | 1,604        | 1,999        |
| Above Moderate | 8,992         | 5,496        | 3,496        |
| <b>Total</b>   | <b>17,649</b> | <b>8,359</b> | <b>9,308</b> |

Source: City of Sacramento, 2008

The land inventory consists of 644 opportunity sites that can accommodate a variety of multifamily and single-family housing types for renters and owners and a variety of housing and shelter options for extremely low-income and special-needs groups. These 644 sites can accommodate 14,691 housing

units. Characteristics of the identified opportunity sites are described below. The complete inventory of opportunity sites is provided in Appendix H-C of the Housing Element.

#### ***Existing Uses***

Most of the opportunity sites are vacant. Those sites that present reuse opportunities are mainly underutilized sites such as parking lots and older, small office buildings in the Central City, as well as two older office/warehouse buildings in redevelopment areas. All of the reuse sites are zoned to allow multifamily development by right and can accommodate densities of 29 dwelling units per acre or greater. Most of the opportunity sites categorized as underutilized have existing structures valued at less than the value of the land, or have structural value and land value equal to zero.

#### ***Locations***

About 60 percent of the identified housing opportunity sites are in the Central City area, 15 percent are in the North Sacramento area, 14 percent are in the south area, and 9 percent are in the Fruitridge/Broadway area. The remaining 2 percent of the sites are in the City portion of Arden Arcade and in the East Sacramento, Land Park, and Pocket neighborhoods.<sup>1</sup>

In addition to providing most of the sites, the Central City sites account for the largest number of potential housing units based on higher development densities in this part of the city. This corresponds to the City's desire to promote compact infill development as reflected in the General Plan Update.

#### **Standards of Significance**

For purposes of this analysis, an impact on land use is considered significant if the project would substantially alter an approved land use plan that would result in a physical change to the environment. Impacts on the physical environment resulting from the proposed project are discussed in subsequent sections of this document.

#### **Answers to Checklist Questions**

##### **Question A**

The City of Sacramento Housing Element determines the City's new housing construction need through a regional housing needs allocation process. In this process the City must identify sites suitable for projected need. The Housing Element itself does not define residential growth potential and will not physically divide an established community. Rather, the Housing Element works within the framework of the General Plan, which establishes the type and amount of future residential development permitted in the city. The Housing Element is being updated in accordance with State law, and maintains consistency with the General Plan.

##### ***Second Units***

Program 7 in the 2008-2013 Housing Element Update addresses second residential units, which are attached or detached dwelling units for one or more persons located on the same lot as the main house (primary residence). A second unit is permitted by right in all residential zones, subject to compliance with development and design standards. Program 7 seeks to amend the Zoning Code to change the parking requirement from one space per bedroom to one space per unit.

Second units are permitted on all lots containing a permanent single-family dwelling. Development standards that apply to second units, as specified in Section 17.24.050(30)(viii) of the Sacramento City Code, state that the area of a detached second unit cannot exceed 850 square feet, and the area of an

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<sup>1</sup> For purposes of identifying properties that could be developed by June 2013, the City excluded lands in North Natomas and other areas of City that have, or are expected to have, environmental constraints to development such as 100-year floodplain designation or lack of available infrastructure.

attached second unit cannot exceed 30 percent of the floor area of the primary residence. For a 1,000-square-foot primary house, an attached second unit would be limited to 300 square feet. This is enough space to accommodate a 15- by 20-foot room (City of Sacramento 2008a). Section 65852.2, "State Second Unit Law," of the California Government Code additionally requires that parking for second units not exceed one parking space per unit or per bedroom.

Because of the restrictions in size put forth in the Sacramento City Code, second units can rarely accommodate more than one or two persons. Such units are occupied primarily by family members, students, the elderly, in-home health care providers, and the disabled. Since 2002, 197 second units have been developed within the Sacramento city limits, suggesting that the effects of developing additional second housing units on land use would be minor, even in higher density single-family neighborhoods where second units are prevalent.

#### ***Light Rail***

Program 13 addresses the City Light Rail Ordinance (Ordinance 2004-052) adopted by the City Council on September 28, 2004. The ordinance regulates certain nontransit-supportive uses within a quarter-mile radius of existing and general plan-designated light rail stations. It is intended to provide for City review of uses within the designated radius to ensure that future development around light rail stations is pedestrian friendly and will support light rail ridership. Many of the existing land uses along light rail corridors have light industrial or commercial zoning that allows uses that are not considered transit oriented.

The City has developed a work plan for all its light rail stations. This plan addresses land use, infrastructure, and urban design, among other factors. The City is implementing recommendations from the Transit for Livable Communities (TLC) project at several light rail stations. The objectives for the TLC project, adopted in August 2002, were to devise land use recommendations for the 21 stations; to capitalize on the hundreds of millions of dollars invested in the existing and future light rail systems; to develop informed and enthusiastic public support for transit-oriented development (TOD); and to identify ways to promote construction of TOD projects around light rail stations. Implementing the Housing Element does not change the previously adopted Light Rail Station Ordinance or any of its provisions for TODs.

#### ***Sacramento Infill Strategy***

Programs 30, 38, and 40 address the City's infill strategy, adopted May 14, 2002. The infill strategy promotes infill development in Sacramento and establishes programs to promote targeted infill development. Incentives included in the Infill strategy include reduced infrastructure requirements, sewer and sanitation waiver/deferral, and other strategies to cut infrastructure costs further. The City is updating both its general plan and the *South Area Community Plan*. In both of these plans, the City is looking at expanding and enhancing opportunities for residential development, including infill development. The General Plan Update will include opportunities for an additional 10,000 units, to meet the objective to accommodate Sacramento's share of regional housing needs. This program will be continued, but updated to reflect the strategies and goals of the General Plan Update.

Implementing programs 30, 38, and 40 would carry forward the City's existing infill strategy and intended updates. Updating the City's infill strategy would not change land use designations or direct development not already accounted for in the 1988 General Plan. Project specific impacts would be addressed during environmental review of those projects.

#### ***Density Bonuses***

Program 49 commits the City to revise Chapter 17.186 of the Sacramento City Code, which contains the City's density bonus requirements. Several references to state law require cities and counties to approve density bonuses for housing developments that contain specified percentages of units

affordable to very low- or low-income households or units restricted to occupancy by seniors. These provisions in the City's code are outdated. Other references to the percentages of affordable housing and targeted incomes required for density bonuses and the percentages of density bonuses to be granted are also outdated.

As noted in Chapter 8 of the draft Housing Element (page H8-25), even without higher densities permitted under current state density bonus law, maximum densities allowed by the City (as summarized in Table H 8-2) often exceed the densities needed for the production of affordable housing. For this reason, it is unlikely that many, if any, density bonuses will be requested, limiting the likelihood that residential development projects would exceed the density permitted under the 1988 General Plan. Any such projects will require separate environmental review under CEQA.

#### ***Other Relevant Programs***

Program 37 in the Housing Element promotes development standards and permitting of emergency shelters to comply with California Government Code Section 65583(a)(4)(A). This program would not change land use designations or direct development not already accounted for in the 1988 General Plan. Project specific impacts would be addressed during environmental review of those projects.

#### ***Summary***

Many of the programs in the Housing Element Update have the potential to promote logical, orderly growth, setting forth goals for infill development, maintenance and rehabilitation, and other approaches to ensuring that existing developed areas of the City remain useful and vibrant. The Housing Element, if implemented, would carry forward a variety of programs that may have an influence on planned land uses. The 1988 General Plan and Title 17 of the Sacramento City Code, The Comprehensive Zoning Plan of the City of Sacramento (Zoning Code) establish land use designations and their respective development requirements within the city. The Housing Element identifies properties in the land inventory for residential development that are already designated in the General Plan and zoned for such uses and does not propose to change the permitted development densities or uses.

The programs cited above commit the City to ensure a mix of housing and promote more sustainable development within the City's planning boundaries according to existing General Plan and community plan policies and existing zoning regulations. To the extent that specific development projects that are not identified in the Housing Element require General Plan, community plan, or zoning changes, the impact of these changes would be evaluated separately under CEQA when such projects are proposed. For these reasons, the Housing Element does not include any goals, policies, or programs that would result in significant adverse impacts related to land use and planning. This impact would be ***less than significant***.

#### **Question B**

The Housing Element identifies land for residential development that is already planned and zoned for such uses. None of the element's goals, policies, or programs pertains to agricultural resources or would convert land zoned for agricultural use to residential use. Therefore, agricultural resources and/or farm operations would not be affected by incompatible land uses or zoning changes. This impact would be ***less than significant***.

#### **Mitigation Measures**

No mitigation measures are required.

#### **Findings**

The proposed project would result in a ***less-than-significant*** impact on land use.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 2. POPULATION AND HOUSING<br><i>Would the proposal:</i>   |                                |   |                              |
| A) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? |                                |   | X                            |
| B) Displace existing housing, especially affordable housing?  |                                |   | X                            |

### Environmental Setting

The population of Sacramento is racially and ethnically diverse. According to the California Department of Finance (DOF), the city's estimated population as of January 1, 2008, was 475,743, an increase of 1.9 percent over 2007 estimates (California Department of Finance 2007). Based on historical trends in the region, the city's population is forecasted by SACOG to increase by 13 percent by 2025, resulting in a projected population of 528,880 persons.

Sacramento RHNA developed by SACOG for 2006-2013 is 17,649 units. During 2006 and 2007, 8,359 housing units were newly constructed, substantially rehabilitated or preserved. Table 3 above shows the number of units built during this period by income level. Subtracting the housing units produced during 2006 and 2007 from the RHNA provides the remaining need of 9,290 housing units to be accommodated by the land inventory. Table 3 also gives an inventory of remaining housing need by income category.

The City of Sacramento Housing Element identifies 644 opportunity sites that could accommodate the addition of 14,697 housing units. Within these opportunity sites is the space to accommodate approximately 2,199 affordable housing units for extremely low and very low income groups.

### Standards of Significance

For purposes of this analysis, an impact on population and housing is considered significant if the project would induce substantial growth that is inconsistent with the approved land use plan for the area or displace existing affordable housing.

### Answers to Checklist Questions

#### Question A

The Housing Element identifies the City's housing needs in relation to income levels and the rates of growth anticipated throughout the city. The goals, policies, and programs established in the Housing Element are designed to accommodate residential development to meet existing and future housing needs that are anticipated to occur under the General Plan Update, and not to induce growth.

Programs identified in the Housing Element that may affect populations include program 13 (Light Rail TOD), and 49 (Density Bonuses) as discussed in the Land Use section of this document.

Implementing the Housing Element would continue to provide support for the City's goal of concentrating TOD projects around light rail stations. The Housing Element does not change any provisions of this previously adopted ordinance and would induce no substantial growth beyond that evaluated when the TOD ordinance was adopted by the City. Changes to Zoning Code to comply with State density bonus law would not likely exceed maximum densities already allowed by the City under the 1988 General Plan and applicable zoning. Thus, concentrations of populations in TOD areas or as a result of amending density bonus laws would not likely exceed growth expectations already accounted for in the 1988 General Plan.

Because the Housing Element does not direct growth but merely describes areas of the City that can accommodate housing planned for under the 1988 General Plan, the potential for the Housing Element to induce population substantial growth is considered *less than significant*.

#### Question B

The Housing Element identifies a number of opportunity sites within the Sacramento city limits that can accommodate a total of 14,691 housing units, more than 1.5 times the remaining need of 9,308 units. The inventory includes vacant land, infill parcels, underutilized sites, and anticipated units expected to be built in large development projects. In addition, the City has made a concerted effort to go above and beyond regional housing needs by actively encouraging the production of affordable housing through a variety of assistance measures. The RHNA requires development of a certain percentage of affordable homes for extremely low- and very low-income individuals to meet their need allocation. The Housing Element describes a remaining need for 3,795 extremely low through low-income units to meet this goal, and identifies a total capacity for 5,148 additional units, more than required to meet the City's remaining extremely low through low income housing needs.

Program 31 in the Housing Element directs the City to develop financing plans to comply with the Mitigation Fee Act (Government Code Section 66000 et seq.). The act which allows the City to impose and charge mitigation fees as a condition of approval for development projects (Ordinance 2003-02, Section 2 [part], 2003), ensuring that adequate funding is in place to provide infrastructure improvements to new development. The program would carry forward existing City policies.

Program 33 pledges the City to develop Capital Improvement Programs (CIPs) that help direct infill development. The City has already established two new CIPs that dedicate \$370,000 annually to assist with infrastructure requirements associated with residential infill projects and redevelopment projects. The City is also pursuing the state's workforce housing grants and SACOG's community design grants to provide additional funds to assist with infrastructure requirements associated with infill (City of Sacramento 2008a). Program 33 does not direct the growth or displacement of housing, including affordable housing.

Program 45 allows the City, through SHRA to provide fee waivers for regional sanitation and sewer impact fees to residential development projects with 10% or more very low income housing. Through the County of Sacramento Affordable Housing fee waiver and deferral program, SHRA provided 398 sewer and sanitation fee waivers for affordable units in projects in the City of Sacramento since 2007. Typically, every year SHRA uses all fee waivers allocated to it through the County Affordable Housing Fee Waiver and Deferral Program for projects throughout the County, including those in the City of Sacramento. Additionally, Program 47 would provide sewer credits to assist at least 200 units annually for infill and affordable housing through a partnership with the City and the Sacramento Area Sanitation District. Implementing the Housing Element would allow these programs to provide an overall benefit for affordable housing by continuing to provide incentives to developers who have low-income components in their development projects.

Other programs identified in the Housing Element generally add to existing affordable housing opportunities, including 30, 38, 40, and 49, as discussed in the Land Use section. These programs address existing City policies for infill strategies and density bonus programs with affordable housing provisions, but do not direct additional growth or displacement.

Although the development of residential projects, particularly on infill and re-use properties, could result in the removal of existing dwelling units, including affordable units occupied by extremely low through low income households, the Housing Element itself would not lead to such displacement. The Housing Element is a policy document designed to comply with state laws and local requirements, not dictate the specific details of future residential development. Proposed residential developments that have the potential to displace housing, including affordable housing, would be evaluated individually under CEQA for their potential housing impacts. The impact of Housing Element would be ***less than significant***.

#### **Mitigation Measures**

No mitigation measures are required.

#### **Findings**

The proposed project would result in a ***less-than-significant*** impact on population and housing.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 3. SEISMICITY, SOILS, AND GEOLOGY<br><i>Would the proposal result in or expose people to potential impacts involving:</i> |                                |   |                              |
| A) Seismic hazards?   |                                |   | x                            |
| B) Erosion, changes in topography or unstable soil conditions?  |                                |   | x                            |
| C) Subsidence of land (groundwater pumping or dewatering)?  |                                |   | x                            |
| D) Unique geologic or physical features?  |                                |   | x                            |

## Environmental Setting

### Topography and Geology

The city of Sacramento and the planning area covered by the Housing Element 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

No known faults are located in or adjacent to the city of Sacramento. The Central Valley region does not commonly experience strong ground shaking as a result of earthquakes along known and previously unknown active faults; however, soil types and other conditions present within isolated areas of the city could result in structural damage induced by seismic activity. According to the probabilistic seismic hazard assessment maps prepared by the California Geological Survey (2002), Sacramento is in an area of relatively low risk of seismic hazards. The area is characterized by peak ground accelerations between 10 and 20 percent of the acceleration of gravity (Petersen et al. 1996), primarily because of the lack of known major faults and the area's low historical seismicity.

### Soils

The Natural Resources Conservation Service (NRCS) has mapped more than 30 individual soil units in the city. The mapped units represent soils in their native, undisturbed state and reflect conditions in 1993, when NRCS's soil survey for Sacramento was published. Some areas such as North Natomas have been developed since then and could contain artificial fill materials.

The predominant soil units in the planning area are the San Joaquin, Clear Lake, Galt, Cosumnes, and Sailboat soils, which account for more than 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 can generally be found in the eastern and southeastern parts 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 bounded by I-5 and State Route (SR) 99. The Sailboat soils can be found along the American and Sacramento Rivers. Soil descriptions of each of the major soil units found within the Planning area are provided in Chapter 7, "Public Health and Safety," of the *City of Sacramento General Plan Update, Technical Background Report* (Background Report) (City of Sacramento 2005).

Portions of the planning area 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 planning area exhibit high shrink/swell potential. Within the planning area, the Natomas and Valley Hi areas have high shrink/swell potential. As with seismic hazards, site-specific geotechnical studies are necessary to identify where such hazards could occur (City of Sacramento 2008b).

### Standards of Significance

For purposes of this analysis, an impact on seismicity, soils, and geology is considered significant if the project would introduce either geologic or seismic hazards through construction without protection against those hazards.

### Answers to Checklist Questions

#### Questions A-D

Any housing developed as a result of the Housing Element would be subject to all existing City development standards. Any residential development would be subject to the Sacramento City Code Chapter 15.88 related to grading, erosion, and sediment control. The Housing Element does not include any goals, policies, or programs that conflict with or supersede the City's existing development standards, as established by the Uniform Building Code and the Uniform Housing Code. Implementing the Housing Element would result in **less-than-significant** impacts related to seismic hazards, erosion, subsidence of land, or unique geologic or physical features.

### Mitigation Measures

No mitigation measures are required.

### Findings

The proposed project would result in a **less-than-significant** impact on seismicity, soils, and geology.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 4. WATER<br><i>Would the proposal result in or expose people to potential impacts involving:</i>   |                                |   |                              |
| A) Changes in absorption rates, drainage patterns, or the rate and amount of surface/stormwater runoff (e.g. during or after construction; or from material storage areas, vehicle fueling/maintenance areas, waste handling, hazardous materials handling & storage, delivery areas, etc.)?   |                                |   | x                            |
| B) Exposure of people or property to water related hazards such as flooding?   |                                |   | x                            |
| C) Discharge into surface waters or other alteration of surface water quality that substantially impact temperature, dissolved oxygen or turbidity, beneficial uses of receiving waters or areas that provide water quality benefits, or cause harm to the biological integrity of the waters? |                                |   | x                            |
| D) Changes in flow velocity or volume of stormwater runoff that cause environmental harm or significant increases in erosion of the project site or surrounding areas?   |                                |   | x                            |
| E) Changes in currents, or the course or direction of water movements?   |                                |   | x                            |
| F) Change in the quantity of ground waters, either through direct additions or withdrawal, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?  |                                |   | x                            |
| G) Altered direction or rate of flow of groundwater?   |                                |   | x                            |
| H) Impacts to groundwater quality?   |                                |   | x                            |

## Environmental Setting

### Surface Water/Drainage

Rain generally falls in Sacramento between November and March; average annual rainfall is 17.22 inches. The city is located at the confluence of the Sacramento and American Rivers in the Sacramento River Basin. Approximately 27,000 square miles encompass the basin, which captures more than 22 million acre-feet of annual precipitation. The Sacramento planning area also includes a variety of natural and human-made features that ultimately drain into the Sacramento River.

### Water Quality

The Sacramento and American Rivers have been classified by the Central Valley Regional Water Quality Control Board (Central Valley RWQCB) as having numerous beneficial uses, including providing municipal, agricultural, and recreational water supplies. Other beneficial uses include freshwater habitat, spawning grounds, wildlife habitat, navigation on the Sacramento River, and industrial uses on the American River. Ambient water quality in the Sacramento and American Rivers is

influenced by numerous natural and artificial sources: 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 area are considered impaired for certain fish consumption and aquatic habitat and are listed on the U.S. Environmental Protection Agency (EPA)-approved 2006 Section 303(d) list of water quality limited segments. The Sacramento River is listed as impaired under the Section 303(d) list for mercury and unknown toxicity and the American River is listed for mercury and unknown toxicity.

Based on current water quality reports, the American and Sacramento Rivers are both excellent suppliers of drinking water. These rivers can be treated to meet all Title 22 drinking water standards using conventional and direct filtration processes, as well as newer membrane technologies. There are no persistent constituents in the raw waters that require additional treatment processes (Archibald & Wallberg Consultants and MWH Americas 2003).

#### **Urban Runoff**

Constituents found in urban runoff vary based on rainfall intensity and occurrence, geographic features, the land use of a site, vehicle traffic, and percent of impervious surface. The Sacramento area has a natural weather pattern of a long dry period from May to October. 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 November-April wet season washes these pollutants into the stormwater runoff, which can result in elevated pollutant concentrations in the initial wet-weather runoff.

In general, Sacramento's stormwater runoff flows into either the City's combined sewer system (CSS) or into individual drainage pump stations located throughout the planning area, which discharge to creeks and rivers. The CSS is considered at or near capacity; all additional inflow into the system must be mitigated. During dry weather, approximately 32 million gallons per day (mgd) are transported to the Sacramento Regional County Sanitation District's (SRCSD's) Sacramento Regional Wastewater Treatment Plant (SRWTP). During smaller storms, the City sends up to 60 mgd of wastewater to the SRWTP, which treats stormwater and sanitary sewage before discharge into the Sacramento River. When the flows in the CSS exceed 60 mgd, flows are routed to Pioneer Reservoir, a 22-million-gallon storage and primary treatment facility adjacent to the Sacramento River just north of the Pioneer Bridge (U.S. 50). Once Pioneer Reservoir has reached capacity, additional volume of up to 250 mgd receives primary treatment with disinfection and is discharged into the Sacramento River.

The City also operates its Combined Wastewater Treatment Plant (CWTP), where an additional 130 mgd of combined wastewater receives primary treatment with disinfection before being discharged to the Sacramento River. The system may also store water in the CWTP basins. Under extreme high-flow conditions, discharge of untreated combined wastewater from the CSS may occur. The National Pollutant Discharge Elimination System (NPDES) permit (NPDES No. CA0079111) regulates discharges of waste from the CSS, as well as operation of the CSS. All piping, drains, basins, and pumps connected to the CSS are maintained and operated by the City Utilities Department. See Section 6.11, "Public Utilities," of the draft master EIR for the General Plan Update (City of Sacramento 2008b) for more information on the City's sewage and stormwater drainage facilities.

#### **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 Designations and Maps***

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.

One of Sacramento's primary areas of new growth over the past decade has been the Natomas Basin, located north of downtown Sacramento. In January 2008, the U.S. Army Corps of Engineers announced that the levees surrounding the basin do not meet the requirements for an "AR" flood zone designation. The AR designation refers to areas with a temporarily increased flood risk resulting from the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements apply, but rates do not exceed the rates for unnumbered A zones (1 percent annual risk of flooding) if the structure is built or restored in compliance with Zone AR floodplain management regulations. FEMA is moving forward with an AE designation, which is the flood rate insurance rate zone that corresponds to the 1-percent-annual-chance floodplains that are designated in the Flood Insurance Study through detailed analysis. This shift from an AR designation to an AE designation means that flood insurance will be required of Natomas residents, and that new construction must be raised 1 foot above the base flood elevation for the area.

In February 1996, the City prepared the *Comprehensive Flood Management Plan* to better protect citizens and property from major flood events. The plan was conceived as a 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.

Further, SAFCA has outlined a plan to provide a 200-year level of flood protection to the Sacramento area. This plan has been only partially funded as of 2007 and is of being revised. Other floodplain planning efforts have been implemented by SAFCA and Reclamation District 1000 through a variety of joint agreements with federal, state, and local agencies. Improvements to flood protection structures (e.g., levees, canals) have been planned, ecosystem protection and restoration efforts have been established, and updated floodplain management information has been shared with all parties to the agreements, including the City.

#### **Groundwater**

The planning area is located within the North and South American groundwater subbasins within the larger Sacramento Valley Groundwater Basin, as delineated in the California Department of Water Resources (DWR) Bulletin 118 (2003 update). Together, the North and South American groundwater

subbasins encompass an area of 936 square miles bounded on the west by the Feather and Sacramento Rivers, on the north by the Bear River, on the south by the Cosumnes and Mokelumne Rivers, and on the east by the Sierra Nevada (California Department of Water Resources 2003, City of Sacramento 2008b).

### Standards of Significance

For purposes of this analysis, the following standards of significance apply:

- *Water Quality.* A water quality impact is considered significant if increased sediments and other contaminants generated by consumption and/or operation activities associated with the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board (SWRCB).
- *Flooding.* A flooding impact is considered significant if the proposed project would substantially increase exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

### Answers to Checklist Questions

#### Questions A and C-H

The Housing Element would make minor changes related to the density and intensity of residential uses and related development regulations. Revisions to the density bonus provisions developed as part of Program 49 have the potential to result in a slightly modified building pattern on individual sites. Although no land uses would change as a result of the project, minor changes in site layout could alter some environmental characteristics related to the potential for site-specific impacts. Drainage patterns and groundwater recharge rates could vary slightly as a result, altering the direction of runoff from residential sites. No changes have been made to overall lot coverage requirements, building materials, or other factors that could increase runoff and negatively affect drainage patterns. All future development within the City will be subject to site-specific environmental review, and will comply with applicable City policies in Chapter 15.104 of the Sacramento City Code related to floodplain management. Because the Housing Element is a policy document that merely describes how housing may be accommodated under the 1988 General Plan to meet the City's housing needs, implementation of the Housing Element would result in a ***less-than-significant*** impact related to hydrology and water quality.

#### Question B

##### ***Program 57***

SAFCA is working with the U.S. Army Corps of Engineers, the U.S. Bureau of Reclamation, and the Central Valley Flood Protection Board (formerly the State of California Reclamation Board) to achieve 200-year flood protection from major rivers and streams for the Sacramento area. SAFCA has made progress toward completing levee repairs as identified in this program. Because of the scale and expense of repairs and reconstruction needed, however, this program will take years to complete.

The Housing Element is a policy document that does not recommend or accommodate any particular development project. In addition, the City has demonstrated that sufficient land is available outside the Natomas Basin to accommodate its housing allocation needs. In accommodating its RHNA allocation, the City excluded land in North Natomas and other areas subject to the FEMA map revisions until the required progress has been achieved in flood control improvements. SAFCA (of which the City is a part) has already completed plans for levee improvements that would restore 100-year flood protection by 2010 and 200-year protection by 2012. Thus, implementing the Housing Element and subsequently

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approving Program 57 would result in a *less-than-significant* impact related to exposure of people or property to water-related hazards.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The proposed project would result in a *less-than-significant* impact on water.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 5. AIR QUALITY<br><i>Would the proposal:</i>   |                                |   |                              |
| A) Violate any air quality standard or contribute to an existing or projected air quality violation? |                                |   | x                            |
| B) Exposure of sensitive receptors to pollutants?  |                                |   | x                            |
| C) Alter air movement, moisture, or temperature, or cause any change in climate?                     |                                |   | x                            |
| D) Create objectionable odors?   |                                |   | x                            |

### Environmental Setting

The planning area is located within the Sacramento Valley Air Basin (SVAB), which is a valley bounded by the north Coast Ranges on the west and the northern Sierra Nevada on the east. The valley floor is 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 from summer highs often exceeding 100 degrees Fahrenheit (°F) to winter lows occasionally below freezing. Average annual rainfall is about 20 inches; snowfall is very rare.

The city's annual temperature averages approximately 60°F, with monthly averages that can consistently reach as high as 75°F in July and August and as low as 45°F in December and January. Summertime temperatures are normally moderated by the presence of the "Delta breeze," which arrives through the Carquinez Strait in the evening hours. More information pertaining to air quality in the planning area can be located in Section 6.5 of the Background Report, starting on page 6.5-1 (City of Sacramento 2005).

Air pollutant emissions within the SVAB are generated by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point sources and area sources. Point 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 point sources include refineries, concrete batch plants, and can-coating operations.

Area sources are widely distributed, produce many small emissions, and do not require permits to operate from any air agency. Examples of area sources include residential and commercial water heaters, painting operations, portable generators, lawn mowers, and consumer products such as barbeque lighter fluid and hairspray. The widespread use of these items and operations contributes to regional air pollution.

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, ships, trains, racecars, and construction vehicles. Mobile sources account for most 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 to protect public health. The national and California ambient air quality standards have been set at levels where concentrations could be generally harmful to human health and welfare and to protect the most sensitive persons from experiencing health impacts. The air pollutants for which standards have been established and that are most relevant to air quality planning and regulation in the air basins are ozone, carbon monoxide (CO), suspended particulate matter, sulfur dioxide, and lead.

Some portions of the SVAB have fewer air quality problems than others. Only the southern portion of the SVAB is in nonattainment for federal ozone standards, and Sacramento County is the only county in the SVAB that has not been redesignated to attainment for the federal standard for particulate matter less than or equal to 10 microns in diameter (PM<sub>10</sub>). The entire SVAB is in nonattainment for state ozone and particulate matter standards.

### **Regional and Local Air Quality**

The California Air Resources Board (ARB) collects ambient air quality data through a network of air monitoring stations throughout the state. These data are summarized annually and are published in ARB's California air quality data summaries. There are seven monitoring stations in Sacramento County and three stations within the Sacramento city limits: 3801 Airport Road in the northern portion of Sacramento, downtown at 1309 T Street, and 2221 Stockton Boulevard, just east of SR 99. Table 6.5-1 on page 6.5-4 of the Background Report (City of Sacramento 2005) identifies the national and California ambient air quality standards for air pollutants of concern and lists the ambient pollutant concentrations that were measured within the county in 2002–2004. As shown, the Sacramento area has a recent history of federal and state exceedances for the ozone and particulate matter standards, although the standards for CO were not exceeded during this time.

Since the Background Report was compiled, monitoring data for the years 2005 and 2006 have become available. Exceedances of the federal and state standards for ozone and particulate matter persist, but standards for CO have not been exceeded in recent years (City of Sacramento 2008b).

### ***Sensitive Receptors***

The national and state ambient air quality standards have been set 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.

In April of 2005, the ARB released the *Air Quality and Land Use Handbook: A Community Health Perspective*, which outlines guidance on how communities can take steps to keep sensitive receptors from excessive exposure to dangerous air pollutants. The handbook recommends minimum separation distances between new sensitive land use and known air pollution risks. These land uses include major roadway development (recommended 500 foot separation), distribution centers (recommended 1,000 foot separation), refineries (recommended that sensitive receptors are not placed down wind), gas stations (recommended 300 foot separation), and more. The City of Sacramento takes into account these and other recommendations in their planning and development practices, though they are not specifically cited in the Housing Element.

### **Standards of Significance**

For purposes of this analysis, the following standards of significance apply:

- **Ozone.** A short-term ozone impact is considered significant if project construction would result in an increase of oxides of nitrogen (NO<sub>x</sub>) above 85 pounds per day (lb/day). A long-term impact is considered significant if project operation would result in an increase of either ozone precursor, NO<sub>x</sub> or reactive organic gases (ROG), above 65 lb/day.
- **Particulate Matter (PM<sub>10</sub>):** The threshold of significance for PM<sub>10</sub> is a concentration-based threshold equivalent to the California ambient air quality standard. A PM<sub>10</sub> impact is considered significant if the project would emit pollutants at a level equal to or greater than 5 percent of the California ambient air quality standard (50 micrograms per cubic meter for 24 hours) if there is an existing or projected violation; however, if the project is below the ROG and NO<sub>x</sub> thresholds, it can be assumed that the project is below the PM<sub>10</sub> threshold as well.
- **Carbon Monoxide.** The pollutant of concern for sensitive receptors is CO. Sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds, and residences. A CO impact is considered significant if CO concentrations as a result of the project would exceed the 1-hour California ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

## Answers to Checklist Questions

### Questions A-C

The Housing Element is a policy document guiding the development of residential uses in the City of Sacramento. It does not accommodate or encourage establishment of industrial uses or other uses that would directly emit air pollutants. Indirect emissions could result from housing due to vehicle use by occupants, space heating/cooling, water use, and other activities associated with residential development, thus contributing cumulatively to air emissions. Because the Housing Element merely describes how it will accommodate residential development already accounted for in the 1988 General Plan, this impact would be considered negligible.

The Housing Element includes programs 13 (light rail TOD) and 33, 38, 40 and 47 (infill strategies) that encourage higher-density residential and mixed-use development. The type, density, and location of future housing development are not known at this time. Mixed-use development has the benefit of potentially reducing both work-related and nonwork-related trips by future area residents because of their proximity to local jobs and services. This could reduce air pollutant emissions and impacts on air quality compared to the single-use development patterns that characterized previous housing development in Sacramento.

No other policies or programs set forth by the Housing Element have the potential to negatively affect air quality within the city or air basin. The impact is considered **less than significant**.

### Mitigation Measures

No mitigation measures are required.

### Findings

The proposed project would result in a **less-than-significant** impact on air quality.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 6. TRANSPORTATION/CIRCULATION<br><i>Would the proposal result in:</i>  |                                |   |                              |
| A) Increased vehicle trips or traffic congestion?  |                                |   | x                            |
| B) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? |                                |   | x                            |
| C) Inadequate emergency access or access to nearby uses?   |                                |   | x                            |
| D) Insufficient parking capacity on-site or off-site?  |                                |   | x                            |
| E) Hazards or barriers for pedestrians or bicyclists?  |                                |   | x                            |
| F) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                          |                                |   | x                            |
| G) Rail, waterborne or air traffic impacts?  |                                |   | x                            |

## Environmental Setting

### Roadways and Access

An established transportation network in the planning area 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 (RTD'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

Recognizing the impact of parking requirements on its ability to achieve compact, urban infill development, the City does not currently require parking for homes in the Central City located on small lots of less than 3,200 square feet. This same consideration is given to multifamily units; parking requirements for multifamily housing developments in the Central City are 1.0 space per dwelling unit compared to 1.5 spaces per dwelling unit for units outside the Central City. The City's parking requirements in both infill and greenfield areas are relatively low overall and do not generally constrain the development of housing or achievement of permitted residential densities.

## Standards of Significance

For purposes of this analysis, the following standards of significance apply:

- *Roadways.* An impact on roadways is considered significant if the project would cause roadway operations to degrade from Level of Service (LOS) C or better to LOS D or worse. For roadways that are already operating at worse than LOS C without the project, an impact is considered significant if the project would increase a roadway's volume-to-capacity ratio by 0.02 or more.
- *Signalized and Unsignalized Intersections.* An impact is considered significant if the project would cause intersection LOS to degrade from LOS C or better to LOS D or worse. For intersections that are already operating at LOS D, E, or F without the project, an impact is considered significant if the project would increase the intersection's average delay by 5 seconds or more.

- *Transit Facilities.* An impact on transit facilities is considered significant if the project would either or both of the following would occur as a result of the project:
  - Existing and/or planned system capacity would be exceeded when project-generated ridership is added to the existing or expected future ridership. Capacity is defined as the total number of passengers the system of buses and light rail vehicles can carry during the peak hours of operation.
  - Transit system operations or facilities would be adversely affected in a way that discourages ridership (e.g., removes shelters, reduces park-and-ride areas).
- *Bicycle Facilities.* An impact on bicycle facilities is considered significant if the project would do one or more of the following:
  - eliminate or adversely affect an existing bikeway facility in a way that discourages use of the bikeway;
  - interfere with the implementation of a proposed bikeway; or
  - result in unsafe conditions for bicyclists, including unsafe bicycle/pedestrian or bicycle/motor vehicle conflicts.
- *Pedestrian Facilities.* An impact on pedestrian facilities is considered significant if the project would adversely affect the existing pedestrian facility or would result in unsafe conditions for pedestrians, including unsafe pedestrian/bicycle or pedestrian/motor vehicle conflicts.
- *Parking Facilities.* An impact on parking facilities is considered significant if the project's anticipated parking demand exceeds the available or planned parking supply for typical-day conditions. However, the impact is not considered significant if the project would be consistent with the parking requirements stipulated in the Sacramento City Code.

## Answers to Checklist Questions

### Question A

The Housing Element would make minor changes related to the density and intensity of residential uses and related development regulations described in Program 49. Revisions to the density bonus provisions for the production of affordable housing have the potential to result in slightly higher densities, particularly in already compact, urban areas. However, as noted in Chapter 8 of the draft Housing Element (page H 8-25), even without higher densities permitted under current state density bonus law, maximum densities allowed by the City (as summarized in Table H 8-2) often exceed the densities needed for the production of affordable housing. For this reason, it is unlikely that a substantial number of density bonuses will be requested, limiting the likelihood that residential development projects would exceed the density permitted under the 1988 General Plan. Any such projects will require separate environmental review under CEQA, and would comply with applicable City policies related to transportation and traffic issues. Implementing the Housing Element would result in a **less-than-significant** impact related to traffic congestion.

### Questions B, C, and E

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 and the safety of curves, 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. Implementing the Housing Element would result in a **less-than-significant** impact on transportation-related safety, accessibility to emergency services, and alternative transportation.

**Question D**

Program 7 (second unit parking provisions), as discussed in the Land Use section, would amend Zoning Code to change the parking requirement from one space per bedroom to one space per unit for second housing units. Program 58 additionally amends the Zoning Code to change the parking requirement for senior and efficiency units from 1.5 spaces per unit to one space per unit outside the Central City area. Current parking requirements for multifamily housing developments in the Central City are 1.0 space per dwelling unit compared to 1.5 spaces per dwelling unit for units outside the Central City. The City's parking requirements in both infill and greenfield areas are relatively low overall and do not generally constrain the development of housing or achievement of permitted residential densities. However, these standard parking requirements do constrain developments of efficiency units and senior housing, both of which might not require as much parking as a family-oriented housing project (City of Sacramento 2008a).

Implementing the Housing Element would help alleviate constraints placed on the City and developers who wish to build senior housing and efficiency units for individuals who are less likely to require more than one space to park. According to the U.S. Census Bureau's 2006 American Community Survey for Sacramento City, 61 percent of all one- and two-person households own no or just one vehicle (87 percent for one-person households) (Table 4). In addition, senior housing is typically located near health care facilities, shopping, and transit to eliminate the need for vehicular transport. Efficiency units, are also typically limited in size, so these units are not likely to house more than one or two individuals per unit.

Implementing the Housing Element would result in a **less-than-significant** impact on on-site and off-site parking capacity.

**Table 4  
Availability of Vehicles for Households within the Sacramento City Limits**

| Number of Vehicles Available | Estimate      | Percent of total |
|------------------------------|---------------|------------------|
| <b>One-Person Households</b> |               |                  |
| None                         | 10,173        | 18.0%            |
| One                          | 39,066        | 69.1%            |
| Two                          | 6,475         | 11.4%            |
| Three                        | 723           | 1.3%             |
| Four or more                 | 132           | 0.2%             |
| <b>TOTAL</b>                 | <b>56,569</b> | <b>100.0%</b>    |
| <b>Two-Person Households</b> |               |                  |
| None                         | 2,638         | 5.1%             |
| One                          | 13,891        | 26.9%            |
| Two                          | 29,173        | 56.5%            |
| Three                        | 5,114         | 9.9%             |
| Four or more                 | 818           | 1.6%             |
| <b>TOTAL</b>                 | <b>51,634</b> | <b>100.0%</b>    |

Source: U.S. Census Bureau, 2006 American Community Survey

**Question F**

Programs 13 and 40, as discussed previously, pertain to TOD and infill development near light rail stations. Implementation of the Housing Element and subsequently these programs, would carry forward existing policies that support alternative transportation. The Housing Element contains no additional policies or programs that would conflict with adopted policies supporting alternative transportation. Rather, the element is designed to comply with all adopted state and local laws. The impact is considered *less than significant*.

**Question G**

The Housing Element does not specifically direct the development of high-rise buildings that might affect aircraft operations, changes to air traffic patterns, or any design changes to the local roadway network. Furthermore, the Housing Element does not propose changes to rail or waterborne transportation methods. The impact is considered *less than significant*.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The proposed project would result in a *less-than-significant* impact on transportation and circulation.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 7. BIOLOGICAL RESOURCES<br><i>Would the proposal result in impacts to:</i>  |                                |   |                              |
| A) Endangered, threatened or rare species or their habitats (including, but not limited to plants, fish, insects, animals and birds)? |                                |   | x                            |
| B) Locally designated species (e.g., heritage or City street trees)?  |                                |   | x                            |
| C) Wetland habitat (e.g., marsh, riparian and vernal pool)?   |                                |   | x                            |

**Environmental Setting**

Generally, the planning area 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 planning 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 planning 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 planning area is in 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 planning area, but they also occur along river and stream corridors and on a number of undeveloped parcels within the planning area. Habitats present within the planning area include annual grasslands, riparian woodlands, oak woodlands, riverine (rivers and streams) habitats, ponds, freshwater marshes, seasonal wetlands, and vernal pools. These habitats and their general locations within the planning are discussed briefly below (City of Sacramento 2008).

**Standards of Significance**

For purposes of this analysis, an impact on biological resources is considered significant if the project would result in any of the following:

- 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 habitat, or reduction of population below self-sustaining levels of threatened or endangered species of plants or animals;

- effects on other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands); or
- violation of the Heritage Tree Ordinance (Sacramento City Code Section 12.64.040).

## Answers to Checklist Questions

### Questions A-C

Implementing the Housing Element would not affect or modify existing development regulations or City policies addressing biological resources. Future development would be subject to environmental review as required by state law and City policy. The Housing Element does not include specific housing development proposals, nor does it encourage development projects on any biologically sensitive lands. Any residential development would be subject to City Code related to biological resources, including the Heritage Tree Ordinance under Chapter 12.64 of the City Code. The Housing Element does include policies to encourage construction of second units and use of the density bonus, increase housing in and around the Central City area, promote infill housing on developed and disturbed sites, and preserve existing affordable housing, all of which would make it easier for the City to accommodate its share of the RHNA while relying less on conversion of undeveloped lands, which are more likely to contain valuable habitat, to urban uses.

Impacts on biological resources within Sacramento resulting from adopting and implementing the Housing Element Update are considered ***less than significant***.

### Mitigation Measures

No mitigation measures are required.

### Findings

The proposed project would result in a ***less-than-significant*** impact on biological resources.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 8. ENERGY<br><i>Would the proposal result in impacts to:</i>   |                                |   |                              |
| A) Power or natural gas?   |                                |   | x                            |
| B) Use non-renewable resources in a wasteful and inefficient manner?   |                                |   | x                            |
| C) Substantial increase in demand of existing sources of energy or require the development of new sources of energy? |                                |   | x                            |

**Environmental Setting**

The Sacramento Municipal Utility District (SMUD) is responsible for generating, transmitting, and distributing electrical power to its 900-square-mile service area, which includes most of Sacramento County and a small portion of Placer County. SMUD is a publicly owned utility governed by a board of seven directors who make policy decisions and appoint the general manager, the individual responsible for the district's operations. SMUD also has arrangements with the California Independent System Operator, Western Systems Power Pool, and Northern California Power Pool to purchase and sell short-term power. SMUD buys and sells energy and capacity on a short-term basis to meet load requirements and reduce costs.

Gas service is supplied to the planning area by Pacific Gas and Electric Company (PG&E). PG&E gas transmission pipelines are concentrated north of the Sacramento city limits. Distribution pipelines are located throughout the city, usually underground along City and Sacramento County (County) public utility easements (City of Sacramento 2008).

**Standards of Significance**

For purposes of this analysis, the following standards of significance apply:

- *Gas Service.* An impact on gas service is considered significant if the project would require PG&E to secure a new gas source beyond its current supplies.
- *Electrical Service.* An impact on electrical service is considered significant if the project would result in the need for a new electrical source (e.g., hydroelectric or geothermal plant).

**Answers to Checklist Questions**

**Questions A-C**

New buildings constructed in California must comply with the standards contained in Title 20 (Energy Building Regulations) and Title 24 (Energy Conservation Standards) of the California Code of Regulations. Title 24 (Assembly Bill 970 [Chapter 329, Statutes of 2000]) also contains energy efficiency standards for residential and nonresidential buildings based on a state mandate to reduce California's energy demand. Program 1 of the Housing Element requires the City to include energy efficiency standards in all SHRA funded housing developments that exceed Title 24 standards. Implementing the Housing Element would result in an environmental benefit and this impact is considered *less than significant*.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The proposed project would result in a *less-than-significant* impact on energy.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 9. HAZARDS<br><i>Would the proposal involve:</i>   |                                |   |                              |
| A) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? |                                |   | X                            |
| B) Possible interference with an emergency evacuation plan?  |                                |   | X                            |
| C) The creation of any health hazard or potential health hazard?   |                                |   | X                            |
| D) Exposure of people to existing sources of potential health hazards?   |                                |   | X                            |
| E) Increased fire hazard in areas with flammable brush, grass, or trees?   |                                |   | X                            |

### Environmental Setting

Hazardous materials are routinely used, stored, and transported in the planning area and are associated with industrial and commercial/retail businesses, as well as educational facilities, hospitals, and households. Industries, businesses, public and private institutions, and households all generate hazardous waste in the planning area. Federal, state, and local agencies maintain comprehensive databases that identify the locations of facilities using large quantities of hazardous materials or generating hazardous waste. Some of these facilities use certain classes of hazardous materials that require modeling and risk management plans to protect surrounding land uses against accidental releases.

The Sacramento County Environmental Management Department (SCEMD) maintains a database of all businesses in the county (including incorporated cities such as Sacramento) that use hazardous materials. The "Master List of Facilities within Sacramento County with Potentially Hazardous Materials" is downloadable from the County's Web site (<http://www.emd.saccounty.net/Documents/lists/mstr.pdf>) and is readily available to the public. Businesses in the planning area that use and store hazardous materials in quantities subject to federal and state regulations that require community notification must prepare and submit hazardous materials management plans ("business plans") and/or risk management plans (RMPs), as appropriate, to SCEMD.

The County has prepared a hazardous waste management plan (HWMP) in accordance with Section 25135 et seq. of the California Health and Safety Code. The County HWMP, developed in 1992, identifies hazardous waste generators within the county (which includes the planning area), the amounts and types of waste produced, and projected waste generation. The major goal of the HWMP is to reduce the need for new hazardous-waste facilities by reducing waste at its source through recycling, reduced use of hazardous materials, and public education.

There are existing hazardous waste treatment, storage, and disposal (TSD) facilities in the planning area. The HWMP identifies the need for any potential future locations of TSD facilities and includes policies and potential impacts related to the management of hazardous waste within the county. Activities at such facilities could include transfer and storage, aqueous treatment, organics recycling, solidification and stabilization, use of incinerators, or use of residuals repositories. The County HWMP identifies one location within the planning area as potentially suitable for certain types of TSD facilities.

This site is within the city limits in an area generally bounded by Jackson Highway on the north, Elk Grove-Florin Road on the east, and Florin Road on the south. Additional comprehensive evaluation would be necessary to determine whether this location could be developed with TSD facilities.

#### **Sites with Known Contamination**

Business practices and the laws that regulate use and disposal of hazardous materials have changed dramatically over the years. The planning area contains properties that were once contaminated and are now clean, as well as some properties that are contaminated with a cleanup process under way. Federal and state agencies responsible for management of hazardous materials, along with the County, maintain databases of such sites. Those databases are described below.

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

The Comprehensive Environmental Response, Compensation and Liability Act of 1980 was enacted to protect water, air, and land resources from the risks created by past chemical disposal practices. Under this law, the U.S. Environmental Protection Agency (EPA) maintains the Comprehensive Environmental Response, Compensation and Liability Information System, a list of all contaminated sites in the nation that are currently undergoing or have undergone cleanup activities. This list contains information on hazardous-waste sites, potential hazardous-waste sites, and remedial activities, including sites that are included or being considered for inclusion on the National Priorities List (NPL) ("Superfund"). The Background Report identified 11 sites within the planning area that were listed in the NPL database in 2005, only one of which—the Sacramento Army Depot, located within the *Fruitridge/Broadway Community Plan* area—was listed on the NPL (City of Sacramento 2005). A review of the database in August 2007 showed that since the release of the Background Report in June 2005, cleanup actions at the Sacramento Army Depot have been completed, and this site has been designated as a "Final" NPL site (U.S. Environmental Protection Agency 2008).

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

The California Department of Toxic Substances Control (DTSC) maintains a database that contains information on properties in California where hazardous substances have been released, or where the potential for a release exists. EnviroStor provides a brief history of cleanup activities, contaminants of concern, and scheduled future cleanup activities.

A review of the EnviroStor database in August 2007 identified 48 sites in the planning area, 22 of which are currently listed as "Active." The remaining sites have achieved "Certified," "No Further Action," or "Inactive" status.

Nine of the Active sites are located within the Sacramento Railyards property immediately north of the Central City; the entire railyards site is undergoing remediation as part of two separate cleanup actions, one for groundwater and the other for soil. Another site listed in the database is the Sacramento Army Depot site, which is also listed in the NPL database, as described above. As stated above, cleanup actions at this site have been completed. These sites, all of which are within the city limits, are undergoing remediation with DTSC in a lead or support agency role.

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

The Spills, Leaks, Investigation and Cleanup Program (SLIC) was established by the SWRCB so that the RWQCBs could oversee cleanup of illegal discharges, contaminated properties, and other unregulated releases that adversely affect the state's waters but are not covered by another program. The Background Report identified 25 sites on the SLIC list in June 2005. As of August 2007, 22 sites were listed as active, currently being investigated and/or remediated under the oversight of the applicable RWQCB. The sites are industrial facilities—warehouse distribution centers, food processing and packaging plants, truck terminals, and commercial and vacant sites.

### ***Leaking Underground Storage Tanks***

Leaking underground storage tanks are one of the greatest environmental concerns of the past several decades. Extensive federal and state legislation addresses replacement and cleanup of these tanks. The state requires that older tanks be replaced with new double-walled tanks with flexible connections and monitoring systems. The SWRCB has been designated the lead regulatory agency in the development of regulations and policy for leaking underground storage tanks. The RWQCB, in cooperation with the Governor's Office of Emergency Services, maintains a statewide inventory of such tanks (City of Sacramento 2008).

Hundreds of leaking underground storage tanks throughout the city and unincorporated areas of Sacramento County 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 also 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 SLIC list, and most are also on the County's Toxic Sites list (see below).

### ***Sacramento County List of Toxic Sites***

Similar to the database of leaking underground storage tanks described above, the County's list contains hundreds of sites within the city and unincorporated areas of Sacramento, many of which are also included in that database.

Leaking underground storage tanks comprise the majority of the sites, which include a range of commercial, industrial, office, public, residential, and vacant sites. In general, contaminated commercial uses are primarily auto-related uses such as 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 purposes of this document, an impact related to hazards is considered significant if the project would expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities; to asbestos-containing materials; or to existing contaminated groundwater during dewatering activities

### **Answers to Checklist Questions**

#### **Questions A–E**

The Housing Element is a policy document that does not propose any specific housing projects or any specific property for future development. Regulations related to hazardous materials and waste are implemented by a number of government agencies that have established regulations regarding the proper transportation, handling, management, use, storage, and disposal of hazardous materials for specific operations and activities.

Pursuant to the California Environmental Quality Act (CEQA), DTSC maintains a hazardous-waste and substances sites list (Cortese List). As part of the Cortese list, DTSC also tracks "Calsites," which are mitigation or brownfield sites that are subject to annual workplans and/or are listed as backlog sites, confirmed release sites that are not currently being worked on by DTSC. Before placing a site in the backlog, DTSC ensures that all necessary actions have been taken to protect the public and environment from any immediate hazard posed by the site. Many sites in Sacramento are listed with DTSC, many of which no longer require remediation activities. Future development will continue to be subject to hazardous-materials regulations.

Development of physical buildings and sites, including housing, to the extent that they are considered "projects" under CEQA, would require further environmental review and, where necessary, mitigation. Implementing the Housing Element would not cause the release of any hazardous materials into the environment, nor would it create hazardous conditions. With no land use designations altered and no annexations proposed, the Housing Element would not substantially affect safety conditions related to land uses near airports. Emergency evacuation and response plans are not affected by the proposed changes to the Housing Element.

The Housing Element identifies some potential housing sites in Greenfield areas such as Delta Shores in the southern portion of the City, where wildfire may be an issue. Those sites are currently zoned for low density residential, a designation for which potential impacts have been accounted for in the 1988 General Plan and EIR. Those sites will be subject to all current applicable regulations related to fire protection and forest management, as identified in the State Building, and Fire Codes to mitigate unsafe conditions in existing and future housing stock.

Considering the level of existing regulation mandated by the federal and state governments and the City, as well as internal control within most lending institutions related to health and safety issues, impacts resulting from implementing the Housing Element are considered **less than significant**.

#### **Mitigation Measures**

No mitigation measures are required.

#### **Findings**

The proposed project would result in a **less-than-significant** impact related to hazards.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 10. NOISE<br><i>Would the proposal result in:</i>                        |                                |   |                              |
| A) Increases in existing noise levels?<br>Short-term<br>Long Term        |                                |   | x<br>x                       |
| B) Exposure of people to severe noise levels?<br>Short-term<br>Long Term |                                |   | x<br>x                       |

### Environmental Setting

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

#### Freeways and Highways

Motor vehicles commonly cause sustained noise levels in the vicinity of busy roadways or freeways. Several major freeways run through the planning area: I-5, I-80, the Capital City Freeway (SR 51), U.S. 50, SR 99, and SR 160. The planning area also has many local roads that experience high traffic volumes and contribute traffic noise. Some noise receptors, such as residences, built near these high-traffic corridors have some level of noise attenuation such as a sound wall or barrier. All noise receptor structures also have built-in interior noise attenuation as a result of building construction and insulation.

#### Aircraft

The planning area is served by four airports: Sacramento International Airport, Executive Airport, Mather Airport (formerly McClellan Air Force Base), and McClellan Business Park (formerly McClellan Air Force Base). Of these airports, Sacramento International provides the most commercial passenger flights. McClellan serves military uses and provides limited access for private planes. Mather Airport is used primarily for air cargo and military purposes. Executive Airport is a public-use airport owned and operated by the County that serves mostly smaller, private planes.

#### Railway

Rail lines cross through the planning area in several locations. UPRR trains traverse three routes:

- generally north/south past California State University, Sacramento, averaging approximately 17 trains per day;
- generally north/south through downtown Sacramento, averaging approximately 20 trains per day; and
- generally east/west through West Sacramento to the UPRR depot and then to North Sacramento and points east, averaging approximately 10–12 freight trains per day.

In addition, Amtrak passenger trains arrive and depart from the Amtrak station located at Third and I Streets in downtown Sacramento. Trains arrive from the west, and depart heading toward the Bay Area. These trains use the same route that UPRR trains use coming from West Sacramento. This route averages approximately 28–30 passenger trains per day. 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**

RT's light rail system, a major component of Sacramento's transit system, runs through the city along three routes. One route runs from the I-80/Watt Avenue interchange to the Mather area. The second route runs from the Meadowview area in South Sacramento to St. Rose of Lima Park in downtown Sacramento at Seventh and K Streets. The two routes parallel each other for about 20 blocks in the downtown area from St. Rose of Lima Park to R Street between 19th and 20th streets. Both routes run 69 light rail trips on weekdays and 56-63 trips on weekend days. The third route runs parallel to U.S. 50 westward from the Folsom area to downtown Sacramento. As with heavy rail, warning bells at intersections where light rail crosses a street contribute noise as well.

### **Stationary Sources**

A wide variety of stationary sources are present in the planning area: heating and cooling equipment, landscape maintenance activities such as leaf blowers and gasoline-powered lawnmowers, shipping and loading facilities, concrete crushing facilities, and recycling centers. Outdoor sporting facilities that can attract large numbers of spectators, such as high school or college football fields, can also produce noise that can affect nearby receptors.

### **Sensitive Receptors**

Sensitive noise receptors typically include residences, schools, child care centers, hospitals, long-term health care facilities, convalescent centers, and retirement homes. Each of these land use types currently occurs within the planning area.

### **Roadway Noise Levels**

Existing 24-hour noise levels were calculated for various freeways, highways, and road segments throughout the planning area using the Federal Highway Administration Highway Noise Prediction Model (FHWA-RD-77-108). The model calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and the site's environmental conditions. The average vehicle noise rates (energy rates) utilized in this model have been modified to reflect average vehicle noise rates identified for California by the California Department of Transportation (Caltrans). The Caltrans data show that California automobile noise levels are 0.8 to 1.0 A-weighted decibels (dBA) higher than national levels and that noise levels from medium and heavy trucks are 0.3 to 3.0 dBA lower than national levels. Noise levels were modeled for the roadways with the highest traffic volumes within the planning area (City of Sacramento 2008).

### **Standards of Significance**

For purposes of this analysis, a noise impact is considered significant if the project would result in any of the following:

- exterior noise levels at the project site that are above the upper value of the normally acceptable category for various land uses (SGPU DEIR AA-27) and are caused by project-related noise level increases;
- residential interior noise levels of 45 dBA day-night average noise level ( $L_{dn}$ ) or greater caused by project-related noise level increases;
- construction noise levels not in compliance with the City Noise Ordinance;
- exposure of occupied existing and project residential and commercial areas to vibration peak particle velocities greater than 0.5 inch per second as a result of project construction;

- exposure of project residential and commercial areas to vibration peak particle velocities greater than 0.5 inch per second as a result of highway traffic and rail operations; or
- exposure of historic buildings and archaeological sites to vibration peak particle velocities greater than 0.25 inch per second as a result of project construction, highway traffic, and rail operations.

### Answers to Checklist Questions

#### Questions A–B

The Housing Element does not specify development that may result from its implementation. Existing noise regulations are present and apply to all development projects in the city. Additionally, future projects would be subject to CEQA review, which would include traffic and noise analysis and, where necessary, mitigation. Residential projects located in existing neighborhoods have typically included mitigation measures within CEQA review to address noise concerns that are identified on a project-by-project basis. Future projects encouraged or accommodated by the Housing Element may produce traffic noise in levels that exceed City standards for noise-sensitive land uses in the developed areas of the city, but any such impacts would be addressed during the environmental review process for the specific development. The impact is considered *less than significant*.

#### Mitigation Measures

No mitigation measures are required.

#### Findings

The proposed project would result in a *less-than-significant* impact on noise.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 11. PUBLIC SERVICES<br><i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i> |                                |   |                              |
| A) Fire protection?   |                                |   | x                            |
| B) Police protection?   |                                |   | x                            |
| C) Schools?   |                                |   | x                            |
| D) Other governmental services?   |                                |   | x                            |

## Environmental Setting

### Fire Protection

The Sacramento Fire Department (SFD) provides fire protection services to the planning area. Each fire station operates within a specific district that covers a 1.5-mile-radius geographical area around the station. SFD is currently authorized for 586 sworn personnel, 28 full-time prevention officers, and 37 full-time civilian employees.

### Police Protection

The Sacramento Police Department (SPD) is principally responsible for providing police protection services for areas within the city and planning area. 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 Planning area.

SPD operates four substations and is staffed by 767 sworn full-time police officers, 45 sworn part-time officers, 370 civilian full-time staff members, and 141 civilian part-time employees. SPD does not have an adopted officer-to-resident ratio, but it maintains an unofficial goal of 2.0 to 2.5 sworn police officers per 1,000 residents and one civilian support staff member per two sworn officers. The department is currently funded for 1.7 officers per 1,000 residents. Based on a 2005 population of 446,552 people and a current (2007) staffing level of 721 full-time sworn officers, the ratio is 1.61 officers per 1,000 residents. Based on 721 full-time sworn officers and 370 civilian employees, the ratio of sworn officers to civilian employees is 1.95, which is just below SPD's goal.

### Schools

The Sacramento City Unified School District (SCUSD) is the primary provider of primary and secondary education within the planning area. Other districts serving residents within the planning area are the North Sacramento School District (NSSD), Robla School District (RSD), Del Paso Heights School District (DPHSD), Grant Joint Union High School District (GJUHSD), Natomas Unified School District (NUSD), San Juan Unified School District (SJUSD), Rio Linda Union School District (RLUSD), and Elk Grove Unified School District (EGUSD). Some of these districts have schools outside the city limits but within the planning area. The boundaries of school districts serving the planning area are shown in Figure 6.10-2 of the draft master EIR for the General Plan Update (City of Sacramento 2008b). It should be noted that on November 6, 2007, North Area residents approved Measure B, a proposal to reorganize four school districts (North Sacramento, Del Paso Heights, Grant, and Rio Linda) into one unified preschool-adult education district called the Twin Rivers Unified School District (TRUSD). TRUSD began providing educational services on July 1, 2008. For this analysis, enrollment and

capacity information are described for NSSD, DPHSD, GJUUSD, and RLUSD, but not summarized for TRUSD.

The SCUSD area covers the Central City, east to the city limits. SCUSD is bordered on the north by the GJUUSD and NSSD areas. The Del Paso Heights, Natomas Unified, and Robla school districts are located farther north, extending to the county border. EGUSD covers the southern portion of the planning area.

More than 140 public schools serve the planning area. Of those, SCUSD operates more than 70 schools throughout the planning area; the district includes traditional elementary, middle, and high schools, as well as alternative education and charter school facilities. NSSD includes only elementary schools; all 10 of its schools are located within the city limits. RSD includes only elementary schools, all five of which are located within the city limits. DPHSD contains five elementary schools within the planning area. Three high schools and two middle schools in GJUUSD are in the planning area. NUSD operates four high schools, two middle schools, and eight elementary schools serving residents of the Natomas area. SJUSD has one elementary school and one K-8 school that serve the planning area. RLUSD has one elementary school within the planning area. EGUSD has three high schools, two middle schools, and seven elementary schools that serve students in the planning area.

#### **Higher Education**

Opportunities for higher education in the planning area are provided by both public and private colleges and universities: Cosumnes River College; American River College; Sacramento City College; California State University, Sacramento (Sacramento State University); and McGeorge School of Law.

The Los Rios Community College District operates Cosumnes River College (8401 Center Parkway), American River College (4700 College Oak Drive), and Sacramento City College (3835 Freeport Boulevard), which provide transfer, general, and career education at the lower division level. The Los Rios Community College District enrolls nearly 80,000 students.

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

The Sacramento State campus provides undergraduate and graduate education to approximately 28,000 students and graduates about 6,000 students each year. The public university is located at 6000 J Street and encompasses approximately 300 acres.

#### **Libraries**

The Sacramento Public Library is a joint-powers agency between the Cities of Sacramento, Citrus Heights, Elk Grove, Galt, Isleton, and Rancho Cordova and the County. The library system serves residents of each of these cities and county. The Sacramento Public Library operates 11 branches within the planning area and 16 branches outside the planning area, but all residents of Sacramento County have access to all library branches and bookmobiles, inside or outside the planning area.

#### **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 planning area. 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 (City of Sacramento 2008).

### Standards of Significance

For purposes of this analysis, an impact on public services is considered significant if the project would result in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services.

### Answers to Checklist Questions

#### Questions A–D

The Housing Element does not direct development for specific projects, nor does it involve rezoning or redesignating property for housing development. The City has structured its development impact fees to provide for adequate public infrastructure and services in developing areas of Sacramento, which are generally well-served, to meet existing and approved developments. Updating the Housing Element would not create any additional physical demands on public service providers, whether fire protection, police, parks, schools, or other government services. 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.

Implementing the Housing Element would result in a *less-than-significant* impact on public services.

### Mitigation Measures

No mitigation measures are required.

### Findings

The proposed project would result in a *less-than-significant* impact on public services.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 12. UTILITIES<br><i>Would the proposal result in the need for new systems or supplies, or substantial alterations to the following utilities:</i> |                                |   |                              |
| A) Communication systems?   |                                |   | x                            |
| B) Local or regional water supplies?  |                                |   | x                            |
| C) Local or regional water treatment or distribution facilities?  |                                |   | x                            |
| D) Sewer or septic tanks?   |                                |   | x                            |
| E) Storm water drainage?  |                                |   | x                            |
| F) Solid waste disposal?  |                                |   | x                            |

## Environmental Setting

### Communication Systems

Telecommunication service to the city is provided by AT&T Inc., Sprint, Comcast, SureWest, Electric Lightwave, Inc., and Strategic Technologies, Inc.. 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 planning area are provided by the City and other water purveyors. The City provides domestic water service to the area within the city limits and to several small areas within Sacramento County. The City's water facilities also include water storage reservoirs, pumping facilities, and a system of transmission and distribution mains.

The city's water supply comes from the American and Sacramento Rivers and groundwater pumped from the North and South American Subbasins. Groundwater has comprised 20 percent of the city's supply between 1999 and 2006.

### Sewer and Storm Drainage

Both the City and the County are responsible for wastewater collection in the planning area, depending on location. The City collects wastewater in about two-thirds of the area within the city limits. Within the city, there are two distinct areas: an area served by a separate sewer system and an area served by a combined sewer system.

SRCSO and the Sacramento Area Sewer District (formerly County Services District 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, then conveyed via interceptors to the SRWTP. SRCSO has prepared and is implementing two master plans related to wastewater conveyance—the *Sewerage Facilities Master Plan* and the *Interceptor Master Plan*. The community plan areas served by the separate sewer system include the Pocket, North Natomas, South Natomas, North Sacramento, and portions of Arden-Arcade, South Sacramento, East Sacramento, East Broadway, and Airport Meadowview.

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. 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 6.11-4 of the draft master EIR for the General Plan Update [City of Sacramento 2008b]). This area constitutes approximately 7,510 acres (12 percent) of the total area within the current city boundaries. Some local areas within this larger area have separate sewer and storm drainage systems, but the bulk of the area is served by the combined system.

The SRWTP, which is located just south of the city limits, is owned and operated by SRCSD and provides sewage treatment for the entire planning area. Sewage is routed to the wastewater treatment plant by collections systems owned by SRCSD and the Cities of Sacramento and Folsom.

The City's separate storm drainage system conveys untreated stormwater and dry-weather urban runoff to the adjacent creeks and rivers. The separate drainage system consists of street drains, conveyance systems, and usually a pump station to discharge into the Sacramento River or the American River. These discharges are regulated for water quality by the Central Valley RWQCB under NPDES Permit No. R5-2002-0206 (Central Valley Regional Water Quality Control Board 2002).

#### **Solid Waste**

Solid waste in the city of Sacramento is collected by the City and permitted private haulers. The City offers both commercial and residential solid-waste collection services. Construction and demolition waste is collected by private companies. Commercial solid waste collected by the City is transported to one of two transfer stations for processing: the Sacramento Recycling and Transfer Station owned by BLT Enterprises, which is permitted for a maximum daily disposal of 2,500 tons; or the North Area Transfer Station, owned by the County Public Works Department, which accepts a maximum of 2,400 tons per day of construction/demolition, industrial, and green materials, tires, wood waste, and mixed municipal waste. City waste transported from the City's transfer stations is then transported to the Lockwood Regional Landfill located in Sparks, Nevada. The Lockwood Landfill is a Class I landfill that currently accepts an average of 7,700 tons of solid waste per day, 800 tons of which come from Sacramento. The Lockwood Landfill does not have maximum daily disposal limits, and it has a remaining capacity of 32.5 million tons. The landfill currently operates on a 550-acre site; however, it is being expanded to 1,100 acres to accommodate planned future growth, and the expansion should be completed in 2008. Waste removed by private haulers can be disposed of at one of several landfills in the region, depending upon which company hauls it and where it is processed.

If residential and municipal solid waste is taken to the County's North Area Transfer Station for processing, the waste is then transported to the Sacramento County (Kiefer) Landfill, operated by the County's Solid Waste Management and Recycling Department (the primary solid waste disposal facility in Sacramento County). Kiefer Landfill, categorized as a Class III facility, also accepts waste from the general public, businesses, and private waste haulers. Waste types accepted include construction/demolition, mixed municipal, and sludge (biosolids). The facility is on a 1,084-acre site near the intersection of Kiefer Boulevard and Grant Line Road. The permitted capacity for the landfill is 117,400,000 cubic yards (10,815 tons per day), and as of 2000, the landfill had a remaining capacity of 86,163,462 cubic yards (73 percent). The landfill has an estimated closure date of 2064.

Construction and demolition waste and commercial waste collected by the City's fleet and private companies is disposed at the Kiefer Landfill, Yolo County Landfill, Forward Landfill, and L and D Landfill. Private haulers can deliver waste to the landfill of their choice and base the decision on market conditions and capacity (City of Sacramento 2008b).

### **Recycling**

The City provides a variety of waste reduction and recycling programs. Among those programs is weekly curbside pickup of residential recyclable materials. The City also offers a commercial recycling program in which businesses are provided containers for commingled recyclable materials.

The Division of Recycling of the California Department of Conservation administers the California Beverage Container Recycling and Litter Reduction Act, which was enacted in 1986. Under this program, consumers pay California Refund Value (CRV) when they purchase beverages from retailers, and are reimbursed when they redeem the containers at recycling centers.

### **Standards of Significance**

For purposes of this analysis, an impact on utilities is considered significant if the project would:

- result in a detriment to microwave, radar, or radio transmissions;
- create an increase in water demand that would exceed the water supply or treatment capacity;
- substantially degrade water quality;
- generate stormwater that would exceed the capacity of the stormwater system; or
- exceed the capacities of landfills used by the City.

### **Answers to Checklist Questions**

#### **Questions A–F**

The policies and programs set forth in the Housing Element have the potential to alter water and sewer needs in the County. Programs 45 and 47, as previously discussed, implement existing City policies regarding sanitation fee waivers and deferrals, and sewer credits for infill and affordable housing production. Programs 13, 30, 38, 40 and 49 promote infill, and density bonus programs have the potential to create additional demand in some areas affected by those policies and programs. These additional demands are not anticipated to cause local communication, water, solid waste, or sewer service providers to exceed their ability to effectively serve the local population. Impact fees have been established requiring new residential developments to offset the costs of utility services, and assurances of proper water and sewer service are required as part of the development review process.

The Housing Element sets forth a strategy for achieving housing production and maintenance goals, but does not direct specific development that has not already been accounted for in the 1988 General Plan. As such, the continuance of existing programs and policies would not negatively affect the quality or the provision of utilities. Future development proposals would be subject to environmental review, as appropriate. Entities proposing future development would also be required to pay all applicable fees (including development impact fees) to address any potential impacts on utilities and service systems.

Implementing the Housing Element would result in a ***less-than-significant*** impact on utilities.

### **Mitigation Measures**

No mitigation measures are required.

### **Findings**

The proposed project would result in a ***less-than-significant*** impact on utilities.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 13. AESTHETICS, LIGHT AND GLARE<br><i>Would the proposal:</i> |                                |   |                              |
| A) Affect a scenic vista or adopted view corridor?            |                                |   | x                            |
| B) Have a demonstrable negative aesthetic effect?             |                                |   | x                            |
| C) Create light or glare?                                     |                                |   | x                            |

## Environmental Setting

### Aesthetics

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

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

### Light and Glare

The planning area 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 analysis, the following standards of significance apply:

- *Glare.* An impact related to glare is considered significant if the project would cause glare to be cast in such a way as to cause public hazard or annoyance for a sustained period of time.
- *Light.* An impact related to light is considered significant if the project would cause light to be cast onto oncoming traffic or residential uses.

## Answers to Checklist Questions

### Questions A-C

The Housing Element merely describes how residential development accounted for in the 1988 General Plan can be accommodated. Any housing developed after the adoption of the Housing Element would be subject to environmental review as well as all existing City and State standards. The Housing Element does not include any goals, policies, or programs that conflict with or supersede the City's existing development standards regarding building height, setbacks, lighting, and development in

conjunction with scenic resources. The City has adopted design standards for some areas of the community, and these standards would apply to new development. Implementing the Housing Element would result in less-than-significant impacts on aesthetic resources, or light and glare.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The proposed project would result in a *less-than-significant* impact on aesthetics, light, and glare.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 14. CULTURAL RESOURCES<br><i>Would the proposal:</i>   |                                |   |                              |
| A) Disturb paleontological resources?  |                                |   | x                            |
| B) Disturb archaeological resources?   |                                |   | x                            |
| C) Affect historical resources?  |                                |   | x                            |
| D) Have the potential to cause a physical change which would affect unique ethnic cultural values? |                                |   | x                            |
| E) Restrict existing religious or sacred uses within the potential impact area?                    |                                |   | 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 planning area 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 planning area was controlled at the time of contact by the Plains Miwok, one of five separate cultural linguistic groups of the Eastern Miwok.

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

Over the years the City has undertaken several surveys of historic buildings in an effort to establish historic districts. The City has designated 29 historic districts; 10 surveys are in progress, one survey has been adopted, and two special planning districts have been designated (City of Sacramento 2008b).

### Standards of Significance

For purposes of this analysis, an impact on cultural resources is considered significant if the project would cause a substantial change in the significance of a historical or archaeological resource as defined in Section 15064.5 of the State CEQA Guidelines or would directly or indirectly destroy a unique paleontological resource or site or a unique geologic feature.

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## Answers to Checklist Questions

### Questions A-E

Any housing developed as a result of the Housing Element would be subject to all existing City standards, which includes review of development projects for impacts on archaeological and historical resources. The Housing Element does not include any goals, policies, or programs that conflict with or supersede the City's existing development standards. Implementing the Housing Element would not result in impacts on cultural resources. Should sites developed for housing after the adoption of the Housing Element contain cultural resources, appropriate mitigation measures would be adopted to reduce adverse impacts to a less-than-significant level. Standard mitigation measures applicable to individual projects require, e.g., the cessation of excavation activity at any site when cultural artifacts or human remains are unearthed. Implementing the Housing Element would result in a less-than-significant impact on cultural resources.

### Mitigation Measures

No mitigation measures are required.

### Findings

The proposed project would result in a *less-than-significant* impact on cultural resources.

| Issues  | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|---|--------------------------------|---|------------------------------|
| 15. RECREATION<br><i>Would the proposal:</i>  |                                |   |                              |
| A) Increase the demand for neighborhood or regional parks or other recreational facilities? |                                |   | x                            |
| B) Affect existing recreational opportunities?  |                                |   | x                            |

### Environmental Setting

The City Parks Department maintains more than 2,000 acres of developed parkland and provides park and recreation services at City-owned facilities. The department manages more than 210 parks; 81 miles of on- and off- road bikeways and trails; 17 lakes, ponds, or beaches; and more than 20 aquatic facilities. 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. As indicated in this plan, the service goal of 5 acres per 1,000 persons includes neighborhood and community park acreage. As of 2005, approximately 5.0 acres per 1,000 persons were provided.

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, the Mangan Rifle and Pistol Range, and the Sacramento Horsemen's Association. Private recreation facilities such as country clubs also provide recreational opportunities in the city (City of Sacramento 2008b).

### Standards of Significance

For purposes of this analysis, an impact on recreational resources is considered significant if the project would 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 general plan or community plan.

### Answers to Checklist Questions

#### Questions A-B

The Housing Element identifies the City's housing needs in relation to income categories and projected population growth. It is not anticipated that the Housing Element would result in a substantial increased demand for recreational facilities that has not already been addressed in the 1988 General Plan and General Plan EIR. The Housing Element does not include any goals, policies, or programs that conflict

with or supersede the City's existing development standards regarding recreational facilities. Implementing the Housing Element would result in a *less-than-significant* impact on recreational facilities.

**Mitigation Measures**

No mitigation measures are required.

**Findings**

The proposed project would result in a *less-than-significant* impact on recreation.

| Issues   | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact |
|--|--------------------------------|---|------------------------------|
| 16. MANDATORY FINDINGS OF SIGNIFICANCE   |                                |   |                              |
| 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 the potential to achieve short-term, to the disadvantage of long-term environmental goals?  |                                |   | x                            |
| C. 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                            |
| D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Disturb paleontological resources?   |                                |   | x                            |

### Answers to Checklist Questions

#### Questions A

As described in the preceding sections, implementation of the Housing Element will not have potential to degrade the quality of the environment by creating impacts on biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, recreation, and cultural resources. Therefore, the proposed project **less-than-significant** impact on the environment.

#### Question B

Implementation of the proposed project would not generate impacts on biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, cultural resources, and recreation that, when added to other past, present, and reasonably foreseeable future projects, could result in impacts in these areas that are cumulatively considerable. Therefore, the proposed project would have **less-than-significant** cumulative impact on the environment.

#### Question C and D

As described in the previous sections, the proposed project does not have the potential to cause impacts on biological resources, air quality, transportation and traffic, noise, public services, groundwater, utilities, aesthetics, energy, cultural resources, and recreation that could result in substantial adverse effects on human beings either directly or indirectly. Therefore, a **less-than-significant** impact would occur.

**Section IV—Environmental Factors Potentially Affected**

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

|                               |  |                                    |
|-------------------------------|--|------------------------------------|
| Land Use and Planning         |  | Hazards                            |
| Population and Housing        |  | Noise                              |
| Seismicity, Soils and Geology |  | Public Services                    |
| Water                         |  | Utilities and Service Systems      |
| Air Quality                   |  | Aesthetics                         |
| Transportation/Circulation    |  | Cultural Resources                 |
| Biological Resources          |  | Recreation                         |
| Energy and Mineral Resources  |  | Mandatory Findings of Significance |

**Section V—Determination**

On the basis of the initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project-specific mitigation measures described in Section III have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

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APPENDIX A: HOUSING ELEMENT 2008-2013 PROGRAMS

| Administration<br>Implementation Programs  |  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | On-<br>going |
|--|--|------|------|------|------|------|------|--------------|
| <b>Sustainability: Sustainable Communities</b>   |  |      |      |      |      |      |      |              |
| <p>The City shall require energy efficiency standards in all SHRA funded new construction multi-family projects above Title 24 through the multi-family lending guidelines. Energy efficiency will also be encouraged to the extent feasible in rehabilitation projects funded by SHRA.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.1.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> To promote and implement sustainability practices and assist in the reduction of energy use and associated costs for lower income households.</li> </ul> <p>The City shall research housing types and developments that accommodate the use of neighborhood electric vehicles (NEV), particularly those that meet the mobility needs of seniors and persons with disabilities. A report will be produced summarizing the research and will recommend ways to facilitate or encourage their use in housing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.1.1</li> <li>• <b>Responsible Department:</b> Planning (primary)</li> <li>• <b>Objective:</b> Identify changes to building standards necessary to promote housing development that incorporates the use of NEVs.</li> </ul> |  |      |      |      |      |      |      |              |
| <b>Stability: Housing Diversity</b>  |  |      |      |      |      |      |      |              |
| <p>The City shall develop guidelines for large residential developments over 10 acres as well as master planned communities to ensure a variety of densities and housing types.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.1</li> <li>• <b>Responsible Department:</b> Planning (primary); Development</li> <li>• <b>Objective:</b> Ensure a variety of housing types and densities in residential development. Adopt new residential development guidelines.</li> </ul> <p>The City shall amend the Artist's Live/Work Space Ordinance to allow a broader definition of live-work units in all multifamily and most residential zones subject to comply with developmental standards. The City shall remove "Artist" from the title of the ordinance.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.1</li> <li>• <b>Responsible Department:</b> Planning (primary), Development</li> <li>• <b>Objective:</b> Encourage the production of live/work housing.</li> </ul>   |  |      |      |      |      |      |      |              |

**Administration  
Implementation Programs**

2008    2009    2010    2011    2012    2013    On-  
going

|  |   |   |  |
|--|---|---|--|
|  | <p>5. The City values inclusionary housing and is interested in expanding it citywide. Staff is directed to work with all stakeholders, and report back within one year to Council to determine whether it is feasible to extend the Mixed Income Housing Ordinance citywide, and if so, in what manner. The City shall use an economic analysis to evaluate the impact, timing and process of incorporating inclusionary housing obligations on areas not currently subject to the Mixed Income Housing Ordinance.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.4</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Determine the feasibility of expanding the inclusionary ordinance to other areas in the City in order to promote mixed income development throughout the City.</li> </ul> | ■ |  |
|  | <p>6. The City shall evaluate and implement changes necessary in the City's Zoning Code and building review process to encourage the use of manufactured housing as a quality affordable housing alternative housing type in urban centers, corridors and near transit stations.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.2</li> <li>• <b>Responsible Department:</b> Planning (primary); Development</li> <li>• <b>Objective:</b> Promote the use of manufactured housing as a quality alternative affordable housing type.</li> </ul>  | ■ |  |
|  | <p>7. The City shall amend the Zoning Code to change the parking requirement for second residential units ("granny flats") from one space per bedroom to one space per unit.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.2</li> <li>• <b>Responsible Department:</b> Planning (primary); Development</li> <li>• <b>Objective:</b> Increase the feasibility and production of second residential units.</li> </ul>   | ■ |  |
|  | <p>8. The City shall conduct a study to research housing types and affordability programs that may accommodate lower income populations such as limited equity housing cooperatives, manufactured housing, land trusts, boarding homes, rooming houses and shared housing, determine if these housing types are appropriate, and define and clarify the permitting process for these housing types.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.2</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Identify new alternative affordable housing types and revise City regulations as needed to encourage their development.</li> </ul>  | ■ |  |

Administration  
Implementation Programs

2008 2009 2010 2011 2012 2013 On-going

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|---|----------|
| <p>9. The City shall develop a study proposing best practices for incorporating multifamily developments with other surrounding uses and housing types. The study will analyze the feasibility of building smaller apartment complexes and how to integrate this housing type in areas with predominantly single-family homes. The study would also determine what building and site design features are optimal both for transitioning from lower density to higher density development, and creating a distinct identity for each multifamily development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.2</li> <li>• <b>Responsible Department:</b> Planning (primary); Development; SHRA</li> <li>• <b>Objective:</b> Develop best practices for incorporating multifamily developments with other surrounding uses and housing types in order to inform future regulations or guidelines.</li> </ul> | <p>■</p> |
| <p>10. The City shall update the Single-Family Residential Design Checklist and the Multifamily Residential Guidelines to include CPTED strategies.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.3; H-1.2.7</li> <li>• <b>Responsible Department:</b> Development (primary); Police; Planning.</li> <li>• <b>Objective:</b> Ensure CPTED principles are incorporated into and consistent with the City's residential design principles.</li> </ul>   | <p>■</p> |
| <p>11. The City shall revise SHRA's Multifamily Lending Guidelines to develop siting criteria for new multifamily and permanent supportive housing developments and to ensure that all SHRA financed multifamily rental projects (new construction and rehabilitation) incorporate security measures such as installation of security camera, enhanced lighting and roving security patrols.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.3</li> <li>• <b>Responsible Department:</b> SHRA; Police; Planning</li> <li>• <b>Objective:</b> Increase and maintain security and safety in all SHRA-financed multifamily rental projects and the neighborhoods in which these projects are located.</li> </ul>   | <p>■</p> |
| <p>12. To ensure on-going safety and security, the City through SHRA will annually inspect SHRA financed multifamily projects for compliance with security, maintenance, and social service requirements.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.3</li> <li>• <b>Responsible Department:</b> SHRA; Police; Planning</li> <li>• <b>Objective:</b> Ensure that SHRA-financed multifamily projects are safe, viable and attractive assets to the community and for the residents living in them.</li> </ul>   | <p>■</p> |

Administration  
Implementation Programs

2008 2009 2010 2011 2012 2013 On-going

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| <p>13. As part of the General Plan implementation process the City shall rezone sites adjacent to light rail stations (consistent with the City's light rail station ordinance) in order to promote transit oriented, higher density, and mixed use residential development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.4; H-2.1.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Provide adequate sites to accommodate 1,500 housing units by 2013.</li> </ul>  | <p>■</p>       |
| <p>14. The City shall work with residential developers to submit applications to the Proposition 1C Transit Oriented Development Housing Program through the California Department of Housing and Community Development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.4; H-2.2.2</li> <li>• <b>Responsible Department:</b> Planning (primary); SHRA; Economic Development</li> <li>• <b>Objective:</b> Obtain Proposition 1C funding to support the development of infill housing and mixed-use projects.</li> </ul>  | <p>■ ■ ■ ■</p> |
| <p>15. The City shall develop and expand incentive programs to improve management and maintenance of privately owned rental housing within older neighborhoods and commercial corridors, particularly four-plexes and apartments. Program elements may include improved coordination with neighborhood code enforcement, problem-oriented policing efforts, property management districts, and other proactive efforts along commercial corridors in affiliation with business and neighborhood associations.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.3</li> <li>• <b>Responsible Department:</b> Police /Code Enforcement (primary); SHRA</li> <li>• <b>Objective:</b> Increase participation by owners of small rental properties in rehabilitation programs to improve the management and maintenance of these properties.</li> </ul> | <p>■</p>       |
| <p>16. The City shall make planning and policy documents more easily accessible, such as placing items on the City's website, and shall promote additional opportunities for community participation.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.5</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Improve public access to Planning Department documents and increase community participation in public outreach events.</li> </ul>  | <p>■</p>       |

*Administration  
Implementation Programs*

2008 2009 2010 2011 2012 2013 On- going

|   |                                     |
|---|-------------------------------------|
| <p>17. The City shall involve residents and conduct public outreach for updates of the Analysis of Impediments to Fair Housing Choice (AI), the redevelopment implementation plan updates, and future consolidated plan updates.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.5</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Post information on websites, conduct community meetings, hold public hearings and other specialized outreach as needed.</li> </ul>  | <p style="text-align: right;">■</p> |
| <p>18. The City shall map the placement and licensing of new group homes, placement of emergency shelters, and other supportive housing and social services and shall coordinate with the Community Care Licensing Division of the State of California to ensure that such uses are provided throughout the City and not concentrated in any one neighborhood.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.3; H-3.2.4</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Ensure that group homes, emergency shelters, and other supportive housing and social services are provided throughout the City and prevent overconcentration of such uses in any one area.</li> </ul> | <p style="text-align: right;">■</p> |
| <p>19. The City shall address the foreclosure crisis using a variety of approaches including pre-foreclosure intervention aimed to keep homeowners in their homes and neighborhood reinvestment strategies aimed to occupy homes left vacant due to foreclosure while using on-going federal and state legislative advocacy and data analysis to inform the approaches.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.6; H-4.2; H-6.2</li> <li>• <b>Responsible Department:</b> SHRA (primary); Code Enforcement; Neighborhood Services; City Attorney</li> <li>▪ <b>Objective:</b> Assist in the prevention of foreclosures and the impacts of foreclosures on neighborhoods.</li> </ul>                     | <p style="text-align: right;">■</p> |
| <p>20. The City shall provide Housing Choice Vouchers to approximately 11,000 Sacramento households in the City and County in order to continue to provide housing options to very low- and extremely low-income residents.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.8</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>▪ <b>Objective:</b> Provide approximately 11,000 vouchers.</li> </ul>   | <p style="text-align: right;">■</p> |

**Integration: Balanced Communities**

|  |                                     |
|--|-------------------------------------|
| <p>21. With the support of SHRA, the Human Rights/Fair Housing Commission will conduct annual fair housing audits to track compliance, enforce fair housing law, and help to eliminate housing discrimination.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.1</li> <li>• <b>Responsible Department:</b> Human Rights/Fair Housing Commission; SHRA</li> <li>• <b>Objective:</b> Conduct one fair housing audit each year.</li> </ul>  | <p style="text-align: right;">■</p> |
| <p>22. Prepare a new Analysis of Impediments to Fair Housing Choice (AI) in order to assess the City's efforts at reducing housing discrimination and enforcing fair housing laws.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Prepare a new Analysis of Impediments to Fair Housing Choice (AI).</li> </ul>   | <p style="text-align: right;">■</p> |
| <p>23. The City shall develop a report that will examine indicators of economic and social balance and evaluate housing needs. Housing needs would include those of different ethnic groups and cultures. The report would also analyze the production and investment in housing from the neighborhood to the regional level.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.1; H-1.3.2</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Assist the City in better identifying, understanding, and responding to economic, social, and housing needs and setting priorities for the use of funds to meet those needs.</li> </ul> | <p style="text-align: right;">■</p> |
| <p>24. The City shall provide for fair-housing information in appropriate public locations and disseminate such information in different languages.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.1</li> <li>• <b>Responsible Department:</b> Development; SHRA</li> <li>• <b>Objective:</b> Educate the public and developers about fair housing requirements and reduce housing discrimination.</li> </ul>   | <p style="text-align: right;">■</p> |
| <p>25. The City shall participate in efforts to address regional equity and fair share issues through education and coalition building.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.1; H-2.1.2</li> <li>• <b>Responsible Department:</b> Planning (primary); SHRA</li> <li>• <b>Objective:</b> Work with cities, counties, and regional agencies in the SACOG region to increase the development of affordable housing throughout the region.</li> </ul>   | <p style="text-align: right;">■</p> |

*Administration  
Implementation Programs*

2008 2009 2010 2011 2012 2013 On-  
going

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|---|--------------------------------------|
| <p>26. In conjunction with the Human Rights/Fair Housing Commission, the City shall provide information and technical assistance to support the efforts of the Sacramento Apartment Owner's Association, the local Board of Realtors, and other organizations to increase awareness of fair housing laws</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.3</li> <li>• <b>Responsible Department:</b> SHRA; Human Rights/Fair Housing Commission</li> <li>• <b>Objective:</b> Annually provide brochures, pamphlets and presentations to Apartment Owner's Association and the local Board of Realtors.</li> </ul> | <p style="text-align: center;">■</p> |
| <p>27. The City shall continue to administer Section 17.190 of the Zoning Code, the Mixed Income Housing Ordinance</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.4; H-2.2.4</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning; Development</li> <li>• <b>Objective:</b> Produce 15 percent of new growth units at affordable levels, providing financing for up to 100 inclusionary rental units annually.</li> </ul>  | <p style="text-align: center;">■</p> |
| <p>28. The City shall amend its multifamily lending guidelines to allow asset building programs as an option to fulfill the requirement for social services in SHRA funded projects.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.6</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Amend the Multifamily Lending Guidelines to promote asset building programs.</li> </ul>  | <p style="text-align: center;">■</p> |
| <p><b>Production: Adequate Sites</b></p>  |                                      |
| <p>29. Consistent with Government Code § 65863, the City shall consider the impacts of rezones and general plan amendments of residential sites on the City's ability to meet its share of the regional housing need.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.1</li> <li>• <b>Responsible Department:</b> Planning (primary); Development</li> <li>• <b>Objective:</b> Ensure that rezoning does not reduce the City's ability and capacity to meet its share of the regional housing needs.</li> </ul>   | <p style="text-align: center;">■</p> |
| <p>30. The City shall maintain a land inventory for housing production which identifies infill and greenfield sites.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Update land inventory annually to ensure the City's ongoing ability to meet its share of regional housing needs.</li> </ul>  | <p style="text-align: center;">■</p> |

Administration  
Implementation Programs

2008 2009 2010 2011 2012 2013 On-going

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| <p>31. The City shall amend financing plans as needed to ensure that adequate funding is available to provide infrastructure improvements for new development. To ensure funding for large new developments, the City shall complete Mitigation Fee Act compliant comprehensive plans for the Panhandle, Greenbriar, Delta Shores, and Railyards/River District areas.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Ensure adequate infrastructure to support for new development.</li> </ul> | <p>■</p> |
| <p>32. The City shall report annually to the Sacramento Area Council of Governments (SACOG) on its affordable production achievements, in compliance with the SACOG Regional Housing Compact. The City shall also request that SACOG produce an annual report on the region's achievements under the compact.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.2</li> <li>• <b>Responsible Department:</b> Planning; SACOG</li> <li>• <b>Objective:</b> Annually report on affordable housing production to SACOG.</li> </ul>   | <p>■</p> |
| <p>33. The City shall develop Capital Improvement Plan (CIP) programs to coordinate infrastructure financing with the General Plan and focus funding in key infill areas.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Ensure adequate infrastructure to support infill development.</li> </ul>   | <p>■</p> |
| <p>34. The City shall review and update the City's Emergency Shelter Site inventory to determine if the sites are adequate, accessible, appropriate, and developable.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Ensure the availability of accessible, appropriate, and developable sites for emergency shelters.</li> </ul>   | <p>■</p> |
| <p>35. The City shall prepare an annual report to the City Council on implementation of City housing programs and recommend revisions to the implementation strategies as appropriate.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.3</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> To increase the effectiveness of the City's housing programs through an annual evaluation of program achievements and appropriate revisions to those programs.</li> </ul>   | <p>■</p> |

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| <p>36. The City shall assist non-profit organizations with predevelopment loans in conjunction with applications for permanent supportive housing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.4</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> At least one loan annually for permanent supportive housing projects.</li> </ul>  |  |      |      |      |      |      |      | ■            |
| <p>37. The City shall review the permitting requirements, development standards, and managerial standards for emergency shelters (temporary residential shelters) contained in the City Zoning Code (Sacramento City Code Title 17) and enact amendments as needed to achieve compliance with Section 65583 of the California Government Code.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.1.1, H-3.2.3</li> <li>• <b>Responsible Department:</b> Planning (primarily), Development</li> <li>• <b>Objective:</b> Revise development standards for emergency shelters to be consistent with 65583.a.4.A of the State Government Code.</li> </ul>                          |  | ■    |      |      |      |      |      |              |
| <b>Production: Development</b>   |  |      |      |      |      |      |      |              |
| <p>38. The City shall prepare a comprehensive update of the Infill Strategy, which would include reducing planning and development fees in infill target areas and integrating the City's Commercial Corridor Revitalization Strategy into the Infill Strategy, to address obstacles to development in target infill areas, commercial corridors, and key opportunity sites.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.1</li> <li>• <b>Responsible Department:</b> Planning (primary); Development</li> <li>• <b>Objective:</b> Increase the City's ability to accommodate infill development and provide incentives for the development of infill sites.</li> </ul> |  |      |      | ■    |      |      |      |              |
| <p>39. The City shall submit an annual report to the City Council that evaluates implementation of the Infill Strategy and recommends appropriate revisions.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Increase the success of the City's infill strategy through ongoing monitoring and appropriate modifications to the strategy.</li> </ul>   |  |      |      |      |      |      |      | ■            |

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| <p>40. The City shall encourage infill development by reducing barriers through the following actions:</p> <ul style="list-style-type: none"> <li>• Zoning Code updates and streamlining, especially as it relates to standards for the City's mixed use, residential mixed use, and higher density zoning districts;</li> <li>• proactive zoning that encourages mixed use and higher density development in key opportunity areas such as those near light rail stations and along commercial corridors; and</li> <li>• infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas.</li> <li>• <b>Implements Which Policy(ies):</b> H-2.2.1</li> <li>• <b>Responsible Department:</b> Planning (primary); SHRA; Development, Economic Development</li> <li>• <b>Objective:</b> Encourage the production of 2,000 infill units.</li> </ul> | <p style="text-align: center;">■</p> |
| <p>41. The City shall pursue grant funding, including the State Department of Housing and Community Development Workforce Housing Program, Community Design Grant Program, and other revenue sources to provide critical amenities/services in infill areas to promote complete neighborhoods. Examples include:</p> <ul style="list-style-type: none"> <li>• Park Improvements;</li> <li>• Sidewalk widening, streetscape improvements and street lighting; and</li> <li>• Other infrastructure improvements.</li> <li>• <b>Implements Which Policy(ies):</b> H-2.2.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Obtain \$2 million in grant funding to assist with infill development including amenities and services in infill areas.</li> </ul>   | <p style="text-align: center;">■</p> |
| <p>42. The City shall promote and expand the use of pre-approved house plans in targeted residential infill areas.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.1</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Produce 15 homes a year with the pre-approved infill house plans.</li> </ul>   | <p style="text-align: center;">■</p> |

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| <p>43. The City shall implement the Downtown Housing Investment Strategy. The primary purpose of the Downtown Housing Investment Strategy is to establish priorities for the expenditure of downtown housing set-aside funds. This will help ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area.</p> <p>The four major goals of the Downtown Housing Investment Strategy include:</p> <ul style="list-style-type: none"> <li>• Alleviating impediments and create incentives to foster downtown housing</li> <li>• Encouraging both market-rate and affordable housing development.</li> <li>• Safeguarding existing affordable housing</li> <li>• Maintaining commitment to the Single Room Occupancy Strategy.</li> </ul> <p>This strategy will be supported by Notice of Funding Availability and by City policies targeting infill development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.9; H-2.2.1; H-2.2.2</li> <li>• <b>Responsible Department:</b> SHRA (primary); Economic Development; Planning ; Development</li> <li>• <b>Objective:</b> Ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area. Produce 250 new affordable units in the Downtown.</li> </ul> | <p style="text-align: center;">■</p> |
| <p>44. The City shall conduct a study regarding the use of property liens for delinquent properties in order to encourage infill housing development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.1</li> <li>• <b>Responsible Department:</b> Code Enforcement/Planning (primary), SHRA</li> <li>• <b>Objective:</b> Encourage the development and re-use of delinquent infill properties.</li> </ul>  | <p style="text-align: center;">■</p> |
| <p>45. The City shall issue waivers for sewer and sanitation development fees for projects in which at least 10% are affordable to very low-income households.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.3</li> <li>• <b>Responsible Department:</b> Utilities</li> <li>• <b>Objective:</b> Provide fee waivers for at least 100 residential units annually.</li> </ul>  | <p style="text-align: center;">■</p> |
| <p>46. The City shall support Sacramento County's efforts to amend the enacting ordinances for the County Fee Waiver and Deferral Program to extend the deferral period recognizing the complexities and time needed to complete an affordable housing development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.3</li> <li>• <b>Responsible Department:</b> Sacramento Area Sanitation District</li> <li>• <b>Objective:</b> Extend fee deferral period for affordable housing development.</li> </ul>   | <p style="text-align: center;">■</p> |

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| 47. The City shall use sewer credits to assist at least 200 units annually for infill and affordable housing.   | <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.3</li> <li>• <b>Responsible Department:</b> Economic Development; Sacramento Area Sanitation District</li> <li>• <b>Objective:</b> Provide sewer credits to 200 units annually.</li> </ul>                                    |      |      |      |      |      |      | ■        |
| 48. The City shall produce a study on alternative housing products, materials, and designs that support affordability "by design" through cost savings at the planning and development stages. The study will recommend how these housing products can be encouraged by the City.   | <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.4; H-6.4</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Encourage housing that is affordable by design through appropriate incentives.</li> </ul>                            | ■    |      |      |      |      |      |          |
| 49. The City shall update the Zoning Code to reflect recent changes to State law pertaining to density bonuses and impact fee deferrals for affordable housing.   | <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.4</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Comply with State density bonus law and increase incentives for the production of affordable housing.</li> </ul>                            |      | ■    |      |      |      |      |          |
| 50. The City shall update SHRA's Multi-family Lending Guidelines for the expenditure of HOME, Housing Trust Fund, and Tax Increment Housing Set Aside funds for multi-family rental developments to maximize leverage of public and private dollars and to meet the goals, policies, and programs of the Consolidated Plan, Redevelopment Implementation Plans and the Housing Element. | <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.5; H-2.2.5</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> 2,000 new, rehabbed and preserved units over five years, including units produced under the Mixed Income Housing Ordinance.</li> </ul> |      | ■    |      |      |      |      |          |

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| <p>51. The City shall apply for new and existing Federal and State funding sources, such as Proposition 1C funds, HELP, BEGIN, and MHSA, and will support applications for Tax Exempt Mortgage Revenue Bonds, Low Income Housing Tax Credits, State of California Multi-family Housing Program, and other such federal and state programs to assist affordable housing programs and projects.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.5</li> <li>• <b>Responsible Department:</b> Planning (primary); SHRA; Economic Development</li> <li>• <b>Objective:</b> Seek a variety of funding to increase the supply of affordable housing.</li> </ul>   |  |      |      |      |      |      |      | ■            |
| <p>52. The City shall explore "in-lieu" fee equivalents using the economic impact analysis described in Program 5 for market developers under the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the Extremely Low-Income (ELI) Buydown Program and maintaining affordability of inclusionary ownership units.</p> <ul style="list-style-type: none"> <li>▪ <b>Implements Which Policy(ies):</b> H-2.2.5</li> <li>▪ <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>▪ <b>Objective:</b> increase the effectiveness of the Mixed Income Housing Ordinance through a wider range of options to meet the affordable housing requirements of the ordinance.</li> </ul> |  | ■    |      |      |      |      |      |              |
| <p>53. The City shall use the remaining funds in the Affordable Housing Fee Reduction Program to assist developments required through the Mixed Income Ordinance. The City shall also assess the feasibility of the program in light of State prevailing wage requirements and may revise the program to better serve affordable housing development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.2.6; H-2.2.7</li> <li>• <b>Responsible Department:</b> Planning; SHRA</li> <li>• <b>Objective:</b> Use the remainder of funds for four affordable housing developments. Evaluate future feasibility of the program.</li> </ul>   |  |      |      |      |      |      |      | ■            |
| <b>Production: Constraints</b>   |  |      |      |      |      |      |      |              |
| <p>54. The City shall prepare a study recommending additional incentives for small infill projects.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.3.1</li> <li>• <b>Responsible Department:</b> Planning (primary); Development</li> <li>• <b>Objective:</b> Encourage small infill projects.</li> </ul>   |  |      |      |      |      |      |      | ■            |

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| <p>55. Each year the City shall evaluate the effectiveness of the MATRIX program and other development process streamlining efforts in order to ensure a high level of customer service.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.3.2</li> <li>• <b>Responsible Department:</b> Development</li> <li>• <b>Objective:</b> Remain in the top 5 of Business Journal rankings for jurisdictions in the Sacramento Region that are considered the most development friendly.</li> </ul>  | <p>■</p> |
| <p>56. The City shall continue to implement the preliminary review process whereby City staff and neighborhood groups provide comments and advise the applicant of policy and technical areas that need to be addressed prior to the formal application review. This is an existing program that helps to identify planning and community issues early in the process so that problems can be identified and addressed and processing time is shortened.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.5; H-2.3.2; H-2.3.3; H-2.3.4</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Streamline the development approval process through early identification of City and neighborhood concerns and feasible methods to address those concerns.</li> </ul>  | <p>■</p> |
| <p>The City shall work with the Sacramento Area Flood Control Agency (SAFCA), and other responsible agencies, to resolve flood plain restrictions that affect major portions of the City. Actions include: 1) complete the Sacramento River levee stabilization project, 2) begin construction of needed improvements along the perimeter levee system protecting Natomas, 3) implement permanent protection plan along the main stream of the American River as authorized by Congress and 4) modify operation of Folsom Dam and Reservoir to provide a minimum 100-year level of flood protection on an interim basis until such time as permanent protection of at least 200 year level is available.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.3.5</li> <li>• <b>Responsible Department:</b> SAFCA (primary); Utilities</li> <li>• <b>Objective:</b> Expedite the completion of improvements that will increase flood protection in the City and allow Sacramento to accommodate its share or regional housing needs.</li> </ul> | <p>■</p> |

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| <p>57. The City shall revise the Zoning Code to reduce the parking requirement for senior and efficiency units from 1.5 parking spaces per unit to one parking space per unit outside the Central City area.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.3.6; H-3.2.1</li> <li>• <b>Responsible Department:</b> Planning (primary), Development</li> <li>• <b>Objective:</b> Encourage the production of senior and efficiency units.</li> </ul>  | <p>■</p> |
| <p>58. The City shall prepare a study recommending new financing options to provide for infrastructure in infill areas. New sources of financing could include state and federal grants, the General Fund, the use of impact fees, bond measures, and tax increment financing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-2.3.7</li> <li>• <b>Responsible Department:</b> Planning (primary), SHRA</li> <li>• <b>Objective:</b> Address infrastructure improvement needs in advance of, or concurrent with, new development in key opportunity areas.</li> </ul>   | <p>■</p> |
| <p><b>Extremely Low-Income</b></p>  |          |
| <p>59. The City shall implement the Asset Repositioning of the City's public housing units through land use regulations and with local resources, ensuring no net loss of ELJ units.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.1.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Ensure the on-going viability of the City's public housing through strategic investment and rehabilitation, increasing the supply of affordable and mixed-income housing with no net loss of ELI.</li> </ul>   | <p>■</p> |
| <p>60. The City shall study the feasibility of a voluntary ELI "buy-down" program. For all new multifamily rental housing developments with SHRA funding, SHRA will have the right to buy down affordable units. The buy-down program provides a subsidy to provide affordable units to extremely low-income households. Approval and implementation of the program is dependent on identification of an on-going local funding source.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.1.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Increase availability and dispersion of housing affordable to extremely low-income households.</li> </ul> | <p>■</p> |

| Administration<br>Implementation Programs  |  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | On-<br>going |
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| <p>61. The City shall continue to implement the Single Room Occupancy (SRO) strategy, ensuring no net loss of Downtown SRO units and providing funding and other resources for the rehabilitation of 100 existing SRO units and the construction of 200 new SRO units in the City.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.1.1</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Construct and rehabilitate 300 SROs and ensure no net loss of the 946 existing SRO units downtown.</li> </ul> |  |      |      |      |      |      |      | ■            |
| <p>62. The City shall use available housing resources, including project based rental subsidies, such as local Housing Choice Vouchers, federal Housing Assistance Payment vouchers, and state Mental Health Services Act Vouchers for the provision of housing for extremely low-income households.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.1.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Ensure the availability and choice of housing for extremely low-income households.</li> </ul>                   |  |      |      |      |      |      |      | ■            |
| <b>Special Needs</b>   |  |      |      |      |      |      |      |              |
| <p>63. The City shall continue to provide assistance to senior affordable housing projects.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Use housing resources to construct 125 new affordable senior units and rehabilitate/preserve an additional 250 affordable senior units.</li> </ul>   |  |      |      |      |      |      |      | ■            |
| <p>64. Over the next five years, the City shall work with the County Department of Human Assistance (DHA) and service providers to improve linkages between emergency shelters, transitional housing and supportive services.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.5</li> <li>• <b>Responsible Department:</b> SHRA (primary); DHA; and Planning</li> <li>• <b>Objective:</b> Increase numbers of referrals of homeless and formerly homeless to service providers.</li> </ul>  |  |      |      |      |      |      |      | ■            |

| <i>Administration<br/>Implementation Programs</i>  |   | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | On-<br>going |
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| <p>65. The City shall report on senior housing options, including</p> <ul style="list-style-type: none"> <li>• independent living, assisted living, and at-home care</li> <li>• strategies for creating accessibility to health-related services that are not available on site (to provide aging-in-place options)</li> <li>• gaps in affordability</li> <li>• recommended solutions.</li> </ul> <p>The report will also describe different types of senior housing such as clustered cottages, motel conversions and intergenerational housing in transit-oriented developments.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.4; H-3.2.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Identify senior housing needs and increase the supply of affordable senior housing.</li> </ul> | <ul style="list-style-type: none"> <li>■</li> </ul> |      |      |      |      |      |      |              |
| <p>67. Through the City's contract with Mercy Housing, provide technical assistance and capacity building for non-profit agencies seeking to develop affordable housing in Sacramento.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.2</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Provide technical assistance and capacity to non profit agencies as needed.</li> </ul>  | <ul style="list-style-type: none"> <li>■</li> </ul> |      |      |      |      |      |      |              |
| <p>68. The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.3</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Provide funding for permanent supportive housing, developing 280 new units.</li> </ul>  | <ul style="list-style-type: none"> <li>■</li> </ul> |      |      |      |      |      |      |              |

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| <p>69. The City shall implement the Ten Year Plan to End Chronic Homelessness, including the "Housing First" strategy. Focuses of the "Housing First" strategy include:</p> <ul style="list-style-type: none"> <li>• Providing support for permanent housing that offers disabled homeless individuals a home without expecting them to have resolved their addictions or mental health problems.</li> <li>• Providing supportive services and treatment in such housing to assist tenants return to health and ability to stay housed.</li> <li>• <b>Implements Which Policy(ies):</b> H-3.2.3</li> <li>• <b>Responsible Department:</b> SHRA (primary); Development</li> <li>• <b>Objective:</b> Provide support for permanent supportive housing and services related to the development of 270 new permanent supportive housing units and 140 units through leasing.</li> </ul> | <p>■</p> |
| <p>70. Annually provide information to Community Services Planning Council's Beehive and "211" information line, and Self Help Housing's referral program to insure up-to-date affordable housing information for these referral services.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.6</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Insure up-to-date information for affordable housing opportunities.</li> </ul>   | <p>■</p> |
| <p>71. Through the Human Rights/Fair Housing Commission, the City shall provide fair housing assistance and dispute resolution services in order to resolve tenant and neighborhood conflicts.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.7</li> <li>• <b>Responsible Department:</b> SHRA and Human Rights/Fair Housing Commission</li> <li>• <b>Objective:</b> Provide fair housing assistance and dispute resolution services to at least 50 residents annually.</li> </ul>   | <p>■</p> |
| <p>72. Working together with Mercy Housing and the Sacramento County departments of Human Assistance (DHA) and Health and Human Services (HHS), provide assistance to permanent supportive housing projects through the supportive loan program.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-3.2.8</li> <li>• <b>Responsible Department:</b> SHRA, County DHA and County HHS</li> <li>• <b>Objective:</b> Provide assistance for 280 supportive housing units through the Ten-Year Plan to End Chronic Homelessness.</li> </ul>   | <p>■</p> |

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| <b>Administration<br/>Implementation Programs</b> |   |      |      |      |      |      |      |          |
| <b>Rehabilitation</b>                             |   |      |      |      |      |      |      |          |
| 73.   | <p>The City shall encourage the preservation of regulated affordable rental developments that are converting to market rate.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.4</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Assist in the preservation of 500 privately owned affordable housing units and 395 public housing units.</li> </ul>  |      |      |      |      |      |      | ■        |
| 74.   | <p>The City shall continue to implement the Problem-Oriented Policing (POP) Program, which emphasizes preventing crime and abating various code violations by engaging the community, other public agencies, and the private sector to address a problem.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.1</li> <li>• <b>Responsible Department:</b> Police</li> <li>• <b>Objective:</b> Engage the community, other public agencies, and the private sector to reduce neighborhood crime and code violations.</li> </ul>  |      |      |      |      |      |      | ■        |
| 75.   | <p>The City shall implement the citywide rental inspection program where building inspectors will go door to door surveying rental properties for interior and exterior code violations and issue corrective notices.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.1; H-1.2.3</li> <li>• <b>Responsible Department:</b> Code Enforcement</li> <li>• <b>Objective:</b> Improve the quality of rental housing in the City.</li> </ul>  |      |      |      |      |      |      | ■        |
| 76.   | <p>The City shall continue the use of the SHRA Boarded/Vacant Home program. This program provides developer subsidies to qualified developers purchasing, rehabilitating and selling single-family boarded and vacant homes. Award of the subsidy is contingent on sale of the home to a low- or moderate-income family and recordation of affordability covenants.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.1; H-6.1</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Rehabilitate single-family homes for sale to low- or moderate-income families and increase homeownership opportunities for such families.</li> </ul> |      |      |      |      |      |      | ■        |

| <i>Administration<br/>Implementation Programs</i> |  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | On-<br>going |
|---|--|------|------|------|------|------|------|--------------|
| 77.   | <p>The City, in an effort to have the most significant impact in blighted areas, shall focus its rehabilitation funding and programs to rental properties in need of substantial rehabilitation in redevelopment and other target areas.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.2</li> <li>• <b>Responsible Department:</b> SHRA (primary); Development</li> <li>• <b>Objective:</b> Provide safe and secure rental housing in existing neighborhoods. Rehabilitate and preserve 1,000 affordable multifamily units.</li> </ul>   |      |      |      |      |      |      | ■            |
| 78.   | <p>The City, on a limited basis, shall provide funding for acquisition and minor rehabilitation to multi-family properties to increase diversity in established areas where there is limited opportunity to develop new affordable housing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.3.5; H-4.2</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Increase diversity of multi-family properties in established areas. Rehabilitate 500 affordable multifamily housing units.</li> </ul>   |      |      |      |      |      |      | ■            |
| 79.   | <p>In an effort to make the Investment Property Improvement Loan Program more marketable, the City shall conduct a study of similar efforts and programs in other jurisdictions to inform future modifications to the existing program.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.3</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Study best practices of other jurisdictions to improve the Investment Property Improvement Loan Program.</li> </ul>  |      |      |      |      | ■    |      |              |
| 80.   | <p>The City shall modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining a similar level of oversight in order to avoid adverse impacts to the rental stock and tenants.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.8</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> Encourage the development of a variety of housing types by making the Condominium Conversion Ordinance easier to understand, administer, and use by developers.</li> </ul> |      |      |      |      |      |      | ■            |

Administration  
Implementation Programs

2008 2009 2010 2011 2012 2013 Or-  
going

Accessibility

|  |          |
|--|----------|
| <p>81. The City shall adopt a Universal Design Ordinance, consistent with the State of California Department of Housing and Community Development's model ordinance.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-5.1</li> <li>• <b>Responsible Department:</b> Planning (primary), Development, SHRA</li> <li>• <b>Objective:</b> Increase the accessibility of housing for all persons regardless of mobility, sensory, or developmental capabilities.</li> </ul>   | <p>■</p> |
| <p>82. The City shall adopt a reasonable accommodation ordinance that streamlines and formalizes City procedures related to accessibility and adaptability accommodations for development.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-5.2</li> <li>• <b>Responsible Department:</b> Planning (primary); Development; SHRA</li> <li>• <b>Objective:</b> Provide a transparent and easy-to-understand process in making accessibility and adaptability modifications to housing units.</li> </ul>   | <p>■</p> |
| <p>83. The City shall educate the public, developers and public officials on fair housing, anti-"NIMBY," and accessibility issues. Educational opportunities will include information available at the planning/building counter, supporting and promoting the anti-NIMBY campaign of the Sacramento Housing Alliance and staff, commissioner, and council training on fair housing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.5; H-5.3</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning; Development</li> <li>• <b>Objective:</b> Educate the public, developers, and public officials on fair housing, anti-"NIMBY" and accessibility issues.</li> </ul> | <p>■</p> |
| <p>84. The City shall develop a checklist for considering information needs and accessibility to meetings when conducting public outreach.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-5.3</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Ensure that access and participation in public outreach meetings is possible for all segments of the community.</li> </ul>  | <p>■</p> |

| Administration<br>Implementation Programs |  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | On-<br>going |
|---|--|------|------|------|------|------|------|--------------|
| 85.                                       | <p>The City shall conduct a study researching the incorporation of "visit-ability" standards into the residential building code.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-5.3</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Increase the accessibility of housing for all visitors regardless of mobility, sensory, or developmental capabilities.</li> </ul>   | ■    |      |      |      |      |      |              |
| <b>Modest Income Homeownership</b>        |  |      |      |      |      |      |      |              |
| 86.                                       | <p>The City shall implement the Citywide Infill Strategy to encourage targeted single-family housing within residential neighborhoods.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-6.1</li> <li>• <b>Responsible Department:</b> Planning (primary); Development; SHRA</li> <li>• <b>Objective:</b> Promote the development of 100 single-family units in infill areas annually.</li> </ul>  |      |      |      |      |      |      | ■            |
| 87.                                       | <p>The City shall amend SHRA's existing first-time homebuyer programs to target distressed properties and/or areas, including homes in Redevelopment Areas, foreclosed homes and new ownership units built under the Mixed Income Housing Ordinance.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-6.2</li> <li>• <b>Responsible Department:</b> Planning (primary); Development; SHRA</li> <li>• <b>Objective:</b> Promote the development of at least 100 single-family units in infill areas annually.</li> </ul> |      | ■    |      |      |      |      |              |
| 88.                                       | <p>The City shall amend SHRA's existing single-family rehabilitation program to target distressed properties and/or areas, including homes in redevelopment areas and homes left vacant due to foreclosure.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-4.1; H-6.2</li> <li>• <b>Responsible Department:</b> Planning (primary); Development; SHRA</li> <li>• <b>Objective:</b> Assist in the rehabilitation of 500 single-family homes.</li> </ul>  |      | ■    |      |      |      |      |              |
| 89.                                       | <p>The City shall amend the Zoning Code to clarify that limited equity housing cooperatives are to be defined as apartments and governed by the same standards as nonprofit affordable housing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-6.4</li> <li>• <b>Responsible Department:</b> Planning</li> <li>• <b>Objective:</b> Encourage limited equity housing cooperatives as an alternative affordable housing type.</li> </ul>  |      |      |      |      |      |      | ■            |

| <i>Administration<br/>Implementation Programs</i> |  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Or-<br>going |
|---|--|------|------|------|------|------|------|--------------|
| 90.   | <p>The City shall conduct a study on local and regional employer assisted housing programs to help employees find affordable housing near their workplace, which may result in reduced employee turnover and commuting times.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-1.2.9; H-6.4</li> <li>• <b>Responsible Department:</b> SHRA</li> <li>• <b>Objective:</b> To increase the number of employees receiving employer assistance in finding affordable housing.</li> </ul> | ■    |      |      |      |      |      |              |
| 91.   | <p>Using the economic impact analysis described in Program 5, the City shall recommend modifications in homeownership income targets in the Mixed Income Housing Ordinance to promote development of inclusionary ownership housing.</p> <ul style="list-style-type: none"> <li>• <b>Implements Which Policy(ies):</b> H-6.4</li> <li>• <b>Responsible Department:</b> SHRA (primary); Planning</li> <li>• <b>Objective:</b> Provide homeownership assistance to 375 households.</li> </ul>                            | ■    |      |      |      |      |      |              |



Technology in balance with nature

10545 Armstrong Avenue  
Mather, CA 95655  
Tele: [916] 876-6000  
Fax: [916] 876-6160  
Website: www.srcsd.com

September 15, 2008

Greg Sandlund  
Assistant Planner  
City of Sacramento  
Planning Department  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814

**Board of Directors**  
Representing:

- County of Sacramento
- County of Yolo
- City of Citrus Heights
- City of Elk Grove
- City of Folsom
- City of Rancho Cordova
- City of Sacramento
- City of West Sacramento

**Subject: Draft Negative Declaration for the City of Sacramento 2008-2013 Housing Element Initial Study**

Dear Mr. Sandlund:

The Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) have reviewed the subject document and have the following comments:

Portions of the subject property are located within the SASD service and entirely within the SRCSD Service Area. SASD is responsible for providing local sewer service (pipelines designed to carry less than 10 million gallons per day (MGD)) for the City of Sacramento. Conveyance from these local trunk lines to the Sacramento Regional Wastewater Treatment Plant (SRWTP) is provided by SRCSD through large pipelines called interceptors (pipelines designed to carry greater than 10 MGD). The SRWTP has sufficient capacity for expected development within this area.

Within SRCSD and SASD Master Planning documents, unit wastewater flow rates for future developments are determined by the types of land uses and their respective densities. Densities are expressed in units of equivalent single family dwelling units (ESDs) per acre where one ESD represents the wastewater generation equivalent of one single family residence, equal to 310 gallons per day. Assumed densities used for planning and design purposes for each land use category can be found within the *SASD Design Manual* dated February 13, 2008.

Both SASD and SRCSD sewer systems are designed using predicted wastewater flows that are dependent on land use information provided by each land use authority. Any proposed changes in the zoning code may cause an increase in wastewater flows and could result in capacity deficiencies. Sewer studies will need to be completed to fully assess the impacts of any zoning code changes that have the potential to increase existing or future flow demands.

Mary K. Snyder  
District Engineer  
  
Stan R. Dean  
Plant Manager  
  
Wendell H. Kido  
District Manager  
  
Marcia Maurer  
Chief Financial Officer

Greg Sandlund  
September 15, 2008  
Page 2

If you have any questions regarding these comments, please contact me at (916) 876-9994.

Sincerely,



Sarena Deebie  
SRCSD/SASD  
Policy and Planning

cc: Ruben Robles  
Michael Meyer  
SRCSD Development Services  
SASD Development Services

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-9206



October 7, 2008

Greg Sandlund  
City of Sacramento  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814

Re: Notice of Completion, Negative Declaration  
2008-2013 Housing Element  
SCH# 2008092034

Dear Mr. Sandlund:

As the state agency responsible for rail safety within California, the California Public Utilities Commission (CPUC) recommends that development projects proposed near rail corridors be planned with the safety of these corridors in mind. New developments and improvements to existing facilities may increase vehicular traffic volumes, not only on streets and at intersections, but also at at-grade highway-rail crossings. In addition, projects may increase pedestrian traffic at crossings, and elsewhere along rail corridor rights-of-way. Working with CPUC staff early in project planning will help project proponents, agency staff, and other reviewers to identify potential project impacts and appropriate mitigation measures, and thereby improve the safety of motorists, pedestrians, railroad personnel, and railroad passengers.

We concur with Program 13 which states "As part of the General Plan implementation process the City shall rezone sites adjacent to light rail stations (consistent with the City's light rail station ordinance) in order to promote transit oriented, higher density, and mixed use residential development". Also Program 33 "The city shall develop Capital Improvement Plan (CIP) programs to coordinate infrastructure financing with the General Plan and focus funding in key infill areas". The CPUC recommends that at grade rail crossings and Rail corridors are a part of the CIP in order to be consistent with Program 13 of the General Plan/Housing Element update.

Thank you for your consideration of these comments. If you have any questions in this matter, please call me at (415) 713-0092 or email at [ms2@cpuc.ca.gov](mailto:ms2@cpuc.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Moses Stites".

Moses Stites  
Consumer Protection and Safety Division  
Rail Transit and Crossing Branch  
515 L Street, Suite 1119  
Sacramento, CA 95814

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3 – Sacramento Area Office  
VENTURE OAKS, MS 15  
P. O. BOX 942874  
SACRAMENTO, CA 94274-0001  
PHONE (916) 274-0635  
FAX (916) 274-0648  
TTY (530) 741-4501



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October 8, 2008

03-2008SAC-0176  
03-SAC -Various  
City of Sacramento Housing Element Update  
Negative Declaration  
SCH# 2008092034

Greg Sandlund  
Assistant Planner  
Planning Department  
915 I Street, 3rd Floor  
Sacramento, CA 95814

Dear Mr. Sandlund:

Thank you for the opportunity to review and comment on the Negative Declaration for the City of Sacramento's Housing Element Update. This Housing Element Update proposes to identify current and projected housing needs, and set forth goals, policies, and programs to address those needs. Our comments are as follows:

- It is noted that the Housing Element Update's impacts to transportation/traffic were found to have no impact.
- Caltrans applauds the Goals and the Program Implementation measures in the Housing Element which help decrease overall vehicle miles of travel resulting in less traffic congestion and air quality impacts, such as:
  - Program 13, rezoning sites adjacent to light rail stations (consistent with the City's light rail station ordinance) in order to promote transit oriented, higher density, and mixed use residential development.
  - Programs 38 and 40, integrating an Infill Strategy, to address obstacles to development in target infill areas, commercial corridors, and key opportunity sites.

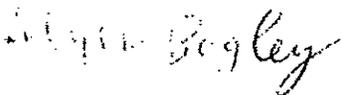
*"Caltrans Improves mobility across California"*

Mr. Greg Sandlund  
October 8, 2008  
Page 2

- Housing should be developed in concert with the necessary improvements to provide a multimodal transportation system that provides residents, employees, and visitors a range of transportation options.

Please provide our office with copies of any further actions regarding this project. If you have any questions regarding these comments, please contact Gabriel Corley at (916) 274-0611.

Sincerely,



ALYSSA BEGLEY, Chief  
Office of Transportation Planning -- South

cc: State Clearinghouse

**RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

**ADOPTION OF THE 2008-2013 HOUSING ELEMENT  
(LR07-003)**

**BACKGROUND**

- A On October 16, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 2008-2013 Housing Element.
- B On November 18, 2003, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a) (publication), and received and considered evidence concerning the 2008-2013 Housing Element. The City Council has reviewed the 2008-2013 Housing Element and finds:
1. Pursuant to Government Code Section 65585 et seq., the City submitted the Housing Element, covering the planning period from July 1, 2008 through June 30, 2013, to the California Department of Housing and Community Development (HCD) for formal review and comment.
  2. On June 17, 2008 the City Council approved and authorized staff to submit the Draft 2008-2013 Housing Element to HCD for review and comment.
  3. The Draft Housing Element was amended and revised in response to the HCD comments of August 22, 2008;
  4. HCD has found that the City's Draft Housing Element satisfies the requirements of state law. The comments from HCD on the draft update of the Housing Element were presented to and considered by the Planning Commission at its hearing on October 16, 2008 and subsequently the City Council at its hearing on November 18, 2008;
  5. Public outreach has included five community workshops; direct outreach to special needs groups, stakeholder meetings, and study sessions with city commissions and committees.
  6. The proposed policies of the 2008-2013 Housing Element are consistent with those of the Draft 2030 General Plan.

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

Section 1. The 2008-2013 Housing Element of the City of Sacramento General Plan is adopted.

**Table of Contents**

Exhibit A – City of Sacramento 2008-2013 Housing Element

Exhibit B – Letter of Substantial Compliance from HCD

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643



October 7, 2008

Ms. Carol Shearly, Director  
Planning Department  
City of Sacramento  
915 'I' Street, 3<sup>rd</sup> Floor  
Sacramento, CA 95814

Dear Ms. Shearly:

**RE: Review of the City of Sacramento's Revised Draft Housing Element**

Thank you for submitting the City of Sacramento's draft housing element received for review on September 23, 2008 along with additional revisions on October 3, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was facilitated by communications with Ms. Emily Halcon, Management Analyst for Sacramento Housing and Redevelopment Agency, Mr. Greg Sandlund, Associate Planner, and your consultants, Messrs. Jeff Goldman and Joshua Lathan.

The revised draft element addresses the statutory requirements described in the Department's August 22, 2008 review. For example, the element now demonstrates zoning to encourage and facilitate a variety of housing types, including supportive and transitional housing. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the City's efforts to address its housing needs and is thankful of the hard work and cooperation of Ms. Halcon, Mr. Sandlund, and your consultants, Messrs. Goldman and Lathan during the housing element update. The Department looks forward to receiving Sacramento's adopted housing element. If you have any additional questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell  
Deputy Director