



# REPORT TO COUNCIL

## City of Sacramento

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www. CityofSacramento.org

Consent  
June 16, 2009

Honorable Mayor and  
Members of the City Council

**Title:** Ben Ali and Hagginwood Strategic Neighborhood Action Plans (SNAPs)

**Location/Council District:** District 3

**Recommendation:** Adopt a **Resolution** accepting and implementing the Ben Ali and Hagginwood Strategic Neighborhood Action Plans

**Contact:** Andrea Koch, Assistant Planner, (916) 808-1943; Erik deKok, Senior Planner, (916) 808-2022

**Presenters:** Not Applicable

**Department:** Community Development

**Division:** Planning

**Organization No:** 22001111

### Description/Analysis

**Issue:** A Strategic Neighborhood Action Plan (SNAP) is an action-oriented document for helping residents and property owners improve their neighborhoods. When funding is available, the Community Development Department creates SNAPs for neighborhoods experiencing infrastructure deficiencies or other problems, as reported by neighborhood residents and property owners. A SNAP provides a list of steps for neighborhood participants to follow in order to achieve their desired outcomes. It identifies a neighborhood vision, neighborhood issues, and goals and action strategies for neighborhood enhancement. Implementation of the SNAP is the joint responsibility of neighborhood residents and owners, City staff, and in some cases, other relevant local agencies or non-governmental organizations.

**Policy Considerations:** This report is consistent with both the City's overall Strategic Plan goal and the General Plan vision of becoming "The Most Livable City in America". It is also consistent with the 2030 General Plan, specifically



Goal LU 2.1, "City of Neighborhoods", Policy LU 2.1.1, "Neighborhoods as a Basic Unit"; Policy LU 2.1.3, "Complete and Well-Structured Neighborhoods", Policy LU 2.1.6, "Neighborhood Enhancement", and Community-Plan Implementation Program #2.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Adoption of a Strategic Neighborhood Action Plan is not considered a "project" under the California Environmental Quality Act (CEQA) under Section 21065 of CEQA and CEQA Guidelines Section 15378 (b)(5). Implementation of any specific action strategies in the SNAPs that could be considered projects under CEQA would undergo separate environmental review.

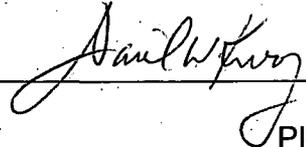
**Sustainability Considerations:** The Ben Ali and Hagginwood SNAPs are consistent with the City's Sustainability Master Plan goals to maintain and expand the urban forest, protect and restore urban creeks, provide access to parks and community gardens, build complete streets, encourage community participation, and improve the health of citizens.

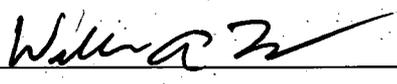
**Commission/Committee Action:** As of the time of preparation of this report, the Planning Commission is scheduled to review this item on June 11, 2009. Staff recommended that the Planning Commission forward to the City Council a recommendation to accept and implement the Ben Ali and Hagginwood Strategic Neighborhood Action Plans.

**Rationale for Recommendation:** The Draft Ben Ali and Hagginwood Strategic Neighborhood Action Plans (SNAPs) are consistent with both the City's overall Strategic Plan goal and the General Plan vision of becoming "The Most Livable City in America". The SNAPs are also consistent with the 2030 General Plan and will help Ben Ali and Hagginwood residents to revitalize their neighborhoods.

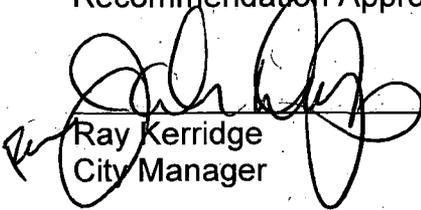
**Financial Considerations:** None at this time.

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

Respectfully Submitted by:   
David Kwong  
Planning Director

Approved by:   
William Thomas  
Director of Community Development

Recommendation Approved:

  
Ray Kerridge  
City Manager

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Report

**Attachments**

- 1 Background
- 2 Resolution Accepting and Implementing the Ben Ali and Hagginwood Strategic Neighborhood Action Plans (SNAPs)
  - Exhibit A: Ben Ali SNAP
  - Exhibit B: Hagginwood SNAP

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**Attachment 1****BACKGROUND**

Prior to initiation of the SNAP process, residents of the Ben Ali and Hagginwood neighborhoods in North Sacramento had contacted the City about needed improvements in their communities. In response, the City Council allocated Community Development Block Grant (CDBG) funding for preparation of the Ben Ali and Hagginwood SNAPs as part of the 2008-2009 budget. The Sacramento Housing and Redevelopment Agency (SHRA), the direct recipient of the CDBG funds, administered the grant. The City's Planning Department was the subrecipient of the CDBG grant funding. Planning staff conducted the same planning process for both SNAPs at approximately the same time. In other words, the two distinct SNAP programs, one for the Ben Ali SNAP and one for the Hagginwood SNAP, occurred simultaneously.

Outreach

For each SNAP, outreach included two neighborhood workshops during the summer and fall of 2008 at which residents identified neighborhood issues, goals and priorities. These workshops provided enough information for Planning staff to prepare a Draft SNAP, which was reviewed January through March 2009 at several smaller, more focused meetings with a 6-member neighborhood committee representing the larger neighborhood. This committee, along with City staff from other departments, helped to refine the Draft SNAP and produce the Public Draft SNAP. After preparation of the Public Draft SNAP, Planning staff shared the document with residents and owners and provided a public review period extending from April 16<sup>th</sup> through May 1<sup>st</sup>. After May 1<sup>st</sup>, Planning staff used the comments received to prepare the Final SNAP.

Throughout the SNAP process, Planning staff also worked with relevant City staff from other departments to gather ideas, ensure their support, and address their concerns. This coordination was important because implementation of many SNAP goals and action strategies involves participation from other City departments. The final SNAPs were reviewed by and deemed appropriate by all relevant City staff.

SNAP Content

Each SNAP document provides background information such as neighborhood boundaries, demographic profile, history, and SNAP outreach. Neighborhood goals are listed and classified into one of four categories: Transportation, Utilities, Parks, and Land Use. To ensure that the goals are achieved, each goal is accompanied by implementing action strategies. The SNAP identifies responsible parties for each action strategy, which include residents and owners, City staff, and staff from other agencies and organizations. Contact information for each responsible party is included on the "Resources List" at the end of the SNAP. The SNAP also identifies a timeline for each action strategy, which could be short-term (1-2 years), mid-term (2-5 years) or long-term (5 years or more).

Because Ben Ali and Hagginwood neighborhood residents expressed several similar neighborhood concerns, the SNAPs include many similar goals and action strategies. For example, each SNAP includes goals and action strategies involving:

- Providing additional curb, gutter, and sidewalk
- Reducing vehicle speed
- Connecting the Ben Ali and Hagginwood neighborhoods
- Increasing the number of trees
- Alleviating local flooding
- Improving water quality and water pressure
- Providing more neighborhood parks
- Ensuring infill development is compatible with the neighborhood

However, Ben Ali and Hagginwood residents also expressed concerns unique to their own neighborhoods. This resulted in many differing goals and action strategies as well.

Hagginwood's goals and action strategies more specifically address:

- Providing specific transportation improvements to reduce vehicle speed and traffic
- Providing adequate street lighting
- Restoring creeks, such as Arcade and Hagginwood Creeks
- Providing specific improvements to existing parks, such as Hagginwood and Mackey Parks
- Facilitating transit-oriented development around the Marconi light rail station
- Facilitating the location of retail businesses in the neighborhood
- Ensuring that the Airgas site is re-zoned and developed appropriately
- Preserving the historic and rural character of the neighborhood

Ben Ali's goals and action strategies more specifically address:

- Locating a grocery store or market in the neighborhood
- Locating a community facility and at least one park in the neighborhood (which currently has neither, unlike Hagginwood)

Ben Ali and Hagginwood residents will be able to use their own unique SNAPs to guide revitalization efforts in their neighborhoods over the coming years. In addition, City staff will commit to referencing the goals and action strategies in the SNAPs and using them when establishing work program or capital investment priorities (e.g., Transportation Programming Guide, Parks Programming Guide, etc.).

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ACCEPTING AND IMPLEMENTING THE BEN ALI AND HAGGINWOOD STRATEGIC  
NEIGHBORHOOD ACTION PLANS**

**BACKGROUND**

- A. The Ben Ali and Hagginwood Strategic Neighborhood Action Plans (SNAPs) are consistent with the policies of the City's 2030 General Plan, specifically policies promoting complete and enhanced neighborhoods.
- B. The SNAPs are action-oriented plans reflecting the common goals and priorities of the Ben Ali and Hagginwood neighborhoods, and the priorities listed in the SNAPs were developed through a partnership of neighborhood residents, property owners, business owners, and City of Sacramento staff.

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

Section 1. The City Council accepts and directs the City departments to implement the Ben Ali and Hagginwood Strategic Neighborhood Action Plans as reflections of neighborhood priorities.

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Exhibit A – Ben Ali Strategic Neighborhood Action Plan

Exhibit B – Hagginwood Strategic Neighborhood Action Plan

DRAFT  
**BEN ALI**  
Strategic Neighborhood Action Plan  
**SNAP**



City of Sacramento  
Community Development Department  
June 2009

## ACKNOWLEDGEMENTS

The City thanks the following individuals and groups for participating in the creation of the Ben Ali SNAP.

- ◆ Councilmember Steve Cohn, District 3  
District Director Sue Brown
  
- ◆ City of Sacramento Staff:
  - Dana Allen, Parks and Recreation
  - Liz Brenner, Neighborhood Services
  - Susanne Cook, Community Development
  - Ed Cox, Transportation
  - Erik deKok, Community Development
  - Andrea Koch, Community Development
  - Janine Martindale, Neighborhood Services
  - Mehrdad Nazeri, Transportation
  - Melissa Rollins, Utilities
  
- ◆ Ben Ali Neighborhood Residents, especially the following members of the Ben Ali Neighborhood Committee Group:
  - Marilyn Aldridge
  - Verlene Castoreno
  - Jamila Khan
  - Eric Miller
  - Catherine Munsee
  - Marty Reisinger

# Ben Ali Strategic Neighborhood Action Plan (SNAP)

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## INTRODUCTION

A Strategic Neighborhood Action Plan (SNAP) is an action-oriented planning document that reflects neighborhood issues and priorities. It is intended to be used as a guide for both policy-makers and the community to enhance and preserve the quality of life in a neighborhood.

This SNAP was created in cooperation with the residents, business owners, and property owners of the Ben Ali neighborhood in Sacramento. It is a plan for revitalizing the neighborhood by building on the successes of the past, while identifying important issues and action strategies that will help the neighborhood continue to improve and evolve. This SNAP reflects the community's vision for a revitalized neighborhood, as well as the City of Sacramento's commitment to partner in helping to identify and implement key strategies needed to make this vision a reality.

## BACKGROUND

The Ben Ali SNAP was funded by a Community Development Block Grant (CDBG) allocated by the City Council and sponsored by District 3 Councilmember Steve Cohn. The City of Sacramento was a subrecipient of a CDBG grant, with the Sacramento Housing and Redevelopment Agency as the direct recipient.

The SNAP process began on June 4, 2008 at an initial meeting with the Ben Ali Neighborhood Association. The meeting involved a brief introduction to the SNAP process. Following the initial meeting, the first of two workshops was held on August 27, 2008. The intent of the first workshop was to identify major issues of concern to the community. The second workshop, held on November 20, 2008, focused on confirming and prioritizing the issues heard in the first workshop, as well as presenting and soliciting feedback on draft goals and action strategies.



A Neighborhood Committee was formed after the second workshop to continue the dialogue between City staff and Ben Ali residents. The Neighborhood Committee, made up of six residents, was charged with: developing a vision statement for the neighborhood; assisting in crafting the goals and action strategies for the SNAP; ensuring that the SNAP addresses all neighborhood issues; and determining how the SNAP should be implemented.

This SNAP reflects the community's vision for a revitalized neighborhood.

## SNAP BOUNDARIES

The Ben Ali SNAP study area is generally bounded by Auburn Boulevard to the west, the intersection of Roseville Road and Connie Drive to the north, Capital City Freeway (Business 80) to the east, and Silica Avenue to the south. The study area encompasses approximately 244 acres and includes a population of approximately 1,400.

See Figure 1 below for a graphic depiction of the SNAP boundaries.

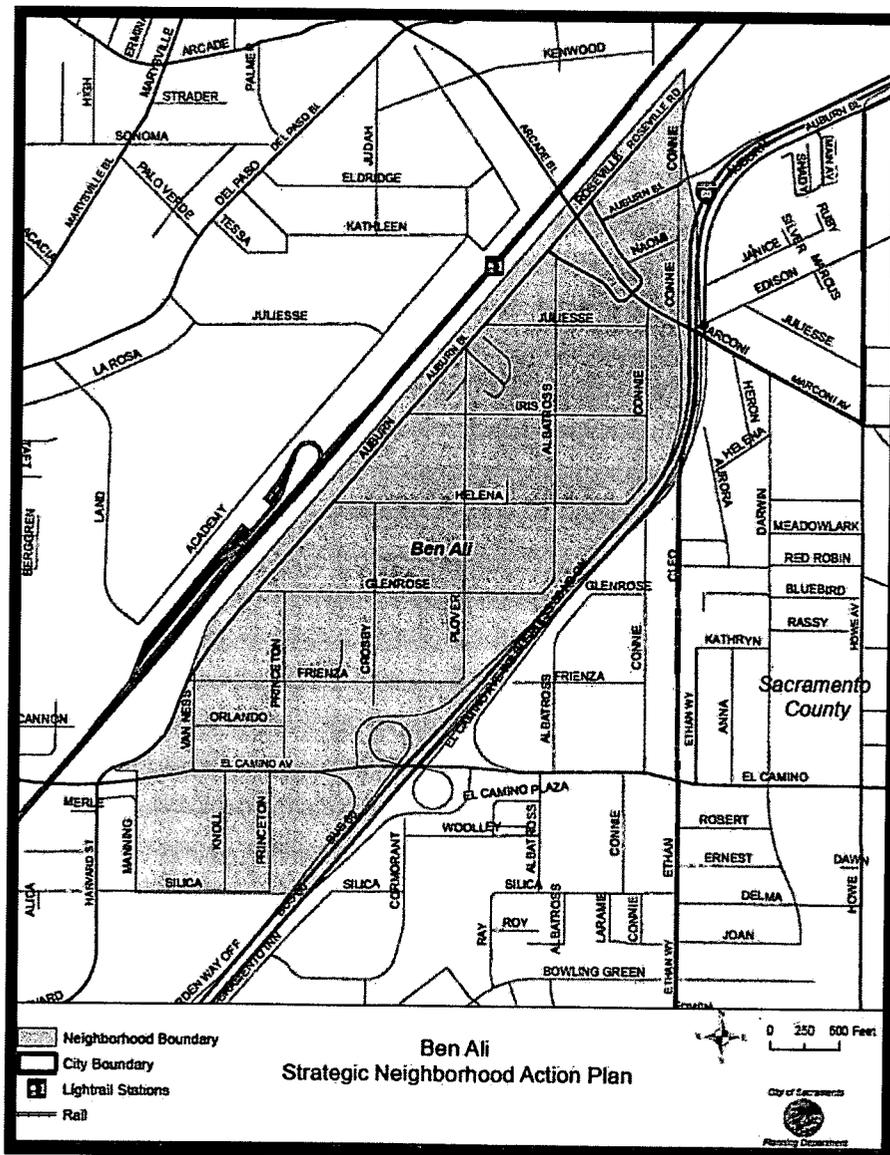


Figure 1: Boundaries of the Ben Ali SNAP Study Area

**DEMOGRAPHIC PROFILE**

According to 2000 Census Bureau data, and as shown in Figure 2 below, Ben Ali residents have a lower median family income than both City of Sacramento and County of Sacramento households. The percentage of renters is 10% higher than that of owners. The neighborhood is racially diverse, with Whites making up slightly more than half of the population (at 53.7%), followed by Hispanics (23.4%), Asians (9.4%), Blacks or African-Americans (8.1%), individuals of two or more races (3.5%), American Indians (1.3%), and individuals of another race (0.6%).

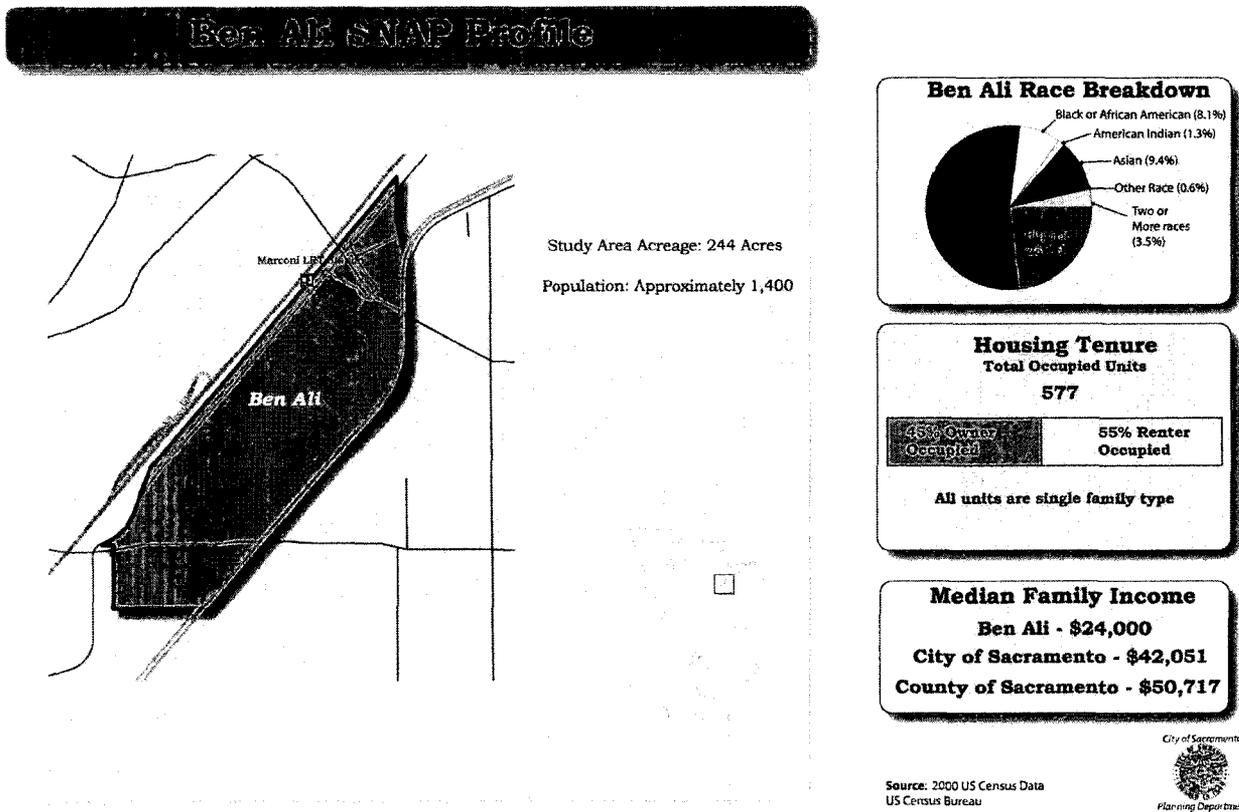


Figure 2: Ben Ali Demographics

**NEIGHBORHOOD HISTORY**

The area encompassing the Ben Ali neighborhood was part of Rancho Del Paso (Ranch of the Pass) in the 1800's, which was a major tract of land in the region that originally included more than 44,000 acres. (See the Appendix for a map of Rancho del Paso.) James Ben Ali Haggin and Lloyd Tevis, who were brothers-in-law, purchased the property in 1859. Haggin, who bred racehorses in Kentucky, realized that the mild climate in California would be suitable to raise horses. Therefore, he and Tevis split the property into two sections – "Arcade" and "Bottom." Arcade was where Haggin arranged to have the Southern Pacific Railroad cross through to serve as the

ranch's horse shipping center. Bottom was where the valuable thoroughbreds were kept and where portions along the American River were rented to farmers. The original "Arcade" area was centered around the current intersection of Marconi Avenue and Auburn Boulevard, whereas the original "Bottom" area was centered near the American River at the current intersection of Watt Avenue and Arden Way.

In 1910, as interest in horse racing declined and the Sacramento Valley area rapidly grew, Haggin and Tevis decided to sell the ranch to the Sacramento Valley Colonization Company, a subsidiary of the United States Farm Company of St. Paul, Minnesota. The Sacramento Valley Colonization company intended to subdivide the land. The Ben Ali neighborhood was annexed into the City of Sacramento in 1963.

### **NEIGHBORHOOD VISION AND DESIRED OUTCOMES**

Ben Ali residents expressed their desired outcomes of the SNAP process during the first workshop held on August 27, 2008. Their wishes included the following:

- Remove boundaries between destinations.
- Create places of purpose and meaning (gathering places).
- Create a safe, walkable community.

In summary, attendees at the first workshop expressed a desire for more physical connections within their own neighborhood and to adjacent neighborhoods through safe pedestrian facilities and gathering places. Based on this desired outcome, the following vision statement was drafted for the SNAP:

***The Ben Ali neighborhood will be a safe, walkable community with access to destinations both within and outside of the community, and with distinctive gathering places for residents to enjoy.***

This vision statement will be used as a guide to ensure that the SNAP helps the Ben Ali neighborhood to achieve these desired outcomes.

### **NEIGHBORHOOD ISSUES AND PRIORITIES**

During the first workshop, residents also provided a list of neighborhood issues of concern in four categories:

- ◆ Transportation (T)
- ◆ Utilities (U)
- ◆ Parks (P)
- ◆ Land Use (LU)

City staff selected these categories based on past neighborhood concerns, which usually could be classified into one of these four categories.

After the first workshop, City staff determined that preliminary draft goals and action strategies for addressing neighborhood issues could be drafted in time for review and comment at the second workshop. To assist in crafting the preliminary draft goals and action strategies, Planning staff analyzed existing neighborhood conditions through site visits and communication with other City staff knowledgeable about specific neighborhood issues.

At the second SNAP workshop, held on November 20, 2008, City staff presented these preliminary goals and action strategies. Residents voted for their top three priority goals. Identification of priority goals was important to determine how to best use funding, when available, to address residents' top concerns. The list below shows voting results from the second workshop, with neighborhood goals ranked from most important to least important. The ranked list of goals also includes the associated goal numbers in the SNAP document.

Some of the goals and action strategies identified by the community could be immediately implemented; however, they are still included in the SNAP document. All goals and action strategies will be implemented eventually, even if they were not identified by the community as priorities.

#### Priority Neighborhood Goals:

1. Construct curb, gutter, and sidewalks (17 votes). Goal T1.
2. Provide park, open space, community garden, and community gathering space (10 votes). Goal P1.
3. Evaluate infill projects to ensure they fit with the character of the neighborhood (8 votes). Goal LU2.
4. Eliminate speeding problems (6 votes). Goal T2.
5. Improve pedestrian access through the Marconi Avenue/I-80 overpass (4 votes). Goal T3.
6. Alleviate local flooding (4 votes). Goal U1.
7. Provide better access to the Marconi Light Rail Station (2 votes). Goal T3.
8. "Green" neighborhoods with more trees and preservation of existing trees (2 votes). Goal T4.
9. Encourage a grocery store/market to locate in the neighborhood (1 vote). Goal LU1.
10. Improve water quality and water pressure from Sacramento Suburban Water

District (0 vote). Goal U2.

11. Encourage infill development that matches the existing zoning/land uses (0 vote). Goal LU2.

## **GOALS AND ACTION STRATEGIES**

After the goals above were refined, action strategies to implement each goal were developed. Action strategies were classified into short-term, mid-term, and long-term timeframes. Action strategy timeframes are defined as follows:

- Short-term action strategies can be completed within a one to two year timeframe.
- Mid-term action strategies can be completed within a two to five year timeframe.
- Long-term action strategies will take at least five years to complete.

In this document, the goals and action strategies are organized into four sections: Transportation (T), Utilities (U), Parks (P), and Land Use (LU). Within these sections, the goals are organized by priority ranking based on the voting results from the second workshop. Following each goal is a description of how the goal and action strategies were developed and a list of responsible person(s) charged with helping to implement the action strategies. Contact information for relevant City staff is listed in the Resources section at the end of this document.

Preparation and implementation of the SNAP document is a means of empowering Ben Ali residents and property owners to use available resources to improve their neighborhood. The goals and action strategies are to be implemented as a collaborative effort between Ben Ali residents, property owners, and City staff, which will help ensure that the SNAP is implemented successfully.

# TRANSPORTATION GOALS AND ACTION STRATEGIES

## Goal T1: Construct curbs, gutters, and sidewalks throughout the neighborhood.

The Ben Ali neighborhood lacks basic pedestrian facilities, making it unsafe to walk within the neighborhood and to adjacent areas. Overwhelmingly, this was the highest priority issue for residents.

### Action Strategies:

### Responsible Parties:

#### Mid-term:

Identify and prioritize locations where curbs, gutters and sidewalks are needed.

- ◆ City Department of Transportation, Ed Cox
- ◆ Ben Ali residents and owners

#### Long-term:

Construct curbs, gutters, and sidewalks on appropriate streets.

- ◆ City Department of Transportation, Ed Cox and Mehrdad Nazeri

## Goal T2: Eliminate speeding.

Neighbors indicated that speeding is a problem in the neighborhood, and that any existing speed bumps are ineffective because they are worn.

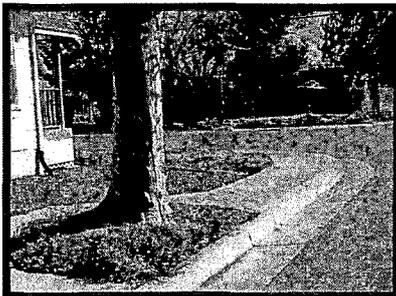
### Action Strategies:

### Responsible Parties:

#### Mid-term:

Implement the Neighborhood Traffic Management Program. \*

- ◆ City Department of Transportation, Debb Newton
- ◆ Ben Ali residents and owners



\* Neighborhood Traffic Management Program: A community-based program designed to address neighborhood traffic concerns such as speeding and traffic volumes.

**Goal T3: Connect the Ben Ali and Hagginwood neighborhoods with safe, adequate sidewalks, bike lanes, lighting, and signage.**

Residents were concerned about unsafe pedestrian/bicyclist access on Marconi Avenue between Business 80 and the Marconi Avenue Light Rail Station. They also wanted improved connections to nearby neighborhoods and to the rest of the city via light rail, including a shorter travel distance to the Marconi Avenue Light Rail Station.

<b>Action Strategies:</b>	<b>Responsible Parties:</b>
<u>Mid-term:</u>	
Widen sidewalks along the portion of Marconi Avenue over Business 80.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> </ul>
Coordinate with Caltrans to determine options for improving pedestrian safety at the Marconi Avenue/Business 80 overpass.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> <li>◆ Ben Ali residents and owners</li> </ul>
Provide wayfinding signage along Business 80, Marconi Avenue, Arcade Boulevard, Kenwood Street, Academy Way, and in the Ben Ali neighborhood to the Marconi Avenue light rail station.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> </ul>
Provide safe routes to parks and schools in the vicinity.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> </ul>
<u>Long-term:</u>	
Study the feasibility of constructing a pedestrian bridge from the Ben Ali neighborhood to the Hagginwood neighborhood/Marconi Avenue light rail station.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> </ul>
Support improvements to the Swanston Light Rail Station, which is designated as a future multi-modal station.	<ul style="list-style-type: none"> <li>◆ Ben Ali residents and owners</li> </ul>
Coordinate with Sacramento County and the Rental Housing Association and support the Reinventing Marconi Avenue Neighborhood Improvement Program.	<ul style="list-style-type: none"> <li>◆ City Department of Community Development, Susanne Cook</li> <li>◆ Ben Ali residents and owners</li> </ul>
Extend existing fencing along the railroad tracks further north to improve safety.	<ul style="list-style-type: none"> <li>◆ Ben Ali residents and owners</li> <li>◆ Union Pacific Railroad</li> </ul>

## Goal T4: Green the neighborhood by planting new trees and preserving existing trees.

Ben Ali residents desired a greener community. Because the City's Urban Forestry Division is located within the Department of Transportation, this goal is included in the SNAP's Transportation section.

### Action Strategies:

### Responsible Parties:

#### Mid-term:

Plant additional trees through the Sacramento Tree Foundation's NeighborWoods program.

- ◆ Sacramento Tree Foundation (for planting trees on private property)
- ◆ City Department of Transportation, Urban Forest Services, Joe Benasini (for planting trees in City right-of-way)
- ◆ Ben Ali residents and owners

#### Long-term:

Preserve trees that are considered Heritage Trees through the City's Heritage Tree Ordinance.

- ◆ City Department of Transportation, Urban Forest Services, Joe Benasini
- ◆ Ben Ali residents and owners

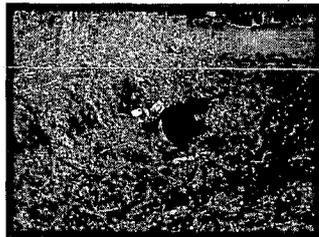


# UTILITIES GOALS AND ACTION STRATEGIES

## Goal U1: Alleviate local flooding.

The residents indicated that every winter, the neighborhood floods. Although the neighborhood currently has 100-year flood protection from catastrophic flooding, localized flooding from roadside ditches can be an issue.

Action Strategies:	Responsible Parties:
<b>Short-term:</b>	
Coordinate with the Department of Transportation to make sure that roadside ditches are cleaned regularly.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ramon Gibbons</li> <li>◆ Ben Ali residents and owners</li> </ul>
Conduct community outreach to ensure that residents are aware of evacuation plans and informed on how to prepare their homes should flooding occur.	<ul style="list-style-type: none"> <li>◆ City Department of Utilities, Bill Busath</li> <li>◆ City Office of Emergency Services, Jason Sirney</li> <li>◆ Ben Ali residents and owners</li> </ul>
Work with residents to form an assessment district to pay for drainage infrastructure improvements.	<ul style="list-style-type: none"> <li>◆ City Department of Utilities, Andy Hunt</li> <li>◆ City Department of Finance, Mark Griffin</li> <li>◆ Ben Ali residents and owners</li> </ul>
<b>Mid-term:</b>	
Upsize existing storm drain pipes in conjunction with street improvements and development projects, contingent upon available funding.	<ul style="list-style-type: none"> <li>◆ City Department of Utilities, Andy Hunt</li> </ul>
<b>Long-term:</b>	
Implement Basin 151 Drainage Master Plan, which will mitigate local flooding, contingent upon available funding.	<ul style="list-style-type: none"> <li>◆ City Department of Utilities, Andy Hunt</li> </ul>
Create a Basin 152 Master Plan to cover areas of the neighborhood that aren't currently within the Basin 151 Master Plan, contingent upon available funding.	<ul style="list-style-type: none"> <li>◆ City Department of Utilities, Andy Hunt</li> </ul>



## Goal U2: Improve water quality and water pressure from Sacramento Suburban Water District (SSWD).

Residents noted that drinking water generally seems high quality but could be improved. Utilities staff identified low water pressure as an issue although residents did not identify it as a problem.

### Action Strategies:

### Responsible Parties:

#### Short-term:

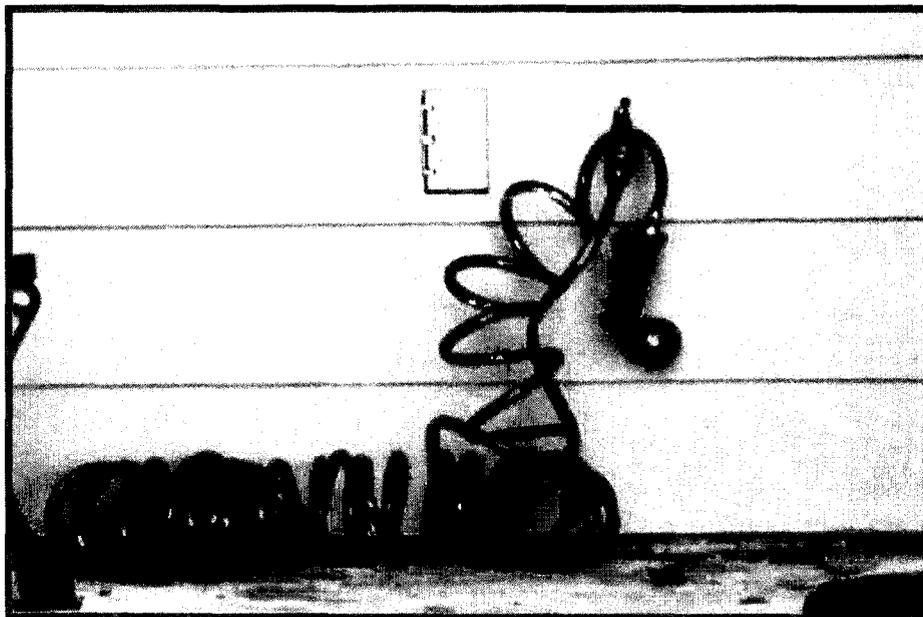
Residents will report water quality and water pressure issues to SSWD, and SSWD will respond to these inquiries.

- ◆ Ben Ali residents and owners
- ◆ Sacramento Suburban Water District

#### Long-term:

SSWD has plans to install new water mains within the next 10 years. New water mains should increase water pressure in these areas.

- ◆ Ben Ali residents and owners
- ◆ Sacramento Suburban Water District



## PARKS GOALS AND ACTION STRATEGIES

### Goal P1: Locate park, open space, community garden, and community gathering spaces within the neighborhood.

Neighbors indicated that there are no community centers, parks, safe places for children to play, or locations for the neighborhood association to meet. They preferred a multi-use park rather than a single-use park. Residents noted that a playground existed at the Plover Street School/Ben Ali Children's Center before it was converted to a parking lot. Additionally, there was once a community garden at the Plover Street School.

Action Strategies:	Responsible Parties:
<u>Short-term:</u>	
Coordinate with Twin Rivers School district to use the Ben Ali Children's Center/Plover Street School as a joint use facility, with both a park and community facility.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen</li> <li>◆ Twin Rivers School District</li> <li>◆ Ben Ali residents and owners</li> </ul>
Re-establish a community garden at Plover Street School.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Bill Maynard</li> <li>◆ Twin Rivers School District</li> <li>◆ Ben Ali residents and owners</li> </ul>
<u>Long-term:</u>	
The City will continue to collect Quimby fees* from residential development applications in the Community Plan Area to provide community and neighborhood parkland to serve the Ben Ali neighborhood.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen</li> </ul>
The City will continue to explore opportunities to secure additional funding to acquire parkland and provide improvements.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen</li> </ul>

\*The City is authorized as a condition of approval of a final map or parcel map, pursuant to passage of the 1975 Quimby Act (California Government Code Section 66477), to require a subdivider to dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park and recreational purposes. The fees collected can be used solely for the acquisition, improvement, and expansion of public parks, playgrounds, and recreational facilities.

## LAND USE GOALS AND ACTION STRATEGIES

### Goal LUI: Locate a grocery store/market in the neighborhood.

Residents stated the need for a grocery store/market in the neighborhood, as there are none. A Fresh & Easy grocery store was recently approved at the corner of El Camino Avenue and Evergreen Street. Although this proposed grocery store is not within the neighborhood, it is about a mile away.

#### **Action Strategies:**

#### **Responsible Parties:**

##### Short-term:

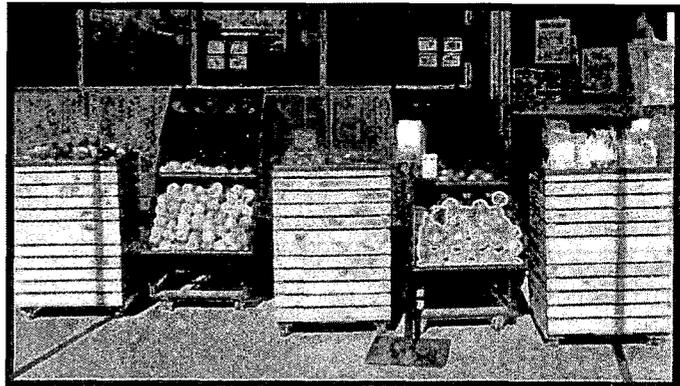
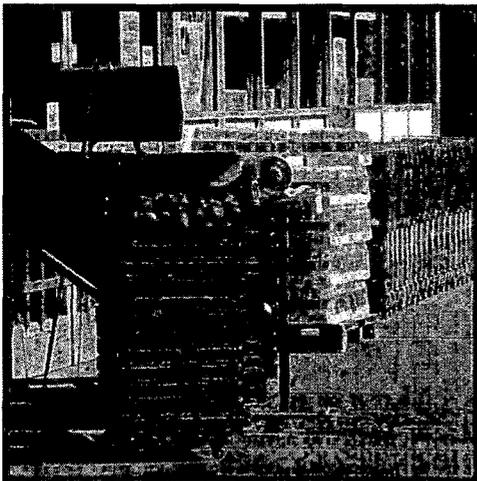
Support the approved Fresh & Easy market on El Camino Avenue & Evergreen Street.

- ◆ Ben Ali residents and owners

##### Long-term:

Support the long term strategy of transforming Auburn Boulevard into a Suburban Corridor (characterized by compact development with predominantly commercial, non-residential uses) under the 2030 General Plan.

- ◆ City Department of Community Development, Susanne Cook
- ◆ City Department of Community Development, Lindsey Alagozian
- ◆ Ben Ali residents and owners



**Goal LU2: Ensure that infill development is compatible with the form and character of the neighborhood.**

Residents expressed concerns about the neighborhood compatibility of various infill development projects approved in the neighborhood. They indicated that developers are often unwilling to make any major plan changes requested by neighborhood residents, as they often have already invested significant amounts of time and effort into project plans prior to submitting an application to the City.

**Action Strategies:**

**Responsible Parties:**

Short-term:

Establish relationships with owners of vacant properties in the neighborhood to discuss potential future uses.

- ◆ Ben Ali residents and owners

As part of the rezones implementing the 2030 General Plan, determine appropriate zoning for the neighborhood that more closely matches existing development.

- ◆ City Department of Community Development, Susanne Cook

Continue to be involved early in the application process by reviewing proposed projects and meeting with City staff and project applicants/developers.

- ◆ Ben Ali residents and owners

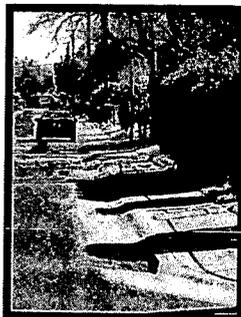
Support the City's Infill Strategy, which can ensure that infill development projects are high quality and well designed.

- ◆ Ben Ali residents and owners

Long-term:

As part of General Plan implementation, evaluate the feasibility of citywide design review.

- ◆ City Department of Community Development, Lindsey Alagozian
- ◆ City Department of Community Development, Susanne Cook
- ◆ Ben Ali residents and owners



## RESOURCES LIST

The following is a list of contact information, including contact information for the responsible person(s) identified in the Goals and Action Strategies section above:

### CITY OFFICE AND DEPARTMENT CONTACTS

NAME	PHONE AND E-MAIL
<b>Council Office</b>	
Steve Cohn, Councilmember, District 3	808-7003
Sue Brown, District 3 Director	scohn@cityofsacramento.org sbrown@cityofsacramento.org
<b>Community Development Department</b>	
Lindsey Alagozian, Senior Planner	808-2659 lalagozian@cityofsacramento.org
Susanne Cook, Associate Planner	808-5375 scook@cityofsacramento.org
Erik deKok, Senior Planner	808-2022 edekok@cityofsacramento.org
<b>Finance Department</b>	
Mark Griffin, Program Manager	808-8788 mgriffin@cityofsacramento.org
<b>Neighborhood Services Department</b>	
Janine Martindale, Neighborhood Resources Coordinator	808-8193 jmartindale@cityofsacramento.org
<b>Office of Emergency Services</b>	
Jason Sirney, Emergency Services Planner	874-2283 jmsirney@sfd.cityofsacramento.org
<b>Parks and Recreation Department</b>	
Dana Allen, Senior Planner, Park Planning and Development Services	808-5200
Bill Maynard, Human Services Program Coordinator	808-4943 wmaynard@cityofsacramento.org
<b>Transportation Department</b>	
Joe Benassini, Urban Forest Manager	808-6258 jbenassini@cityofsacramento.org
Ed Cox, Alternative Modes Coordinator	808-8434 ecox@cityofsacramento.org
Ramon Gibbons, Operations General Supervisor	808-5871 rsgibbons@cityofsacramento.org
Mehrdad Nazeri, Associate Engineer	808-7460 mnazeri@cityofsacramento.org
Debb Newton, Program Analyst	808-6739 dnewton@cityofsacramento.org

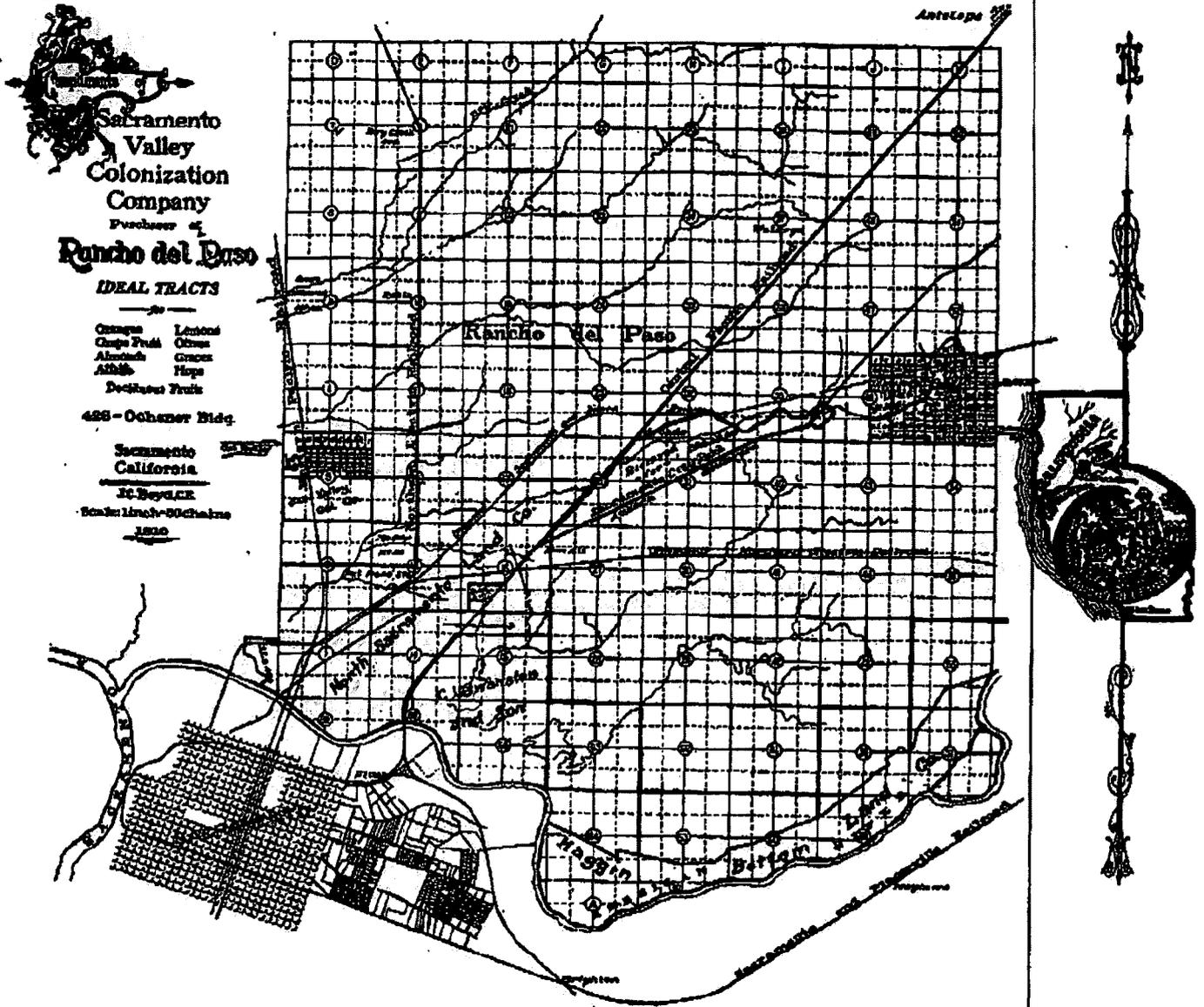
<b>NAME</b>	<b>PHONE AND E-MAIL</b>
<b>Utilities Department</b>	
Bill Busath, Supervising Engineer	808-1434 bbusath@cityofsacramento.org
Andy Hunt, Supervising Engineer	808-1408 ahunt@cityofsacramento.org
Melissa Rollins, Assistant Engineer	808-1437 mrollins@cityofsacramento.org

### **NON-CITY CONTACTS**

<b>NAME</b>	<b>PHONE</b>
Sacramento Suburban Water District	972-7171
Sacramento Tree Foundation	924-8733
Twin Rivers School District, Tim Hammond	566-1600, Extension 1342
Union Pacific Railroad	UP Main Number: 402-544-5000 UP Operator: 888-870-8777

## APPENDIX

# MAP OF RANCHO DEL PASO



Map the Sacramento Valley Colonization Company used with its advertising for the Rancho del Paso.

## WORKSHOP #1 MEETING NOTES

August 27, 2008

Workshop Note-taker: Janine Martindale

Additional notes: Andrea Koch

Edited by Erik de Kok

### Transportation

General issues raised in 2007 meetings:

1. Need sidewalks and gutters
2. Too much speeding traffic
3. Need better access to public transportation

Specific concerns/issues raised at Workshop:

- Lack of access to light rail station at Marconi Blvd (west side of RR tracks)
- No bus stop or bus route on Auburn Blvd.
- Success: Bus Stop on Marconi, removing trucks from Marconi Circle
- Marconi Avenue overpass area is unsafe for pedestrians
  - Overpass itself is old, aging
  - Lack of accessible crosswalks along Marconi
  - Sidewalks too narrow or not present – many kids walk here
  - Solid white line on Business 80 on-ramp @ Marconi ignored and crossed by drivers
  - Drivers speeding onto on-ramp are not looking for pedestrians
  - Lack of coordination between the City and Cal Trans
  - Suggested solutions:
    - Clear zone
    - Change signal timing
    - Crosswalk to get to island
    - Move traffic light back from on-ramp
    - Check with Dino Reali of DOT, who has already started investigating the problem
- Speeding problems were noted on the following streets:
  - Plover, Glenrose, Juliesse, Crosby
  - Old existing speed humps worn down, seen as ineffective
  - New speed humps needed everywhere!
- Need shoulder on Connie all the way down. No shoulder right now, only open ditches
- More Police enforcement of traffic laws is needed, especially on weekends

### Utilities

General Issues raised in 2007 meetings:

- Drainage / flooding

Specific issue identified by Utilities staff:

- Low water pressure for fire protection (mentioned by Utilities, but not raised by residents as much)

Specific concerns/issues raised at Workshop:

- Residents paying \$11.00 a month for flood control and every winter neighborhood floods. (Utilities stated that Prop. 218 froze drainage fees at the 1996 rate, which doesn't keep up with inflation. Also, drainage fees pay for maintenance, not upgrades. Suggested formation of an assessment district to deal with drainage problems. Or, can call 311 and have City Utilities clear drainage when localized flooding occurs.)
- Ditches need to be cleaned more regularly.
- Sump Station in North Sacramento needs to be improved
  - Presentation to BACA in September 2007 – neighbors got the impression that improvements will not come in this lifetime
- Council policy to provide flood control City-wide
- Utilities staff: Ben Ali has 100-year flood protection presently, although localized drainage can be a problem
- Neighbors were told that low capacity of the undersized drainage system causes localized flooding, not just clogged ditches
- No storm drainage pump stations in Ben Ali
  - There may be one along Auburn, but it's inadequate
- Golf Course detention basin
- Utilities staff noted water meter retrofit required for entire city by 2025
  - Mains will be moved to front yards
- Utilities staff noted that drinking water quality in area is good.
- Occasionally get dirt in water (Sac Suburban)
- Due to localized flooding, is it wise to continue higher density projects?
- Steve Cohn: The City wants to take over all water and sewer services in the area from the Sacramento Suburban Water District, but they are resistant to it. Contact the Board of the Sac. Suburban Water District to support this.

## Parks

General issues raised in 2007 meetings:

- No Parks
- Having a park on either school site or adjacent to school

Specific concerns/issues raised at Workshop:

- Parks staff noted that neighborhood is deficient in parks according to City standards (at least one park within ½ mile of all residences)
- Parks staff is working to identify funding for a new park
- School site:
  - Residents noted that entire parking lot used to be a park before the school district paved it. No play equipment but had tables, grass, basketball hoops, etc.
  - School district developed park into a school with no neighborhood noticing.
    - Staff noted that school district was legally able to do that because it's their land.
  - City working with Twin Rivers School District- Joint use opportunities can be explored between the City and the School District for use of a park that could be developed on the site
- Many children in neighborhood, concern that with Twin Rivers transition, now they have no school
- No community center in Ben Ali
  - Suggestion made to work with Twin Rivers on using portion of school property for a community center
- Idea for possible park location on vacant piece of land at Auburn Blvd. & Marconi Circle (identified in the Parks and Recreation Programming Guide)
  - Parks staff noted that first priority is to develop a children's park. This site would be a second priority parks site for Ben Ali.
- Prefer multi-use parks that include community gardens, instead of single-use parks
- Community Gardens
  - How to acquire?
  - Used to be one near school site's existing parking lot
- No safe place for children to play
- Nowhere for Neighborhood Association to meet
- If a park is developed, needs park rangers/security
- Park trail maintenance adjacent to Hagginwood Golf Course needed
- Problem with homeless congregating under big cork tree along Auburn Blvd.
  - Could be a heritage tree – need to check into where it's located & who is responsible for maintenance (City or Union Pacific?)
- Need to preserve trees. Many are getting old and dying.
- General interest in having more street trees, greening neighborhood

## **Land Use**

General issues raised in 2007 meetings:

- Concern about bad infill projects
- Desire to rezone area
- Interest in retail along Auburn Blvd

Specific concerns/issues raised at Workshop:

- Planning staff noted that Suburban Neighborhood Medium Density shown on 2030 General Plan land use map will be changed to Suburban Neighborhood Low Density. Staff will consider zoning changes once General Plan is adopted, per change in GP land use designation.
- Possible mixed use along Auburn Blvd? Planning staff noted that the new General Plan would allow some residential (Suburban Center is proposed designation)
- Need for a grocery store/market
  - Application for "Fresh & Easy" has been submitted (El Camino & Evergreen)
- Neighborhood is isolated- Want connectivity
  - Need better access (transit and others)
  - Need better access to light rail in particular - would like to be connected to the Railyards. Would at least be good to have a land bridge connecting to the light rail station for access to the Railyards and the Downtown.
    - Planning suggested a possible feeder bus as a cheaper option. Discuss with RT.
    - Bridges not accessible to seniors, have to walk around once you get over bridge to get to light rail station, and seniors may have difficulty walking over bridge

## **Homeless Issues**

- 1834 Auburn Blvd. - Liquor store attracts inebriates

## **Neighborhood Vision**

Remove Boundaries

Create places of purpose and meaning (gathering places)

People want to stay in neighborhood

Want a safe, walkable community

When a park is identified it needs a design plan to work for neighborhood

Police have made positive changes

## WORKSHOP #2 MEETING NOTES

November 20, 2008

### Welcome/Introductions

Vice Mayor Steve Cohn:

- Twin Rivers School District partnership to have school site accommodate new park/playground area.
- \$150,000 left over from the street lighting project.
- Swanston light rail station is slated to be a possible multi-modal station. Could have connection from the neighborhood to this light rail station.

### Transportation

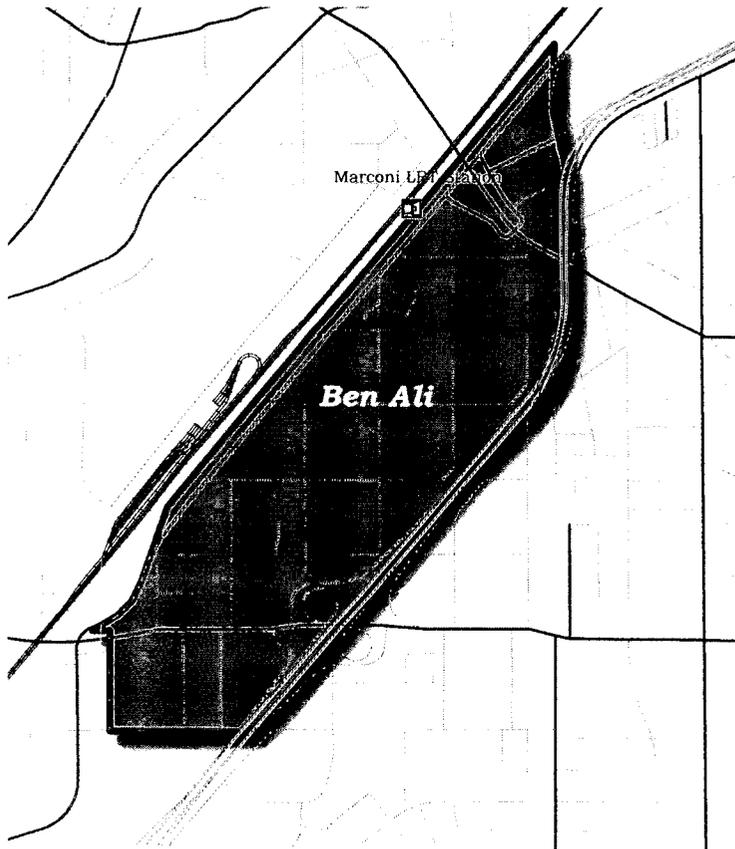
- Councilmember suggests discussing idea of the stairs on the Marconi Avenue overpass. Build support for alternate/accessible route.
- Add Marconi overpass pedestrian safety as an issue with action strategy
- Councilmember indicated that petition could be done for speed humps if there is more than 50% of signatures of a block
- Discussion of noise from trains

### Utilities

- Basin 152 – put action strategy for creation
- 1908-1920: Juliesse had drainage backing up. This could be caused by new development.  
Issue is being handled by development services (Chahal Kulwinder and Ronald Fong); Sue Brown is in the loop.

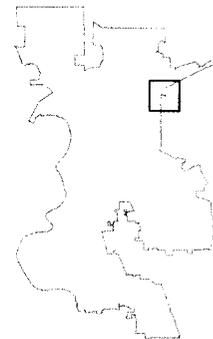
### Land Use

- Attendees: Don't think that the Draft Action Strategies will work for Land Use, Infill Development issue

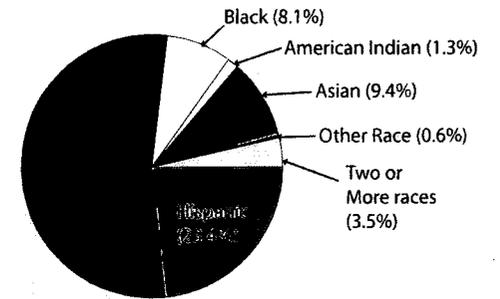


Study Area Acreage: 244 Acres

Population: Approximately 1,400



### Ben Ali Race Breakdown



### Housing Tenure

Total Occupied Units

**577**

**45% Owner  
Occupied**

**55% Renter  
Occupied**

All units are single family type

### Median Family Income

**Ben Ali - \$24,000**

**City of Sacramento - \$42,051**

**County of Sacramento - \$50,717**

Source: 2000 US Census Data  
US Census Bureau

City of Sacramento



Planning Department

**Zoning**

**Residential Zones**

- RE - Rural Estates
- R-1 - Standard Single Family
- R-1A - Single Family Alternative
- R-1B - Single or Two Family
- R-2 - Two-Family
- R-2A - Multi-Family (up to 17 units/acre)
- R-2B - Multi-Family (21)
- R-3 - Multi-Family (29)
- R-3A - Multi-Family (36)
- R-4 - Multi-Family (58)
- R-4A - Multi-Family (174)
- R-5 - Multi-Family (174)
- RCMU-Residential/Commercial Mixed Use
- RMU - Residential Mixed Use
- RO - Residential-Office
- RMX - Residential Mixed Use

**Commercial and Office Zones**

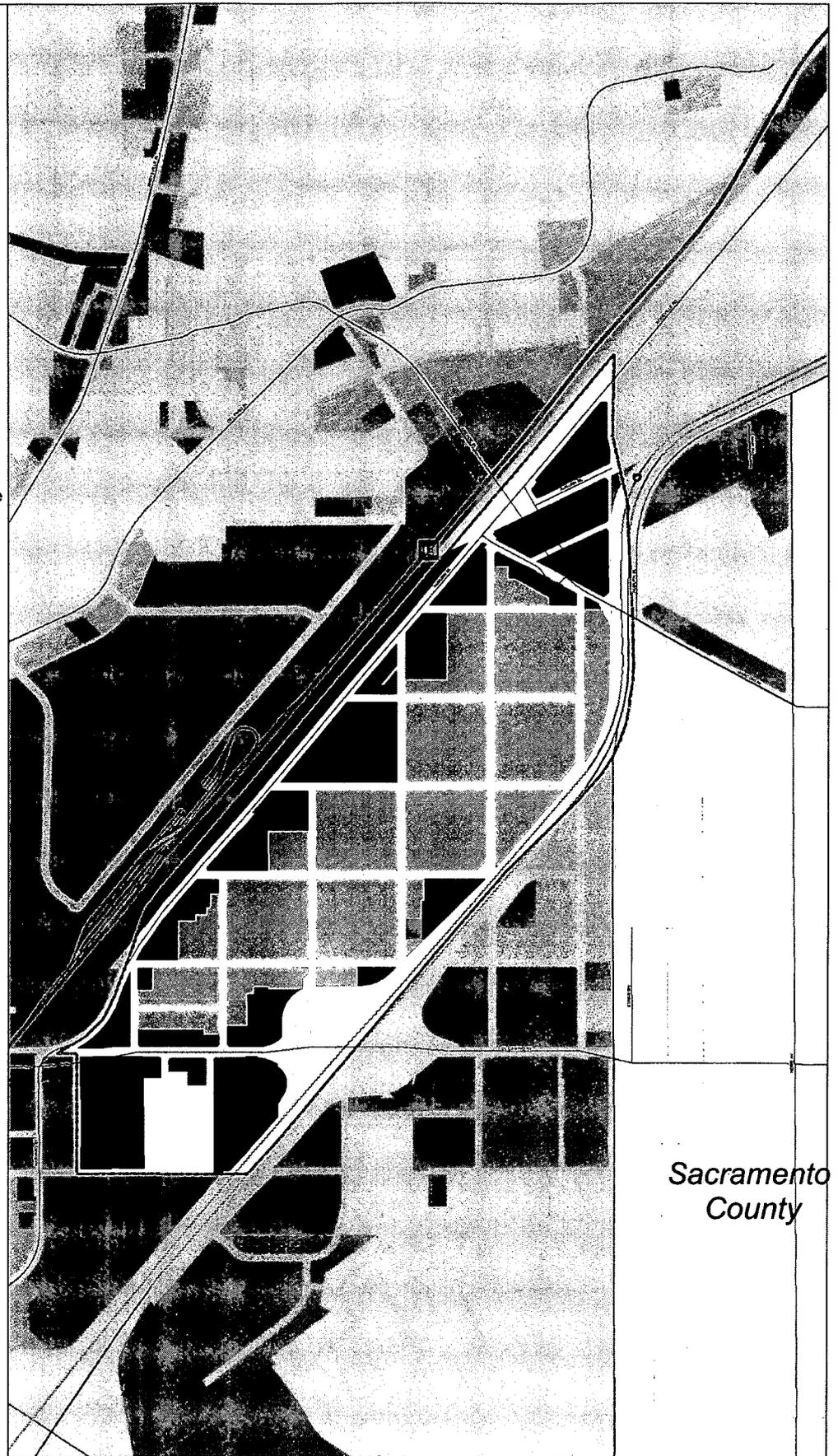
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-3 - Central Business District
- C-4 - Heavy Commercial
- EC - Employment Center
- HC - Highway Commercial
- OB - Office Building
- ORMU - Office/Residential Mixed Use
- SC - Shopping Center

**Industrial and Manufacturing Zones**

- M-1 - Light Industrial
- M-2 - Heavy Industrial
- MIP - Manufacturing - Industrial Park
- MRD - Manufacturing, R & D

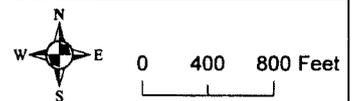
**Other Zones**

- A - Agricultural
- A-OS - Agriculture-Open Space
- F - Flood
- ARP-F - American River Parkway
- H- Hospital
- SPX - Sports Complex
- TC - Transportation Corridor



- Ben Ali SNAP Boundary
- City Boundary
- Lightrail Stations
- Rail

**Ben Ali SNAP  
Existing Zoning Designations**



City of Sacramento



Planning Department

# 2030 Land Use & Urban Form

## Rural

Rural Neighborhood

## Suburban

Suburban Neighborhood Low

Suburban Neighborhood Medium

Suburban Neighborhood High

## Traditional

Traditional Neighborhood Low

Traditional Neighborhood Medium

Traditional Neighborhood High

## Urban

Urban Neighborhood Low

Urban Neighborhood Medium

Urban Neighborhood High

## Centers

Suburban Center

Traditional Center

Regional Commercial

Urban Center Low

Urban Center High

Central Business District

## Corridors

Suburban Corridor

Urban Corridor Low

Urban Corridor High

## Other Districts

Employment Center (Low Rise)

Employment Center (Mid Rise)

Industrial

Special Study Areas

Planned Development

Public

Parks

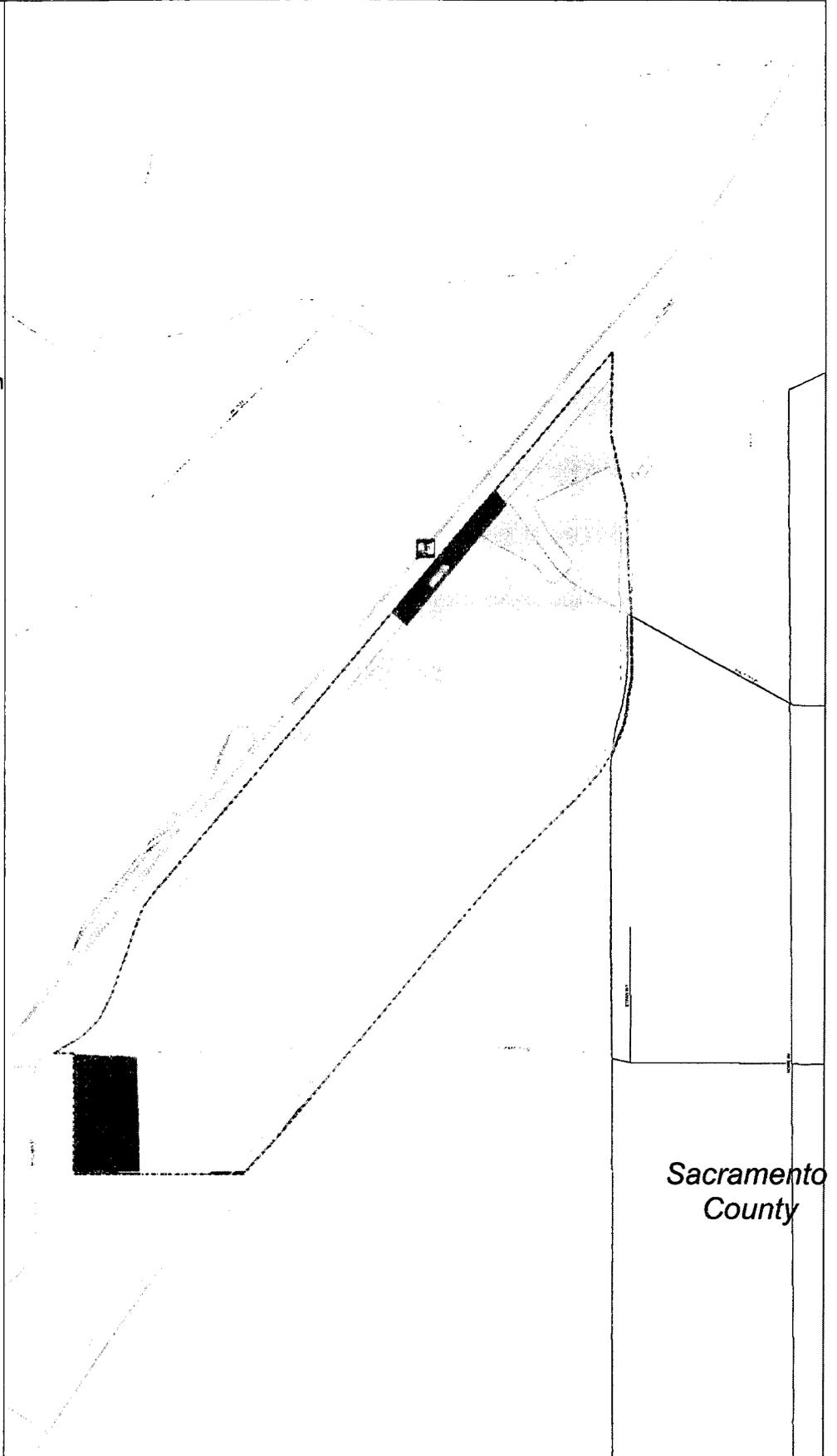
Open Space

Ben Ali SNAP Boundary

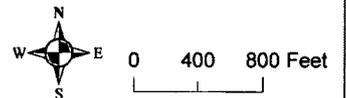
City Boundary

Lightrail Stations

Rail



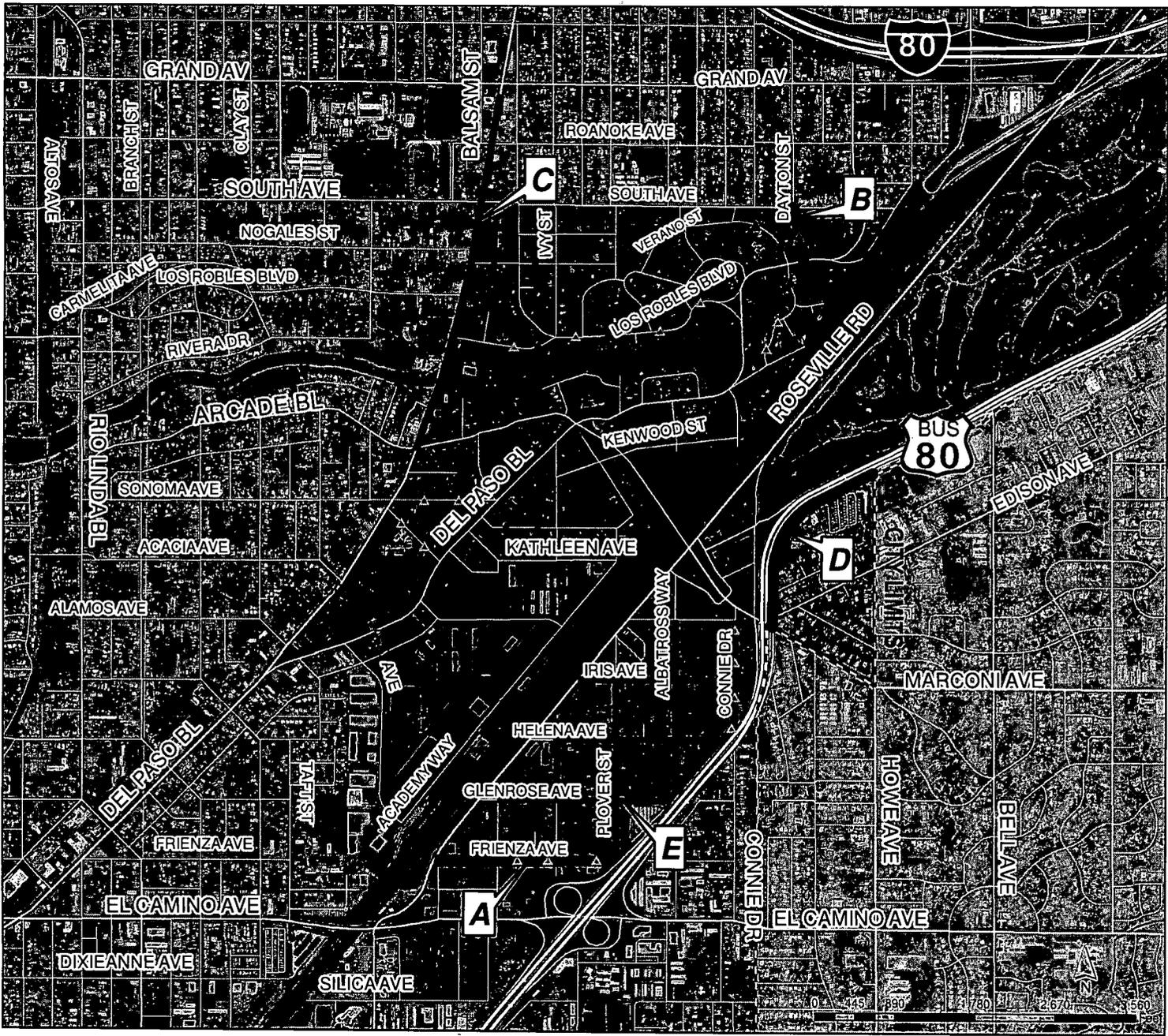
# Ben Ali SNAP 2030 General Plan Land Use Designations



City of Sacramento



Planning Department



**Hagginwood and Ben Ali Neighborhood Recent Transportation Projects**

**Legend**

- Neighborhood**
- Hagginwood
  - Ben Ali

**Project Legend**

- Speed Humps**
- ▲ Installed prior to 2005
  - ▲ Installed 2005
  - ▲ Installed 2006
  - ▲ Installed 2008
- Other Improvement (see Project Key)

**Project Key**

- A – Frenza Avenue Street Reconstruction Project Completed in 2003.
- B – Dayton Avenue Street Reconstruction Project Completed in 2004.
- C – Marysville Boulevard Streetscape Enhancement Project Completed in 2002.
- D – Auburn Boulevard Streetlighting Project Completed in 2003.
- E - Ben Ali Neighborhood Street Lighting Project Construction in 2008.

**Ben Ali Neighborhood  
2008  
Transportation Programming Guide  
Projects**

**Legend**

**Neighborhood**

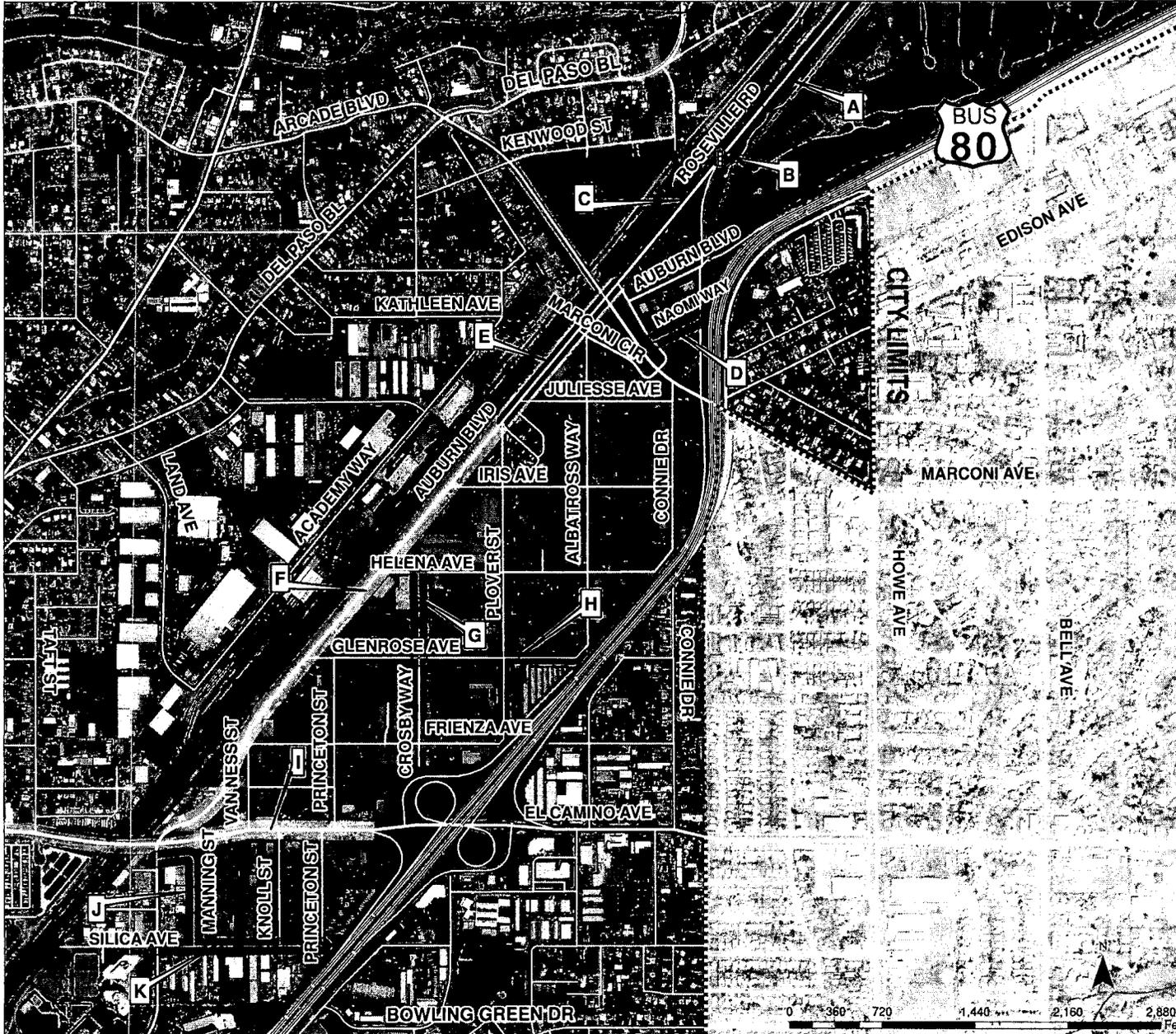
 Ben Ali Neighborhood

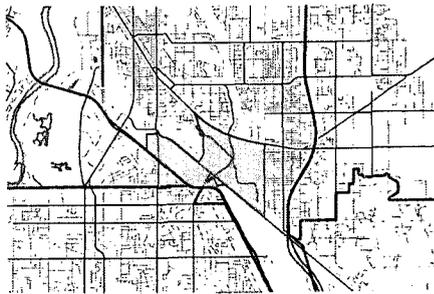
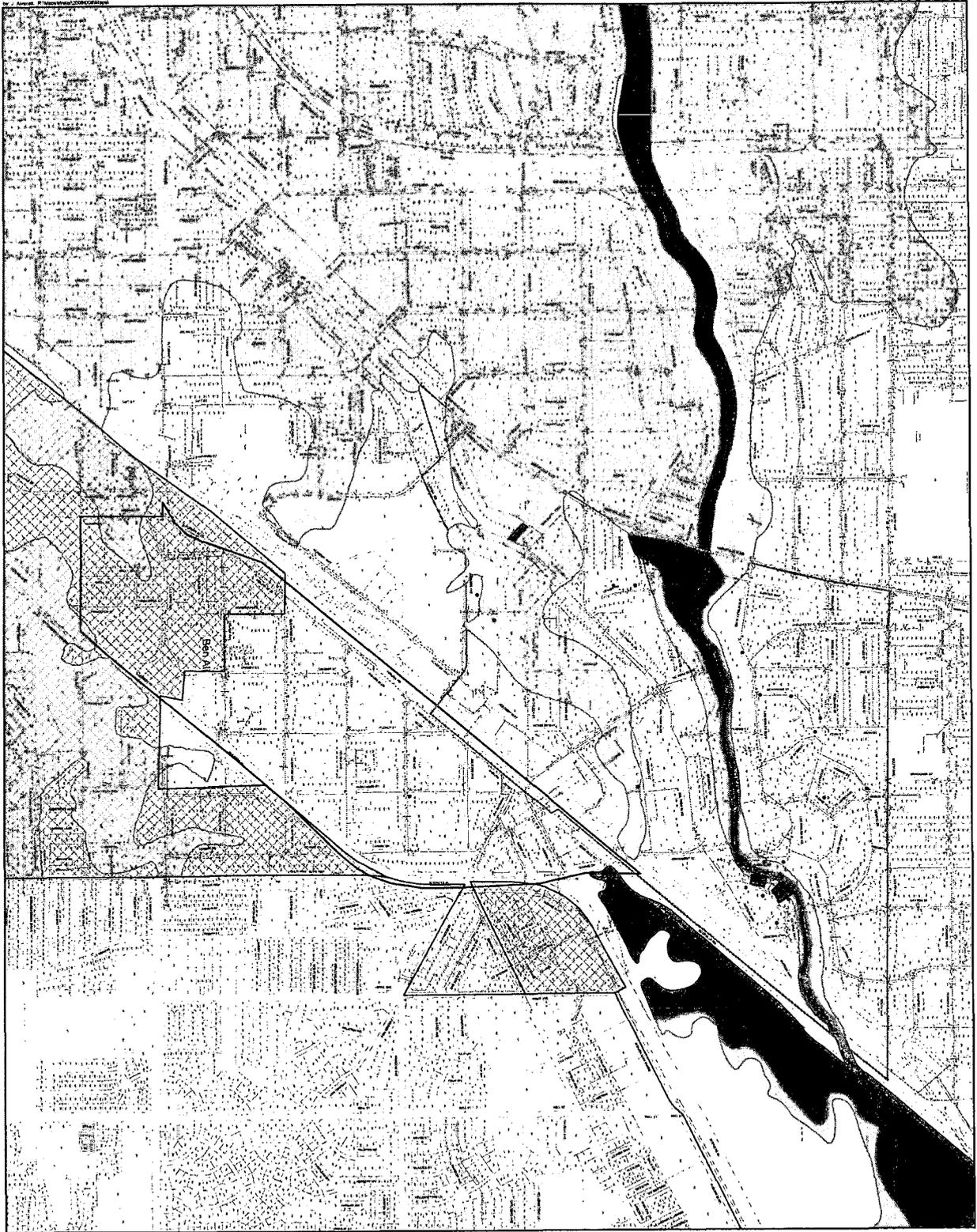
**2008 TPG Project Legend**

-  Traffic Signal
-  Major Street Project
-  Street Reconstruction Project
-  Streetscape Enhancement Project
-  Pedestrian Improvement Project
-  Bicycle - On-street Project
-  Bicycle - Off-street Project

**2008 TPG Project Key**

- A - Roseville Road Widening Project  
Ranked #24 on Major Street Improvements List
- B - Roseville Road at Connie Drive Traffic Signal  
Ranked #30 on Traffic Signal List
- C - Roseville Road Bike Lanes  
Ranked #5 on Bicycle - On-street List
- D - Naomi Way Reconstruction  
Ranked #38 on Street Reconstruction List
- E - Auburn Boulevard Pedestrian Improvement  
Ranked #33 on Pedestrian Improvement List
- F - Auburn Boulevard Streetscape  
Ranked #37 on Streetscape Enhancements List
- G - Crosby Way Reconstruction  
Ranked #37 on Street Reconstruction List
- H - Plover St/Glenrose Ave Pedestrian Improvements  
Ranked #67 on Pedestrian Improvements List
- I - El Camino Avenue Streetscape  
Ranked #18 on Streetscape Enhancements List
- J - Manning Street Reconstruction  
Ranked #52 on Street Reconstruction List
- K - Silica Avenue Reconstruction  
Ranked #35 on Street Reconstruction List





CITY OF SACRAMENTO

Hagginwood

Ben Ali

SACRAMENTO SUBURBAN WATER DISTRICT

**CITY OF SACRAMENTO**  
 For Water, Storm Drain or  
 Sanitary Sewer Service,  
 call Customer Service:  
 916-808-5454

**SACRAMENTO SUBURBAN WATER DISTRICT**  
 For Water Service,  
 call Customer Service:  
 916-972-7171

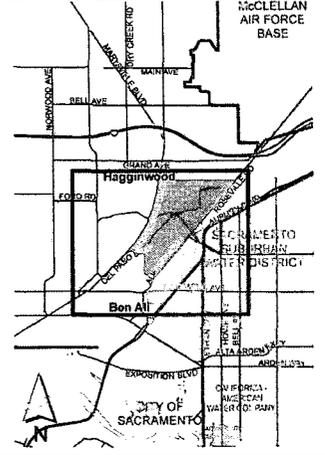


0 245 490 980 Feet

**LEGEND**

- City Boundary
- Neighborhoods**
- Ben Ali
- Hagginwood
- Fire Flow at 20psi**
- 200 - 900
- 1000 - 6200
- Water Pressure**
- Residential Low Pressure Complaints
- Water Maps Legend**
- Double Flange Hydrant
- Private Hydrant (served by Owner)
- Standard Hydrant
- Water Hydrant
- Air Release Valve
- Edge of Valve
- Butterfly Valve
- Check Valve
- Gate Valve, Gate Valve with Bypass
- Service Valve
- Weld Valve
- Isolator
- Color Box
- Pump
- Reservoir
- WSS
- Escalator
- H2S Housings
- End of Man
- Reducer
- City sound
- Other agency Private

**VICINITY MAP**



CITY OF SACRAMENTO  
 DEPARTMENT OF UTILITIES

**WATER SYSTEM MAP**  
 Ben Ali/Hagginwood Neighborhoods

DATE:  
 07/28/2008

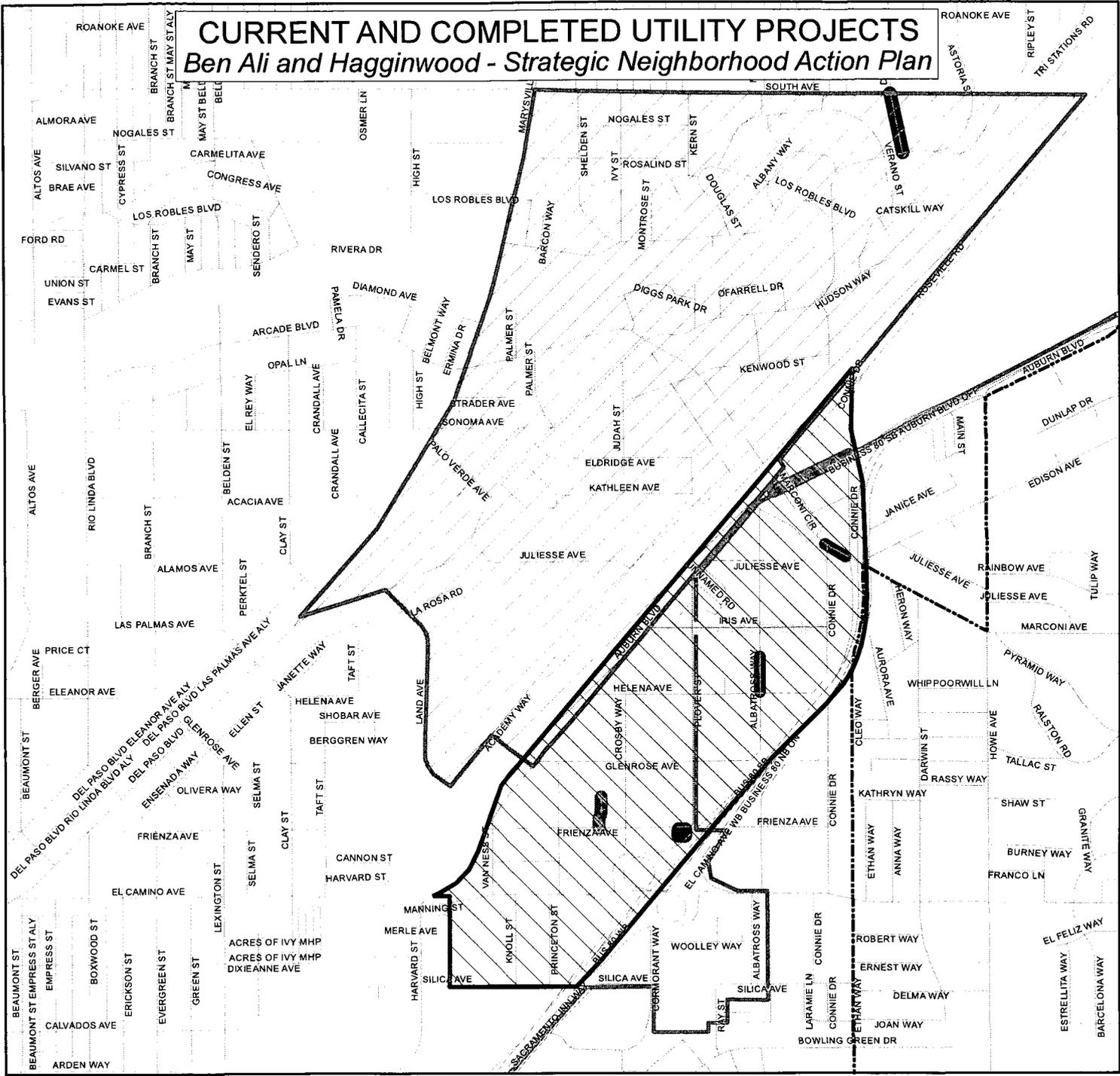
MAP SIZE: ANSI E  
 SCALE: 1:4800

PROJECT NUMBER:

39

# CURRENT AND COMPLETED UTILITY PROJECTS

## Ben Ali and Hagginwood - Strategic Neighborhood Action Plan



### Legend

-  Hagginwood
-  Ben Ali
-  Sac Suburban Water District
-  City of Sacramento

### Current Projects

 Sump 79 Improvements (S)

### Projects completed since 1998

 Auburn Blvd Reconstruction (S, D)

 Dayton Street Reconstruction (S)

 Frienza Subdivision (W)

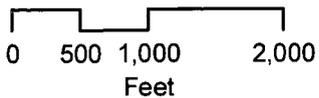
 Iris Ave Reconstruction (D)

 Sacramento Suburban Water Main Improvements Installed Within the Last 5 Years (W)

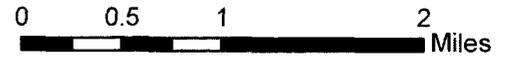
W = New or upgraded water main  
 S = New or upgraded sewer main  
 D = New or upgraded drainage main



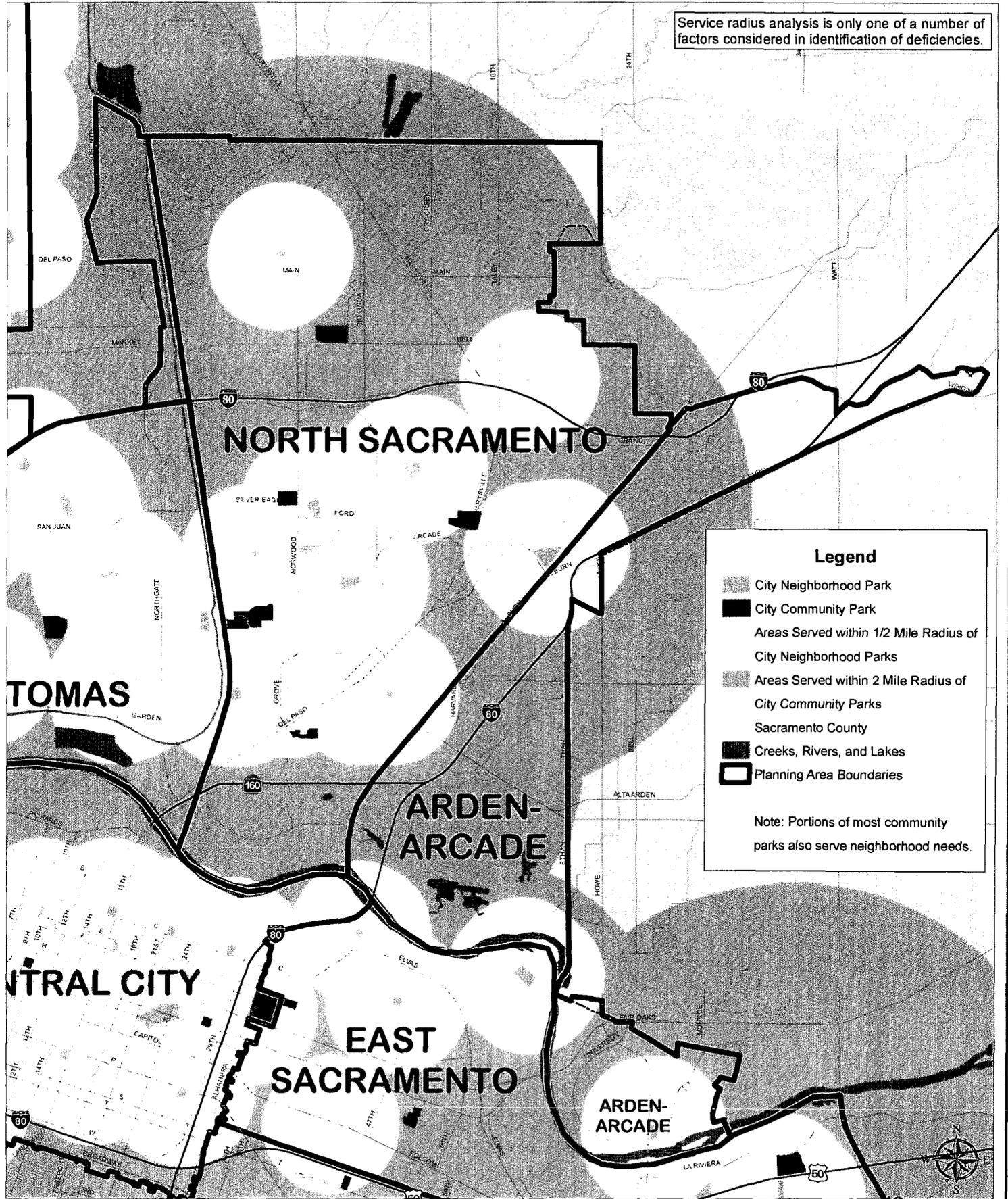
CITY OF SACRAMENTO  
 DEPARTMENT OF UTILITIES







Service radius analysis is only one of a number of factors considered in identification of deficiencies.



**Legend**

- City Neighborhood Park
- City Community Park
- Areas Served within 1/2 Mile Radius of City Neighborhood Parks
- Areas Served within 2 Mile Radius of City Community Parks
- Sacramento County
- Creeks, Rivers, and Lakes
- Planning Area Boundaries

Note: Portions of most community parks also serve neighborhood needs.



DRAFT  
**HAGGINWOOD**  
Strategic Neighborhood Action Plan  
**SNAP**



City of Sacramento  
Community Development Department  
June 2009

## ACKNOWLEDGEMENTS

The City thanks the following individuals and groups for participating in the creation of the Hagginwood Strategic Neighborhood Action Plan (SNAP).

- ◆ Councilmember Steve Cohn, District 3  
District Director Sue Brown

- ◆ City of Sacramento Staff:

Dana Allen, Parks and Recreation  
Liz Brenner, Neighborhood Services  
Susanne Cook, Community Development  
Ed Cox, Transportation  
Erik deKok, Community Development  
Andrea Koch, Community Development  
Janine Martindale, Neighborhood Services  
Mehrdad Nazeri, Transportation  
Melissa Rollins, Utilities

- ◆ Hagginwood Neighborhood Residents, especially the following members of the Hagginwood Neighborhood Committee Group:

Jody Adcock  
Bill Maynard  
Barbara Paiva  
Shirley Reisinger  
Benjamin Sher  
Barbara Stanton



# Hagginwood Strategic Neighborhood Action Plan (SNAP)

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## INTRODUCTION

A Strategic Neighborhood Action Plan (SNAP) is an action-oriented planning document that reflects neighborhood issues and priorities. It is intended to be used as a guide for both policy-makers and the community to enhance and preserve the quality of life in a neighborhood.

This SNAP was created in cooperation with the residents, business owners, and property owners of the Hagginwood neighborhood in Sacramento. It is a plan for revitalizing the neighborhood by building on the successes of the past, while identifying important issues and action strategies that will help the neighborhood continue to improve and evolve. This SNAP reflects the community's vision for a revitalized neighborhood, as well as the City of Sacramento's commitment to partner in helping to identify and implement key strategies needed to make this vision a reality.

### **BACKGROUND**

The Hagginwood SNAP was funded by a Community Development Block Grant (CDBG) allocated by the City Council and sponsored by District 3 Councilmember Steve Cohn. The City of Sacramento was a subrecipient of a CDBG grant, with the Sacramento Housing and Redevelopment Agency as the direct recipient.

The SNAP process began on June 9, 2008 at an initial meeting with the Hagginwood Neighborhood Association. The meeting involved a brief introduction to the SNAP process. Following the initial meeting, the first of two workshops was held on September 17, 2008. The intent of the first workshop was to identify major issues of concern to the community. The second workshop, held on December 1, 2008, focused on confirming and prioritizing the issues heard in the first workshop, as well as presenting and soliciting feedback on draft goals and action strategies.



**First SNAP Workshop**

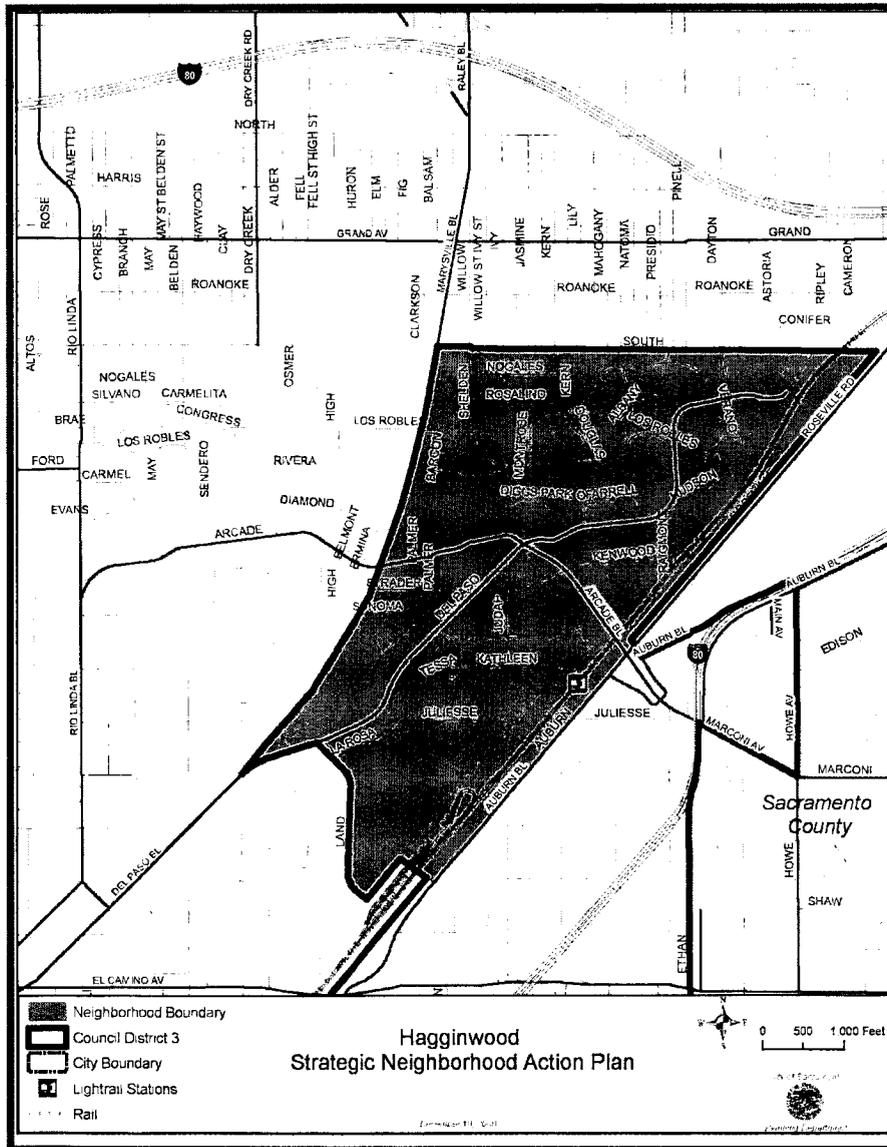
A Neighborhood Committee was formed after the second workshop to continue the dialogue between City staff and Hagginwood residents. The Neighborhood Committee, made up of six residents, was charged with: developing a vision statement for the neighborhood; assisting in crafting the goals and action strategies for the SNAP; ensuring that the SNAP addresses all neighborhood issues; and determining how the SNAP should be implemented.

This SNAP reflects the community's vision for a revitalized neighborhood.

**SNAP BOUNDARIES**

The Hagginwood SNAP study area is generally bounded by Marysville Boulevard to the west, South Avenue to the north, Roseville Road and Auburn Boulevard to the east, and Land Avenue to the south. The study area encompasses approximately 537 acres and includes a population of approximately 4,400.

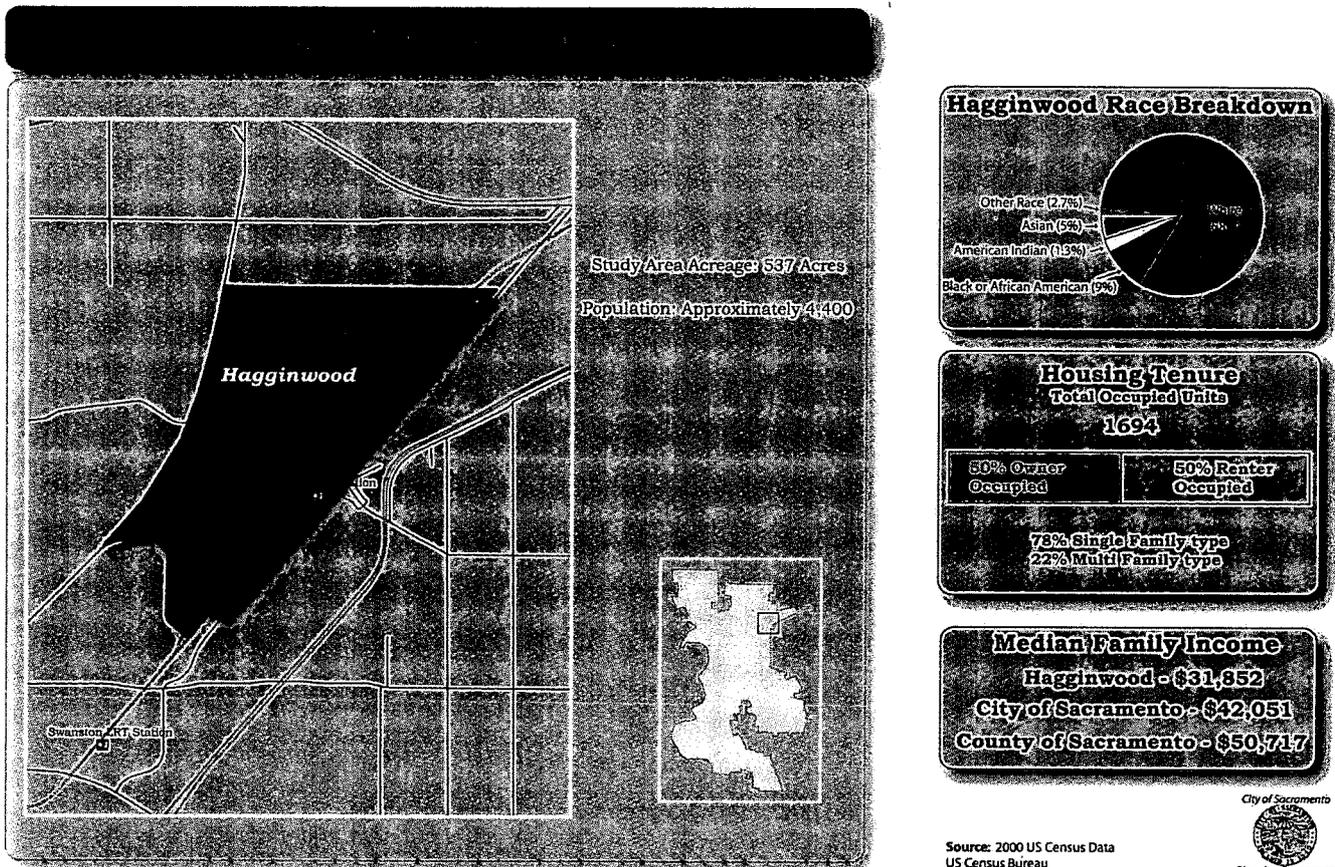
See Figure 1 below for a graphic depiction of the SNAP boundaries.



**Figure 1: Boundaries of the Hagginwood SNAP Study Area**

## DEMOGRAPHIC PROFILE

According to 2000 Census Bureau data, and as shown in Figure 2 below, Hagginwood residents have a lower median family income than both City of Sacramento and County of Sacramento households. The percentage of renters and homeowners is about equal. The neighborhood is fairly racially diverse, with Whites comprising the majority of the population (at 58%), followed by Hispanics (24%), Blacks or African-Americans (9%), Asians (5%), Other (2.7%), and American Indians (1.3%).



## NEIGHBORHOOD HISTORY

The Hagginwood neighborhood was part of Rancho Del Paso (Ranch of the Pass) in the 1800's, which was a major tract of land in the region that originally included more than 44,000 acres. (See the Appendix for a map of Rancho del Paso.) James Ben Ali Haggin and Lloyd Tevis, who were brothers-in-law, purchased the property in 1859. Haggin, who bred racehorses in Kentucky, realized that the mild climate in California would be suitable to raise horses. Therefore, he and Tevis split the property into two sections – "Arcade" and "Bottom." Arcade was where Haggin arranged to have the Southern Pacific Railroad cross through to serve as the ranch's horse shipping center. Bottom was where the valuable thoroughbreds were kept and where portions along the American River were rented to farmers.

In 1910, as interest in horse racing declined and the Sacramento Valley area rapidly grew, Haggin and Tevis decided to sell the ranch to the Sacramento Valley Colonization Company, a subsidiary of the United States Farm Company of St. Paul, Minnesota. The Sacramento Valley Colonization company intended to subdivide the land. The Hagginwood neighborhood was annexed into the City of Sacramento in 1963.

## **NEIGHBORHOOD VISION AND DESIRED OUTCOMES**

Hagginwood residents expressed their desired outcomes of the SNAP process during the first workshop held on September 17, 2008. Their wishes included the following:

- Preserve Hagginwood's large and deep lots, which maintain privacy and allow for attractive yards.
- Retain Hagginwood's small-town, rural feel (characterized by open space, horse stables, and low-density, single-story development).
- Preserve neighborhood character by retaining existing street patterns.
- Preserve the neighborhood's diversity.

In summary, attendees wanted to preserve Hagginwood's rural characteristics. Based on this desired outcome, the Hagginwood Neighborhood Committee crafted the following vision statement for the SNAP:

***The Hagginwood neighborhood will be a community of planned progress through resident awareness, expanded and preserved green space, improved community safety, and additional family-friendly businesses.***

This vision statement will be used as a guide to ensure that the SNAP helps the Hagginwood neighborhood to achieve these desired outcomes.

## **NEIGHBORHOOD ISSUES AND PRIORITIES**

During the first workshop, residents also provided a list of neighborhood issues of concern in four categories:

- ◆ Transportation (T)
- ◆ Utilities (U)
- ◆ Parks (P)
- ◆ Land Use (LU)

City staff selected these categories based on past neighborhood concerns, which usually could be classified into one of these four categories.

After the first workshop, City staff determined that preliminary draft goals and action strategies for addressing neighborhood issues could be drafted in time for review and comment at the second workshop. To assist in crafting the preliminary draft goals and action strategies, Planning staff analyzed existing neighborhood conditions through site visits and communication with other City staff knowledgeable about specific neighborhood issues.

At the second SNAP workshop, held on December 1, 2008, City staff presented these preliminary goals and action strategies. Residents voted for their top three priority goals. Identification of priority goals was important to determine how to best use funding, when available, to address residents' top concerns. The list below shows voting results from this workshop, with neighborhood goals ranked from most important to least important. The ranked list of goals also includes the associated goal numbers in the SNAP document.

Some of the goals and action strategies identified by the community could be immediately implemented prior to preparation of the SNAP document; however, they are still included in the SNAP document. All goals and action strategies will be implemented eventually, even if they were not identified by the community as priorities.

Priority Neighborhood Goals:

1. Provide additional street lighting (9 votes). Goal T1.
2. Provide curb, gutter, and sidewalks (6 votes). Goal T2.
3. Provide a left-turn signal at Arcade and Marysville Boulevards (6 votes). Goal T3.
4. Create a transit master plan for the Marconi Light Rail Station (5 votes). Goal LU1.
5. Encourage infill development that fits with the character of the neighborhood (4 votes). Goal LU2.
6. Provide parks (4 votes). Goal P1.
7. Provide access from the Marconi Light Rail Station to the freeway overpass (3 votes). Goal T4.
8. Beautify and clean Arcade and Hagginwood Creeks (3 votes). Goal U1.
9. Reduce the number of lanes on Del Paso Boulevard between Marysville Boulevard and Arcade Boulevard/Marconi Avenue (2 votes). Goal T5.

10. Alleviate heavy traffic on Arcade Boulevard between Marysville and Del Paso Boulevards (2 votes). Goal T6.
11. Restore original single-family residence zoning to areas where "special permits" have been granted for multi-family units (2 votes). Goal LU2.
12. Provide trails in Hagginwood Park (1 vote). Goal P2.
13. Mackey Park: Address vagrancy, maintain cleanliness and wild, natural character (1 vote).
14. Explore completing a Neighborhood Traffic Management Plan for South Hagginwood (0 votes). Goal T6.
15. Provide shade trees at the southwest corner of Marysville and Arcade Boulevards (0 votes). Goal T7.
16. Delineate parking at Mackey Park (0 votes). Goal P3.
17. Improve water pressure (0 votes). Goal U4.
18. Ensure high well water quality (0 votes). Goal U2.
19. Alleviate local flooding (0 votes). Goal U3.
20. Encourage more retail to locate near the neighborhood (0 votes). Goal LU3.
21. Improve communication between developers, the City, and residents regarding proposed development projects (0 votes). Goal LU1.

## **GOALS AND ACTION STRATEGIES**

After the goals above were refined, action strategies to implement each goal were developed. Action strategies were classified into short-term, mid-term, and long-term timeframes. Action strategy timeframes are defined as follows:

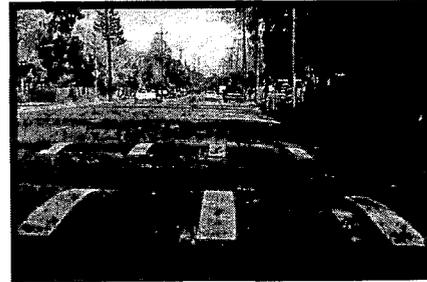
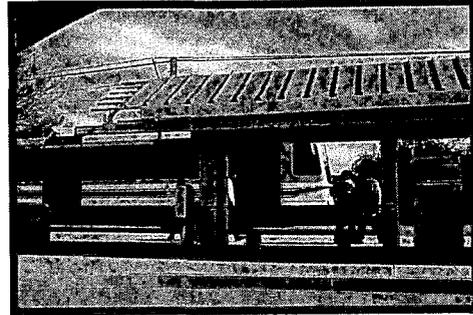
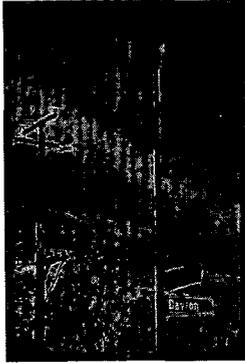
- Short-term action strategies can be completed within a one to two year timeframe.
- Mid-term action strategies can be completed within a two to five year timeframe.
- Long-term action strategies will take at least five years to complete.

In this SNAP, the goals and action strategies are organized into four sections: Transportation (T), Utilities (U), Parks (P), and Land Use (LU). Within these sections, the goals are organized by priority ranking based on the voting results from the second workshop. Following each goal is a description of how the goal and action strategies were developed and a list of responsible person(s) charged with helping to implement the action strategies. Contact information for relevant City staff and other involved agencies is listed in the Resources section at the end of this document.

Preparation and implementation of the SNAP document is a means of empowering Hagginwood residents and owners to use available resources to improve their neighborhood. The goals and action strategies are to be implemented as a collaborative effort between Hagginwood residents, property owners, and City staff, which will help ensure that the SNAP is implemented successfully.



# TRANSPORTATION GOALS AND ACTION STRATEGIES



## Goal T1: Provide adequate street lighting.

In general, the neighborhood lacks adequate street lighting. Residents expressed specific concerns about streetlight deficiencies near the light rail station, particularly on Academy Way and Kathleen Avenue, making the area unsafe when it is dark.

Action Strategies:	Responsible Parties:
<u>Short-term:</u>	
Trim trees to minimize their blockage of lighting.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Urban Forest Services (for trees in the right-of-way)</li> <li>◆ SMUD (only for trees that pose a threat to powerlines or to the structure of SMUD streetlights)</li> <li>◆ Hagginwood residents and owners (for all other trees on private property)</li> </ul>
<u>Mid-term:</u>	
In consultation with residents and property owners, the City's Department of Transportation will identify streets deficient in lighting and prioritize streets according to need.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Sompol Chatusripitak</li> <li>◆ Hagginwood residents and owners</li> </ul>
Construct lighting on priority streets.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Sompol Chatusripitak</li> <li>◆ Hagginwood residents and owners</li> </ul>

**Goal T2: Construct sidewalks where necessary.**

Many areas of the neighborhood lack basic pedestrian facilities. Construction of sidewalks would provide a safer walking environment for residents to travel both within the neighborhood and to adjacent areas. However, a few residents stated that to preserve the rural character of the neighborhood, they would prefer to not have sidewalks in certain areas.

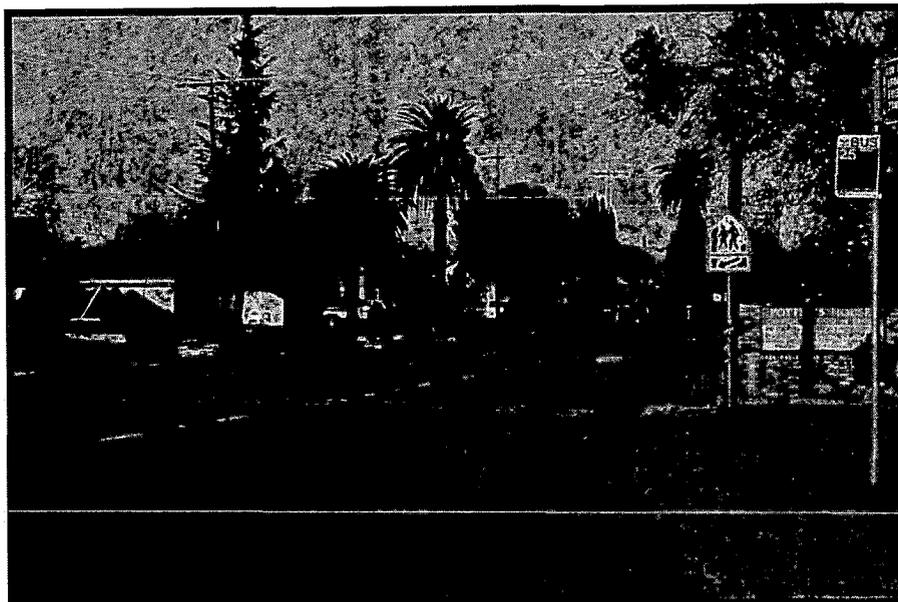
**Action Strategies:** **Responsible Parties:**

Short-term:

Identify and prioritize locations where curbs, gutters, and sidewalks are needed.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> <li>◆ Hagginwood residents and owners</li> </ul>
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Mid-term:

Construct curbs, gutters, and sidewalks.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> </ul>
Monitor the progress of Pedestrian Improvements Project #12 in the City's 2008 Transportation Programming Guide. Project #12 is for construction of curbs, gutters, and sidewalks along Kathleen and Tessa Avenues from Del Paso Boulevard to Academy Way.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> <li>◆ Hagginwood residents and owners</li> </ul>
Integrate construction of curbs, gutters, sidewalks, and lighting with the Safe Routes to School program.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> </ul>



**Goal T3: Install a left-turn signal on westbound Arcade Boulevard at the intersection with Marysville Boulevard.**

Residents indicated that because traffic backs up on Arcade Boulevard, a left-turn signal is needed from westbound Arcade Boulevard to southbound Marysville Boulevard.

The City's Department of Transportation determined that as of April 2009, this intersection was operating safely. DOT's limited available funding is generally reserved for higher priority improvements mitigating safety issues. These high priority improvements can be viewed in DOT's Transportation Programming Guide. If any future accidents are reported at this intersection, DOT will re-examine the need for a left-turn signal. DOT encourages residents to report any known accidents occurring in their neighborhoods.

If the accident rates at this intersection continue to be low, DOT can install a left-turn signal only if additional funding becomes available.

**Action Strategies:**

**Responsible Parties:**

Short-term:

Coordinate with the City's Department of Transportation to explore funding options for a left-turn signal from westbound Arcade Boulevard to southbound Marysville Boulevard.

- ◆ City Department of Transportation, John Bucky Perez
- ◆ Hagginwood residents and owners

Residents will report to the City's Department of Transportation any future accidents occurring at this intersection so that DOT can re-evaluate the need for a left-turn signal.

- ◆ City Department of Transportation, John Bucky Perez
- ◆ Hagginwood residents and owners



**Goal T4: Connect the Hagginwood and Ben Ali neighborhoods with safe, adequate sidewalks, bike lanes, lighting, and signage.**

Residents expressed concern about the lack of safety for pedestrians and bicyclists traveling over the Marconi Avenue/Interstate-80 overpass between the Hagginwood and Ben Ali neighborhoods. Existing sidewalks and bike lanes are narrow.

**Action Strategies: Responsible Parties:**

Mid-term:

Widen sidewalks along the portion of Marconi Avenue over Interstate-80.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> </ul>
Construct curbs, gutters, and sidewalks on appropriate Hagginwood streets leading to the Marconi Avenue Light Rail Station.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> </ul>
Coordinate with Caltrans to determine options for improving pedestrian safety at the Marconi Avenue/Interstate-80 overpass.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> <li>Hagginwood residents and owners</li> </ul>
Provide wayfinding signage along Interstate-80, Marconi Avenue, Arcade Boulevard, Kenwood Street, Academy Way, and in the Hagginwood neighborhood to the Marconi Avenue light rail station.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> </ul>
Evaluate the feasibility of constructing fencing adjacent to the sidewalk on Marconi Avenue over Business-80.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> <li>Hagginwood residents and owners</li> </ul>

Long-term:

Study the feasibility of constructing a pedestrian bridge between the Hagginwood neighborhood (including the Marconi Avenue light rail station) and the Ben Ali neighborhood.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> </ul>
Add Class 3 bikeways from the northern portion of the neighborhood to the Marconi Avenue Light Rail Station in the Bikeway Master Plan.	<ul style="list-style-type: none"> <li>City Department of Transportation, Ed Cox</li> <li>Hagginwood residents and owners</li> </ul>
Coordinate with Sacramento County and the Rental Housing Association and support the Reinventing Marconi Avenue Neighborhood Improvement Program.	<ul style="list-style-type: none"> <li>City Department of Planning, Susanne Cook</li> <li>Hagginwood residents and owners</li> </ul>

**Goal T5: Reduce the number of lanes on Del Paso Boulevard and provide more bicycle, pedestrian, and streetscape improvements.**

Residents of Del Paso Boulevard between Marysville Boulevard and Arcade Boulevard/Marconi Avenue were concerned about speeding motorists. They wanted Del Paso Boulevard narrowed from four lanes to two lanes to accommodate bicyclists and pedestrians.

**Action Strategies:** **Responsible Parties:**

Short-term:

Explore reducing the number of vehicle lanes to provide bike lanes and streetscape and pedestrian improvements.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Ed Cox</li> <li>◆ Hagginwood residents and owners</li> </ul>
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**Goal T6: Alleviate heavy traffic on Arcade Boulevard between Marysville and Del Paso Boulevards.**

Neighbors indicated that this portion of Arcade Boulevard is being used as a thoroughfare for motorists traveling from Interstate-80 to Business-80. They also indicated that there is too much truck traffic.

**Action Strategies:** **Responsible Parties:**

Short-term:

Explore the feasibility of re-routing non-local truck traffic by establishing a designated truck route on other arterials through the Surface Transportation Assistance Act (STAA).	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Dino Reali</li> <li>◆ Councilmember Cohn’s Office</li> <li>◆ Hagginwood residents and owners</li> </ul>
Explore the option of creating a Neighborhood Traffic Management Program (NTMP) for southern Hagginwood.	<ul style="list-style-type: none"> <li>◆ City Department of Transportation, Cindy Bates</li> <li>◆ Hagginwood residents and owners</li> </ul>



**Goal T7: Increase the number of shade trees growing throughout the neighborhood.**

During the first workshop, a neighbor indicated that the parking lot at the southwest corner of Marysville Boulevard and Arcade Boulevard needs trees. After discussion with the Neighborhood Committee, it was agreed that this goal of planting and preserving trees could be applied throughout the neighborhood, as the parking lot is on private property and therefore out of neighborhood control.

Because the City's Urban Forestry Division is located within the Department of Transportation, this goal is included in the SNAP's Transportation section.

**Action Strategies:**

**Responsible Parties:**

Short-term:

Plant additional trees through the Sacramento Tree Foundation's NeighborWoods program.

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Preserve "Heritage Trees" through the City's Heritage Tree Ordinance.

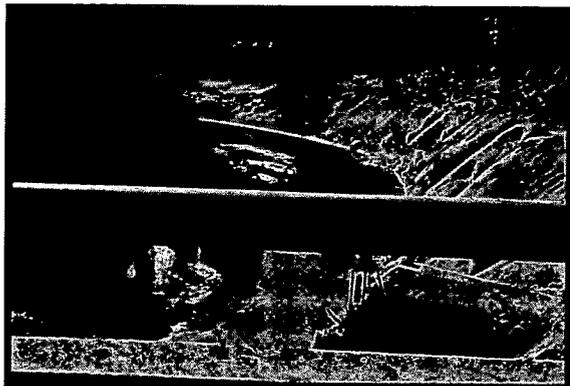
- ◆ Sacramento Tree Foundation (for planting trees on private property)
  - ◆ City Department of Transportation, Urban Forest Services, Joe Benasini (for planting trees in City right-of-way)
  - ◆ Hagginwood residents and owners
- 
- ◆ City Department of Transportation, Urban Forestry
  - ◆ Hagginwood residents and owners

## UTILITIES GOALS AND ACTION STRATEGIES

### Goal U1: Restore Arcade and Hagginwood Creeks to make them cleaner and more attractive.

Residents wanted to revegetate and enhance neighborhood creeks.

Action Strategies:	Responsible Person(s):
<u>Short-term:</u>	
Form a team of local volunteers to participate in Creek Week, and explore organizing other joint neighborhood clean-up activities.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> <li>◆ Sacramento Urban Creeks Council (can help residents organize clean-up volunteers and loan supplies to perform more frequent cleaning)</li> </ul>
Coordinate with the Department of Utilities to ensure that trash and other debris are removed from creeks.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> <li>◆ City Department of Utilities, William Roberts</li> </ul>
Coordinate with the Sacramento-Yolo Mosquito Vector Control District to learn about measures used to control mosquitoes in creeks and actions to help abate mosquitoes in the Hagginwood neighborhood.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> <li>◆ Sacramento-Yolo Mosquito Vector Control District</li> </ul>
Actively participate in the Arcade Creek Watershed Group for habitat restoration.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> <li>◆ Arcade Creek Watershed Group</li> </ul>



**Goal U2: Ensure that water quality from wells near the former McClellan Air Force Base meets or exceeds State standards.**

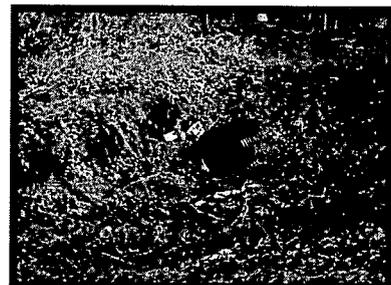
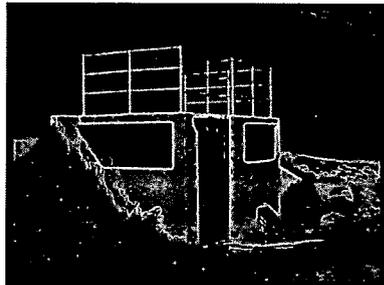
Neighbors expressed concern that contamination from the former McClellan Air Force Base has spread, and that nearby wells are not tested for contaminants.

Action Strategies:	Responsible Parties:
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**Short-term:**

Work with the Air Force Real Property Agency to conduct more extensive well testing for heavy metal contaminants and toxic substances originating from the former McClellan Air Force Base.

- ◆ Air Force Real Property Agency
- ◆ Hagginwood residents and owners



**Goal U3: Alleviate local flooding.**

Residents indicated that water diverted from Arcade Creek causes local flooding.

Action Strategies:	Responsible Parties:
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**Short-term:**

Coordinate with the Department of Transportation to make sure that roadside ditches are cleaned regularly.

- ◆ Hagginwood residents and owners
- ◆ City Department of Transportation, Ramon Gibbons

Conduct community outreach to ensure residents are aware of evacuation plans and informed on how to prepare their homes should flooding occur.

- ◆ City Department of Utilities, Bill Busath
- ◆ City Department of Emergency Services, Jason Sirney
- ◆ Hagginwood residents and owners

**Mid-term:**

Upsize existing storm drain pipes in conjunction with street improvements and development projects, contingent upon available funding.

- ◆ City Department of Utilities, Andy Hunt

**Goal U4: Provide adequate water pressure to neighborhood homes and businesses.**

Residents indicated that sometimes toilets cannot be flushed due to low water pressure.

**Action Strategies:**

**Responsible Parties:**

Short-term:

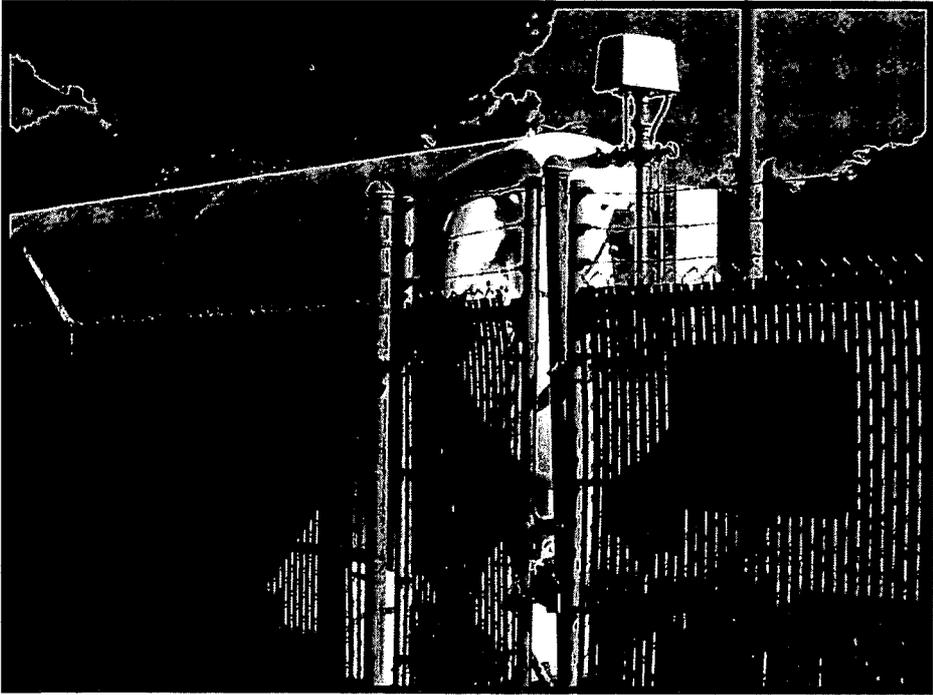
Residences with low water pressure may contact City customer service at (916) 808-5454 or call 311.

- ◆ City Department of Utilities
- ◆ Hagginwood residents and owners

Mid-term:

The City has long-term plans to build new and larger water mains supplying this area. This should provide greater water pressure.

- ◆ City Department of Utilities, Jim Peifer





## PARKS GOALS AND ACTION STRATEGIES

### Goal P1: Provide more neighborhood parks.

Residents expressed a desire to see more parks in the neighborhood. (It should be noted that according to City Parks and Recreation Department standards, the neighborhood is adequately served.)

**Action Strategies:** **Responsible Parties:**

Short-term:

City maintenance crews and residents will maintain neighborhood parks, open space, and/or trails through programs and events.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Parks Operation</li> <li>◆ Hagginwood residents and owners</li> </ul>
Residents will coordinate with the City to identify vacant sites for potential parks.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen</li> <li>◆ Hagginwood residents and owners</li> </ul>

Mid-term:

The City will provide improvements at existing park sites and consider providing additional parkland.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen</li> </ul>
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Long-term:

The City will continue to collect Quimby fees* from residential development applications in the Community Plan Area.	<ul style="list-style-type: none"> <li>◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen</li> </ul>
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\*The City is authorized as a condition of approval of a final map or parcel map, pursuant to passage of the 1975 Quimby Act (California Government Code Section 66477), to require a subdivider to dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park and recreational purposes. The fees collected can be used solely for the acquisition, improvement, and expansion of public parks, playgrounds, and recreational facilities.

## Goal P2: Construct trails at Hagginwood Park.

Residents expressed an interest in adding trails to Hagginwood Park, which currently has none. The City's Department of Parks and Recreation has worked with residents to create the Hagginwood Park Safety Improvements Plan. This new master plan includes trails, promotes the park's transformation into a destination attraction, improves usability, and will increase park usage and park safety.

### Action Strategies:

### Responsible Parties:

#### Short-term:

Support the Safety Improvements Plan for Hagginwood Park, which includes a trail.

- ◆ City Department of Parks and Recreation, Landscape Architecture section, Dennis Day
- ◆ Hagginwood residents and owners

Call 311 to report illegal use on the trail.

- ◆ Hagginwood residents and owners
- ◆ Park and trail users

## Goal P3: Enhance and improve Mackey Park.

Residents indicated that on-street parking spaces at Mackey Park are awkwardly configured and need to be paved and striped. Also, residents reported concerns with vagrants loitering at the park.

### Action Strategies:

### Responsible Parties:

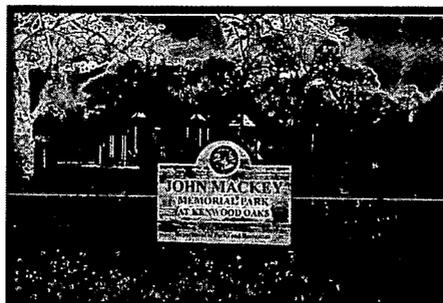
#### Short-term:

Pave and stripe the shoulder adjacent to Mackey Park to clearly designate on-street parking spaces

- ◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen
- ◆ City Department of Transportation, Ramon Gibbons

Call 311 to report vagrancy issues at Mackey Park.

- ◆ Hagginwood residents and owners
- ◆ City Department of Parks and Recreation, Park Rangers



## Goal P4: Locate a community garden within the neighborhood.

There are no community gardens in the neighborhood, and residents expressed interest in having one.

### Action Strategies:

### Responsible Parties:

#### Short-term:

Establish a community garden at an existing park site.

- ◆ City Department of Parks and Recreation, Bill Maynard
- ◆ Hagginwood residents and owners

#### Mid-term:

The City will provide improvements at existing park sites and consider providing additional parkland.

- ◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen

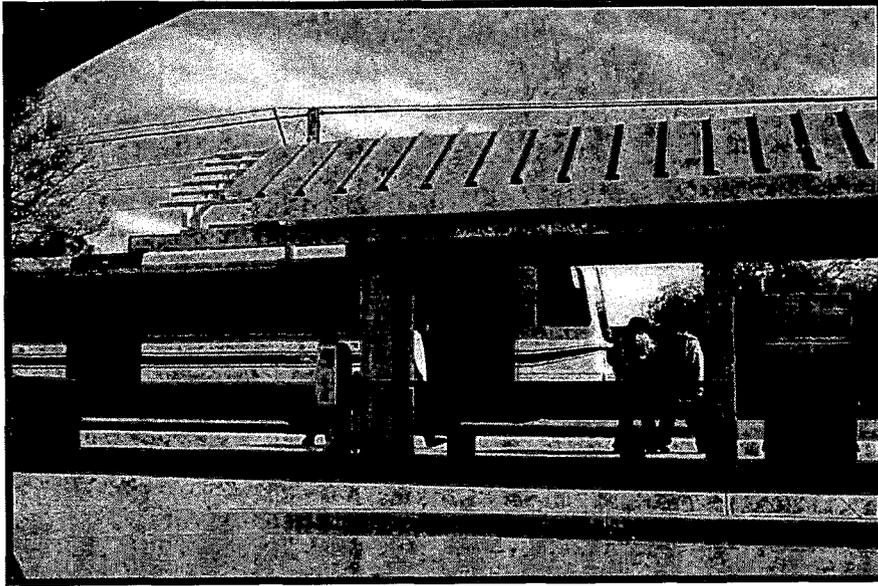
#### Long-term:

The City will continue to collect Quimby fees\* from residential development applications in the Community Plan Area.

- ◆ City Department of Parks and Recreation, Park Planning and Development Services, Dana Allen



## LAND USE GOALS AND ACTION STRATEGIES



### Goal LUI: Facilitate transit-oriented development around the Marconi Light Rail Station.

Neighbors expressed interest in seeing transit-oriented development around the light rail station.

#### Action Strategies:

#### Responsible Parties:

##### Mid-term:

Prepare a master plan for the Marconi Light Rail Station. The components of the plan could include land uses, design concepts, and an infrastructure study. Completion of the master plan is dependent on available staff time and funding.

- ◆ City Department of Transportation, Sparky Harris
- ◆ City Community Development Department
- ◆ Hagginwood residents and owners
- ◆ SHRA
- ◆ North Sacramento RAC

The North Sacramento Redevelopment Advisory Committee (RAC) and the Sacramento Housing and Redevelopment Agency (SHRA) will develop a preferred development plan for the site at 1737 Kathleen Avenue based on input from Hagginwood residents and owners.

## Goal LU2: Ensure that infill development projects are compatible with the character and scale of the neighborhood.

Residents expressed concern about higher density infill projects they consider incompatible with the rural character of the neighborhood.

Action Strategies:	Responsible Parties:
<u>Short-term:</u>	
Work with Neighborhood Services Department staff to annually update the Hagginwood Neighborhood Association's contact list to ensure that residents can be contacted about projects in the area.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> <li>◆ City Neighborhood Services Department, Janine Martindale</li> </ul>
Use the Community Development Department's "Current Development Projects" map for updates on projects in the area.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> </ul>
Become involved early in the application process by reviewing the project plans and meeting with City staff and project applicants/developers.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> <li>◆ City Community Development Department, Lindsey Alagozian</li> </ul>
Evaluate, as part of General Plan implementation, the feasibility of Citywide Design Review.	<ul style="list-style-type: none"> <li>◆ City Community Development Department</li> </ul>
Support the Infill Strategy, which promotes high quality, well-designed infill development.	<ul style="list-style-type: none"> <li>◆ City Community Development Department</li> <li>◆ Hagginwood residents and owners</li> </ul>

## Goal LU3: Facilitate the location of retail businesses in the neighborhood.

The neighborhood suffers from a lack of retail establishments.

Action Strategies:	Responsible Parties:
<u>Short-term:</u>	
Explore the feasibility of locating swap meets on vacant property and in underutilized buildings.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> </ul>
<u>Mid-term:</u>	
Evaluate vacant parcels for any development constraints.	<ul style="list-style-type: none"> <li>◆ City Community Development Department</li> </ul>
<u>Long-term:</u>	
Support on-going efforts to revitalize Marysville Boulevard.	<ul style="list-style-type: none"> <li>◆ Hagginwood residents and owners</li> </ul>

**Goal LU4: Ensure that the Airgas site is re-zoned and developed with an appropriate use.**

Airgas, a gas storage and filling facility, was located on 3011 Academy Way. In 2002, Airgas filed an application to relocate the Academy Way facility to a location on Florin Perkins Road. While the application was in process, an on-site explosion occurred. A Resolution (#2003-688) was approved by Council on September 30, 2003 to rezone the Academy Way site to a zoning designation more compatible with the surrounding residential land uses, and to record a deed restriction prohibiting its reuse as a compressed gas storage and filling facility or other type of fuel storage yard. In addition, an agreement was approved on March 1, 2004 by the City Manager for closure and decommissioning, deed restriction, and rezoning of the Academy Way site. Since the approval of the agreement, the site has not yet been rezoned.

**Action Strategies:**

**Responsible Parties:**

Short-term:

Work with Development Services Department Staff to implement City Agreement No. 2004-0169.

- ◆ City Community Development Department, Greg Bitter
- ◆ Hagginwood residents and owners

**Goal LU5: Preserve the historical and rural character of the neighborhood.**

Neighbors indicated that they live in the neighborhood for its rural characteristics. They want the area's rural character, including reminders of its history of horseracing, to be preserved.

**Action Strategies:**

**Responsible Parties:**

Mid-term:

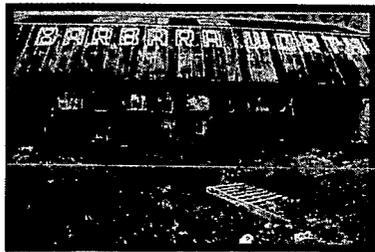
City staff will work with the owner of the Barbara Worth Stables property to explore funding, preservation, and other options to ensure the future of the Barbara Worth Stables.

- ◆ City Community Development Department, Roberta Deering
- ◆ Hagginwood residents and owners

Long-term:

Support the existing and continued horse-related use of the Barbara Worth Stables.

- ◆ Hagginwood residents and owners



# RESOURCES LIST

The following is a list of relevant contact information, including contact information for the responsible person(s) identified in the Goals and Action Strategies section above:

## CITY OFFICE AND DEPARTMENT CONTACTS

NAME:	PHONE AND E-MAIL
<b>Council Office</b>	
Steve Cohn, Councilmember, District 3	808-7003
Sue Brown, District 3 Director	scohn@cityofsacramento.org sbrown@cityofsacramento.org
<b>Community Development Department</b>	
Lindsey Alagozian, Senior Planner	808-2659 lalagozian@cityofsacramento.org
Greg Bitter, Principal Planner	808-7816 gbitter@cityofsacramento.org
Susanne Cook, Associate Planner	808-5375 scook@cityofsacramento.org
Erik deKok, Senior Planner	808-2022 edekok@cityofsacramento.org
<b>Neighborhood Services Department</b>	
Janine Martindale, Neighborhood Resources Coordinator	808-8193 jmartindale@cityofsacramento.org
<b>Office of Emergency Services</b>	
Jason Sirney, Emergency Services Planner	874-2283 jmsirney@sfd.cityofsacramento.org
<b>Parks and Recreation Department</b>	
Dana Allen, Senior Planner, Park Planning and Development Services	808-5200
Dennis Day, Associate Landscape Architect	808-7633 dday@cityofsacramento.org
<b>Transportation Department</b>	
Cindy Bates, Program Analyst	808-6738 cbates@cityofsacramento.org
Joe Benassini, Urban Forest Manager	808-6258 jbenassini@cityofsacramento.org
Sompol Chatusripitak, Senior Engineer	808-5961 schatusripitak@cityofsacramento.org
Ed Cox, Alternative Modes Coordinator	808-8434 ecox@cityofsacramento.org
Ramon Gibbons, Operations General Supervisor	808-5871 rsgibbons@cityofsacramento.org
Fedolia "Sparky" Harris, Senior Planner	808-2996 fharris@cityofsacramento.org
Mehrdad Nazeri, Associate Engineer	808-7460 mnazeri@cityofsacramento.org
John Bucky Perez, Senior Engineering Technician	808-7607 japerez@cityofsacramento.org
Dino Reali, Traffic Investigator III	808-8836 dreali@cityofsacramento.org

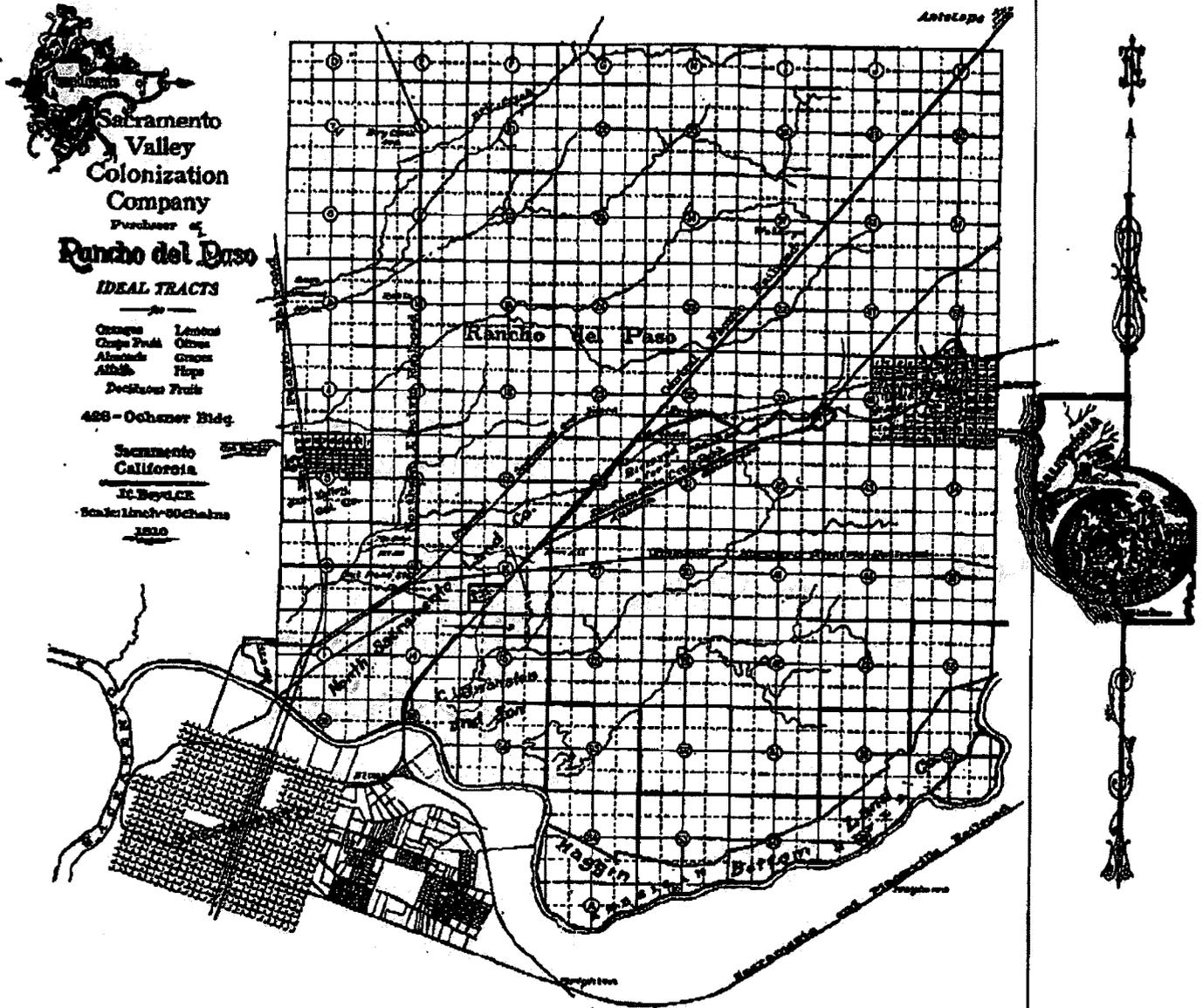
<b>NAME</b>	<b>PHONE AND E-MAIL</b>
<b>Utilities Department</b>	
Bill Busath, Supervising Engineer	808-1434 bbusath@cityofsacramento.org
Andy Hunt, Supervising Engineer	808-1408 ahunt@cityofsacramento.org
Jim Peifer, Senior Engineer	808-1416 jpeifer@cityofsacramento.org
William Roberts, Field Services Supervisor	808-2269 wroberts@cityofsacramento.org
Melissa Rollins, Assistant Engineer	808-1437 mrollins@cityofsacramento.org

### **NON-CITY CONTACTS**

<b>NAME</b>	<b>PHONE</b>
Air Force Real Property Agency, Mary Hall or Brian Sytsma with McClellan Community Relations	643-1250, Extension 232
Arcade Creek Watershed Group, Patrick Sanger (City of Sacramento Project Manager)	808-1726
Sacramento Tree Foundation	924-8733
Sacramento Urban Creeks Council	454-4544
Sacramento-Yolo Mosquito Vector Control District	1-800-429-1022
SMUD	732-5854 www.smud.org

# APPENDIX

# MAP OF RANCHO DEL PASO



Map the Sacramento Valley Colonization Company used with its advertising for the Rancho del Paso.

## WORKSHOP #1 MEETING NOTES

**September 17, 2008**

Workshop Note-taker: Janine Martindale

Additional notes: Erik de Kok and Susanne Cook

Edited by Erik de Kok

### Transportation

General issues raised in 2007 meetings:

1. Sidewalks
2. Lack of lighting

Specific concerns/issues raised at the Workshop:

#### **Traffic:**

- NTMP on Astoria St. between Grand & Del Paso. Motorists ignoring speed humps (finding ways to get around)
  - Maybe put barrier, such as a pole, at speed humps by sidewalk/road so motorists can't go around them
- Heavy traffic on Arcade between Marysville & Del Paso – used as thoroughfare from I-80 to Business 80
  - More police presence needed (bad at mornings & 5PM)
  - More lightning needed
  - Need change in traffic signal (possible solution)
  - Needs to be weight requirement – no trucks (possible solution)
- Arcade/Marysville, need left-hand turn light (toward Arcade market)

#### **Lighting:**

- More lighting needed in neighborhood
- Lights, safe passageway needed on Academy Way to light rail

#### **Pedestrian & Bicycle:**

- Need foot path from Marconi Station to freeway overpass (maybe something in the works about widening)
- No sidewalks on Del Paso – people have to walk on street
- One resident noted that some people in neighborhood like rural character & don't necessarily want sidewalks
- No sidewalks on residential side of Kathleen...sidewalks needed throughout Hagginwood
- Marconi/Business 80 intersection needs improvements – pedestrian safety
- Sidewalks near Arcade Creek working – need more by light rail
- Difficult to bicycle on Del Paso – needs bike lane (from the split to Astoria)

### **Transit:**

- No plans for Marconi/Arcade light rail station – other stations in area have plans
- Need transit-oriented development in neighborhood – more home ownership, etc.
- What are the responsibilities of the security guard at light rail?

### **Utilities**

General Issues raised in 2007 meetings:

- Drainage / flooding

Specific concerns/issues raised at Workshop:

### **Water:**

- Question about when water meters will be installed
  - Staff noted that City website has information on schedule
- Concern about well contamination - wells need to be tested
- Water valves sometimes in a neighbor's yard
  - Can't flush toilets occasionally due to low water pressure
  - On Strader Avenue

### **Arcade Creek & Flooding:**

- Question if Arcade Creek deepened/widened to ease flooding problem
  - Nothing planned at this point
  - Residents concerned re: water diverted from Arcade Creek onto local streets – affected Diggs Parks Dr./Arcade Blvd.
- Creek needs to be cleaned – contact DOU, drainage crews will come out
- Treat Hagginwood Creek like urban creek – plant foliage that will aid drainage – ecological (rather than pulling out existing plants)
  - Costly to rip out plants, disturbs wildlife
- Creek is smelly, lots of mosquitoes

### **Parks**

General issues raised in 2007 meetings:

- Skateboard park within Hagginwood
- Community garden
- Hagginwood Park safety concerns

Specific concerns/issues raised at Workshop:

- October 9<sup>th</sup> community workshop for improvements to Hagginwood Park 6PM, Hagginwood Community Center
- No trails at Hagginwood Park

- Possible solution to better/safer bathrooms – maybe porta potties
- More neighborhood parks (smaller parks) with transit-oriented development near bus stops & intersections
- Southwest corner of Marysville & Arcade – parking lot needs trees
- Property next to Hagginwood Park for sale – possibly purchase to expand park
- Possibly purchase foreclosed properties for more neighborhood parks
- No parking lot at Mackey Park – street is narrow and people have to park on street; unsafe to drive on Kenwood
- Need more park space – not new high-density development - planners need to slow approval

## Land Use

### General issues raised in 2007 meetings:

- Airgas site
- No 2-story building adjacent to single-story building
- Redevelopment went to Marysville

### Specific concerns/issues raised at Workshop:

- General Plan designation for Suburban Neighborhood High along Hudson Way, east of Craigmont Street, and in other locations
  - Staff noted that it matches existing zoning – residents don't know why zoned for multifamily.
  - Why is there Suburban Neighborhood High in area far away from light rail station? Neighbors do not want
  - Planning Staff will follow up to find answer
- Concerns with rezonings in neighborhood
  - Recent example: Developer came to HCA, originally zoned for 2 lots, not 9. (Del Paso & Craigmont across from stables)
- One-quarter mile radius needs to be shown on map (light rail ordinance)
- Kathleen & light rail station part of North Sac Redevelopment area – need to find special designations
- What about form-based codes for Hagginwood?
  - Very expensive – lots of planning needed
- Industrial area – look for mixed use (housing – near light rail area)
  - Employment center low designation does allow for housing
- City needs to be in touch with neighborhood more frequently. Example of this is Airgas (City did not update neighbors – zoning supposed to be changed, never was).
  - Why was it not rezoned prior to sale of property? Could have been transit-oriented development.
  - HCA should have more power for development of neighborhood planning.

- HCA not receiving notifications/apps for special permits
- Dayton & Del Paso zoned for multifamily ... Why? Surrounded by low density.
- Four-plexes at Del Paso & Verano don't fit with neighborhood
- Ace Plumbing & Heating project – neighborhood never notified
- Suggestion that arterials connecting light rail should be zoned/designated as commercial corridors
  - Staff noted that land uses along Del Paso, Arcade Blvd, etc are stable single-family homes.
- Suggestion to beautify Del Paso, take it from 4 to 2 lanes, more trees
- Need dedicated foot path to light rail and to Ben Ali
- Clean and sober facility – how did it get approved? (sex offender found in unit, less than 200 feet from school)

### **Other Issues/Announcements**

- Community safety needed
- November 5<sup>th</sup>, 6PM, Hagginwood Community Association Meeting at Hagginwood Community Center
- Saturday, Sept. 27<sup>th</sup> – Hotel Association Clean-Up at Hagginwood Community Center, 8AM to 12PM

### **Neighborhood Vision**

What do you like about your neighborhood?

- Like big lots
- Like nice deep lots – keeps privacy, nicely kept yards
- Like small town feel (areas without sidewalks), rural feel, open space
- Street patterns – need to preserve character
- Preserve diversity of neighborhood
- Don't want to see a Midtown in Hagginwood (infill, high density, several stories in new development – no 2 stories, unless it “fits” in neighborhood)
- Want to keep stables and riders every night (it's disturbing to some when riding late)

## WORKSHOP #2 MEETING NOTES

December 1, 2008

### Transportation

- From Arcade to South Avenue on Del Paso – speeding motorists
- There are speed humps, but there is still speeding; police speed.
- Marysville/Raley interchange – traffic backs up from motorists coming to/from I-80. This issue was brought up at the first workshop – regarding the heavy traffic on Arcade Boulevard between the Marconi / Business 80 interchange east of Hagginwood and the Marysville/I-80 interchange to the north.
- Lighting – priority should go to streets with access to light rail station
- Trees need to be trimmed on Marysville/Del Paso, Los Robles, and Albany – blocking lighting
- Wayfinding signage needed around light rail station – Marconi & Del Paso, and Kenwood in particular
- Rosalind – street lights on 2 of 3 sections; no lighting in the middle
- Strader dead ends – sign is too high to see; also on Hudson at Verano
- Need curb, gutter, and sidewalks on Kenwood to allow more parking for folks visiting the light rail station.
- Speeding on Marysville Blvd. from Arcade Blvd. to the I-80 interchange

### Utilities

- Concerns with costs of moving water lines to allow more water pressure
- Well water testing – asking for testing beyond what is standards. Looking for testing of contaminants from McClellan AFB (Bill Maynard's comment).
- William Roberts 808-2269. Hagginwood Creek technically a canal. City needs authorization from Fish & Game before any work can be done. Arcade Creek – further upstream (NE) is type 5, which is highly regulated by Fish & Game. Call Utilities for maintenance issues and City will work with Fish & Game.
- Concerns that cleaning of Hagginwood Creek resulted in removal of all vegetation. Would like to see more native plants, restoration of habitat along Hagginwood Creek – the Creek should be an enhancement to adjacent property, not just a ditch/canal that is unsightly.
- Gate needs to be replaced on Del Paso next to Hagginwood School.

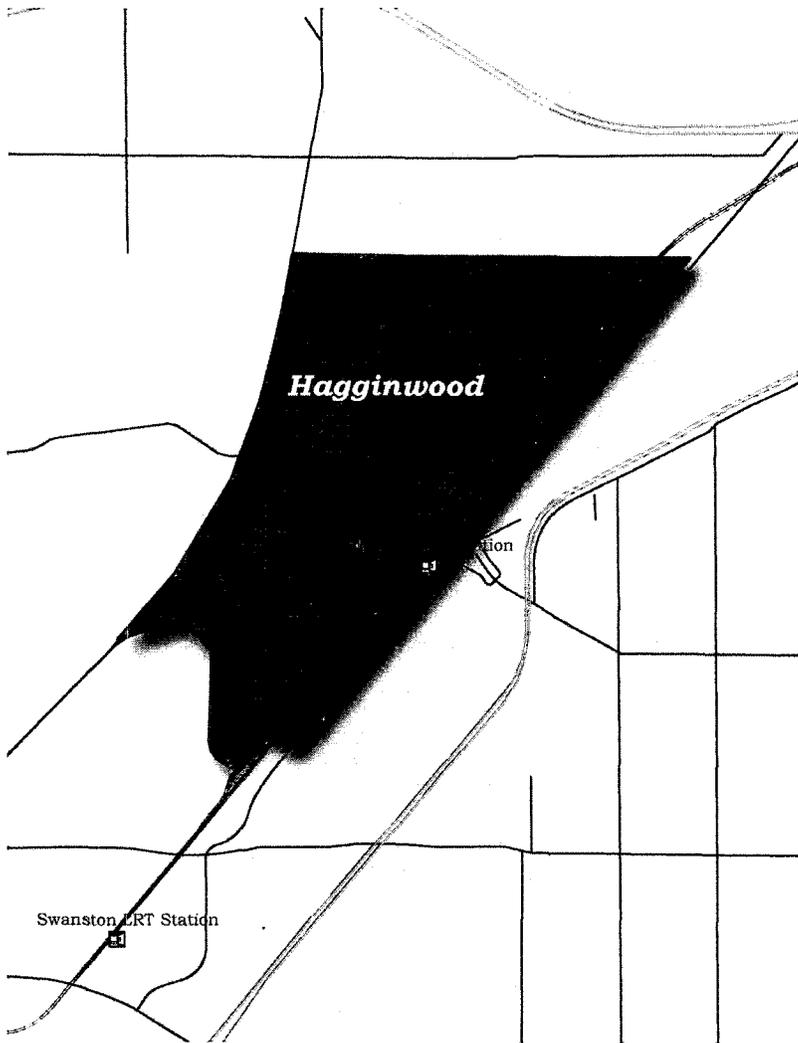
### Parks

- Parking at Mackey: Parks and Recreation widened shoulder by 12 feet to increase parking when park was redeveloped.
  - Did not allow for enough parking
  - Long-term strategy: City looking to purchase adjacent lot to expand park (if/when it goes for sale)
  - Some neighbors want more parking. Some encourage less for alternative modes of transportation.
- Fallen tree may be protected for wildlife.

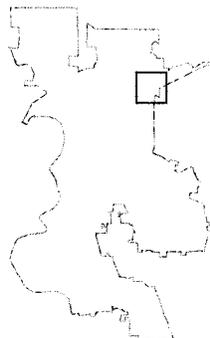
- Chainsaw marks. Please report activity to City.
- Campers in park – call PD at 264-5471.
- Utilities may maintain drainage.
- Parks works with SHRA for funding of parks and developers as well.
- Hagginwood Park Community Meeting on Monday, December 8 at 6PM, Hagginwood Community Center. 808-2762, Dana Allen.
- Need for more parks, small and large.
- Craigmont & Del Paso Boulevard lot may be available (bankrupt) for purchase.
- At Kenwood Park, there are campers and debris. Call PD 264-5471 or Janine Martin-dale 808-8193.

### **Land Use**

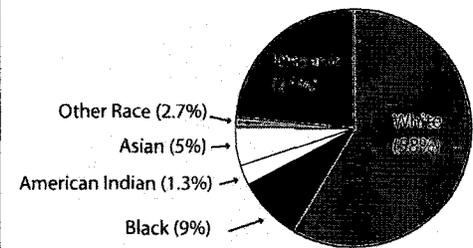
- Craigmont project – there was no public hearing. Neighborhood was not notified of re-zone.
  - It may be possible that this was not rezoned and that could be why neighborhood was not notified.
- 1634, 1644, 1607 Arcade and 3143 Palmer St – concern that these properties have sat vacant for too long, projects were identified but never built.
  - Contact County Assessor to find out owners.
- No master plan for Marconi Light Rail Station (there is a Swanston Station Master Plan)
  - There needs to be a transit village.
  - Needs to be priority of the SNAP.
- Marysville Boulevard Master Plan. Call Lindsey Alagozian for follow-up: 808-2659.
- When neighbors feel that their concerns were not heard during the development review process, an option is to ask Councilmember to “call up” a project.



Study Area Acreage: 537 Acres  
 Population: Approximately 4,400



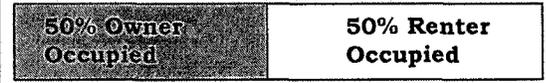
**Hagginwood Race Breakdown**



**Housing Tenure**

Total Occupied Units

1694



78% Single Family type  
 22% Multi Family type

**Median Family Income**

Hagginwood - \$31,852  
 City of Sacramento - \$42,051  
 County of Sacramento - \$50,717

Source: 2000 US Census Data  
 US Census Bureau



**Zoning**

**Residential Zones**

- RE - Rural Estates
- R-1 - Standard Single Family
- R-1A - Single Family Alternative
- R-1B - Single or Two Family
- R-2 - Two-Family
- R-2A - Multi-Family (up to 17 units/acre)
- R-2B - Multi-Family (21)
- R-3 - Multi-Family (29)
- R-3A - Multi-Family (36)
- R-4 - Multi-Family (58)
- R-4A - Multi-Family (174)
- R-5 - Multi-Family (174)
- RCMU-Residential/Commercial Mixed Use
- RMU - Residential Mixed Use
- RO - Residential-Office
- RMX - Residential Mixed Use

**Commercial and Office Zones**

- C-1 - Limited Commercial
- C-2 - General Commercial
- C-3 - Central Business District
- C-4 - Heavy Commercial
- EC - Employment Center
- HC - Highway Commercial
- OB - Office Building
- ORMU - Office/Residential Mixed Use
- SC - Shopping Center

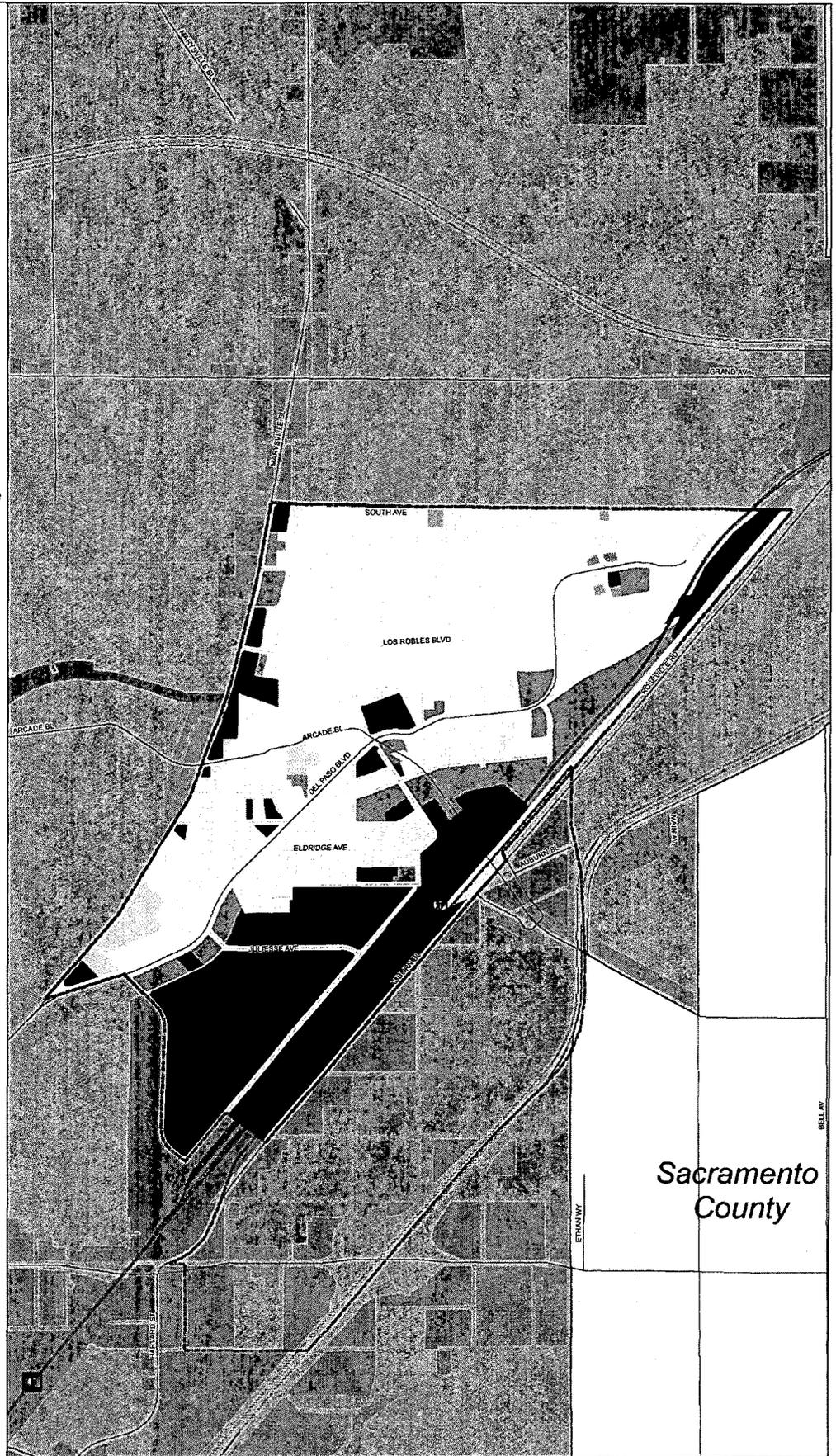
**Industrial and Manufacturing Zones**

- M-1 - Light Industrial
- M-2 - Heavy Industrial
- MIP - Manufacturing - Industrial Park
- MRD - Manufacturing, R & D

**Other Zones**

- A - Agricultural
- A-OS - Agriculture-Open Space
- F - Flood
- ARP-F - American River Parkway
- H- Hospital
- SPX - Sports Complex
- TC - Transportation Corridor

-  Hagginwood SNAP Boundary
-  City Boundary
-  Lightrail Stations
-  Rail



Sacramento County

**Hagginwood SNAP  
Existing Zoning Designations**



0 500 1,000 Feet

City of Sacramento



Planning Department

# 2030 Land Use & Urban Form

## Rural

Rural Neighborhood

## Suburban

Suburban Neighborhood Low

Suburban Neighborhood Medium

Suburban Neighborhood High

## Traditional

Traditional Neighborhood Low

Traditional Neighborhood Medium

Traditional Neighborhood High

## Urban

Urban Neighborhood Low

Urban Neighborhood Medium

Urban Neighborhood High

## Centers

Suburban Center

Traditional Center

Regional Commercial

Urban Center Low

Urban Center High

Central Business District

## Corridors

Suburban Corridor

Urban Corridor Low

Urban Corridor High

## Other Districts

Employment Center (Low Rise)

Employment Center (Mid Rise)

Industrial

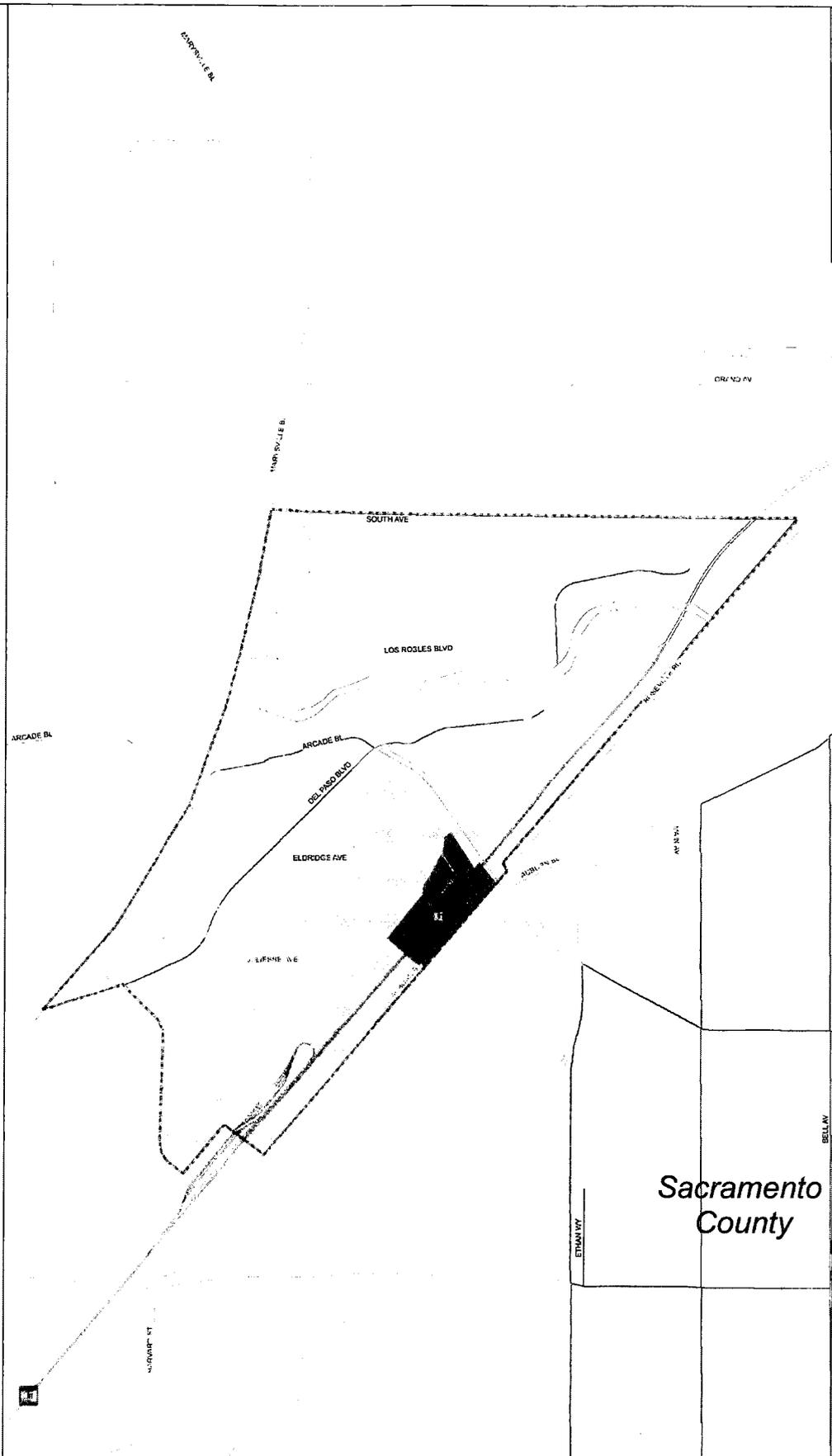
Special Study Areas

Planned Development

Public

Parks

Open Space



Sacramento County

Hagginwood SNAP Boundary

City Boundary

Lightrail Stations

Rail

# Hagginwood SNAP 2030 General Plan Land Use Designations

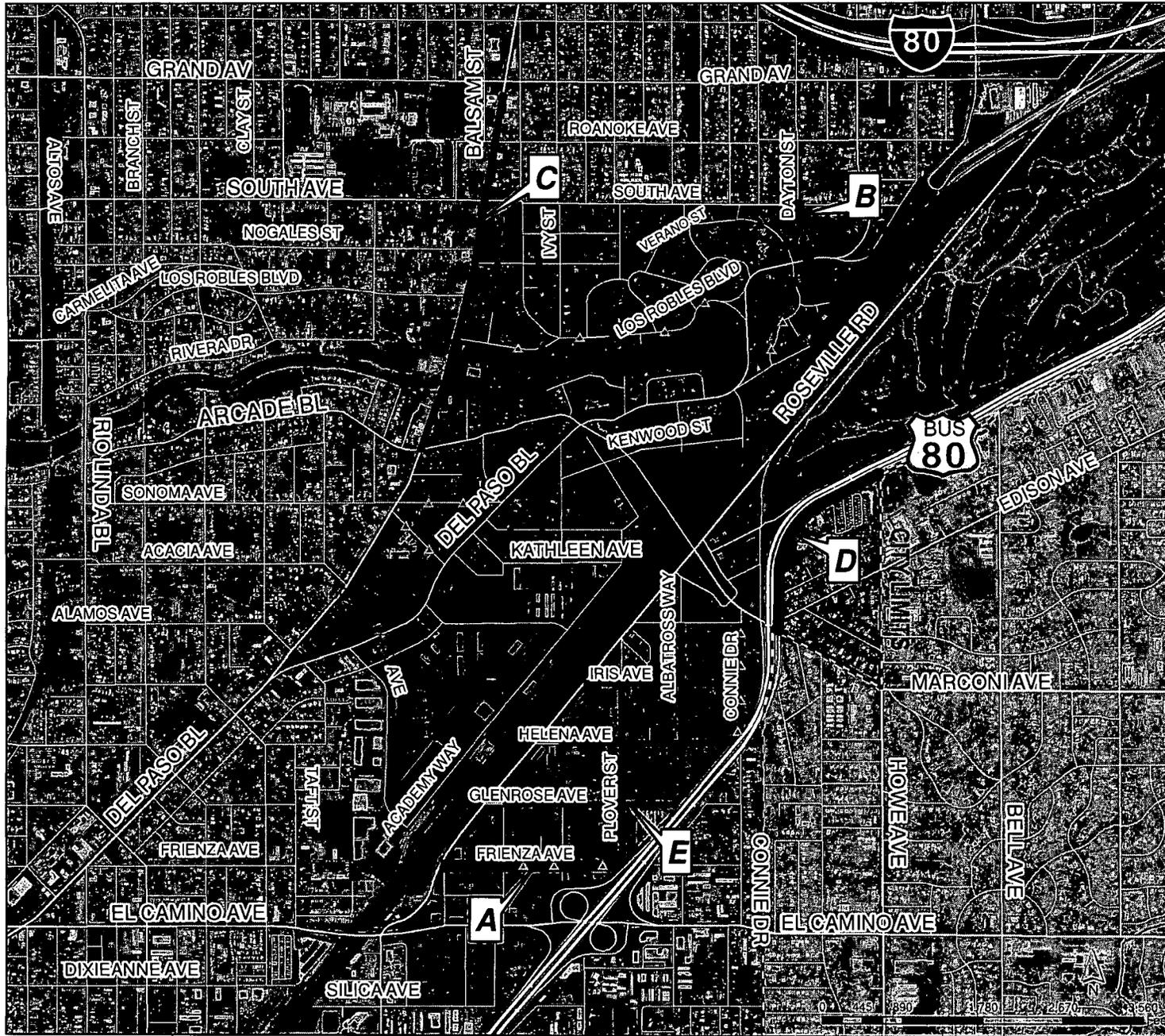


0 500 1,000 Feet

City of Sacramento



Planning Department



## Hagginwood and Ben Ali Neighborhood Recent Transportation Projects

### Legend

#### Neighborhood

- Hagginwood
- Ben Ali

### Project Legend

#### Speed Humps

- Installed prior to 2005
- Installed 2005
- Installed 2006
- Installed 2008

- Other Improvement (see Project Key)

### Project Key

- A – Frenza Avenue Street Reconstruction Project Completed in 2003.
- B – Dayton Avenue Street Reconstruction Project Completed in 2004.
- C – Marysville Boulevard Streetscape Enhancement Project Completed in 2002.
- D – Auburn Boulevard Streetlighting Project Completed in 2003.
- E – Ben Ali Neighborhood Street Lighting Project Construction in 2008.

# Hagginwood Neighborhood 2008 Transportation Programming Guide Projects

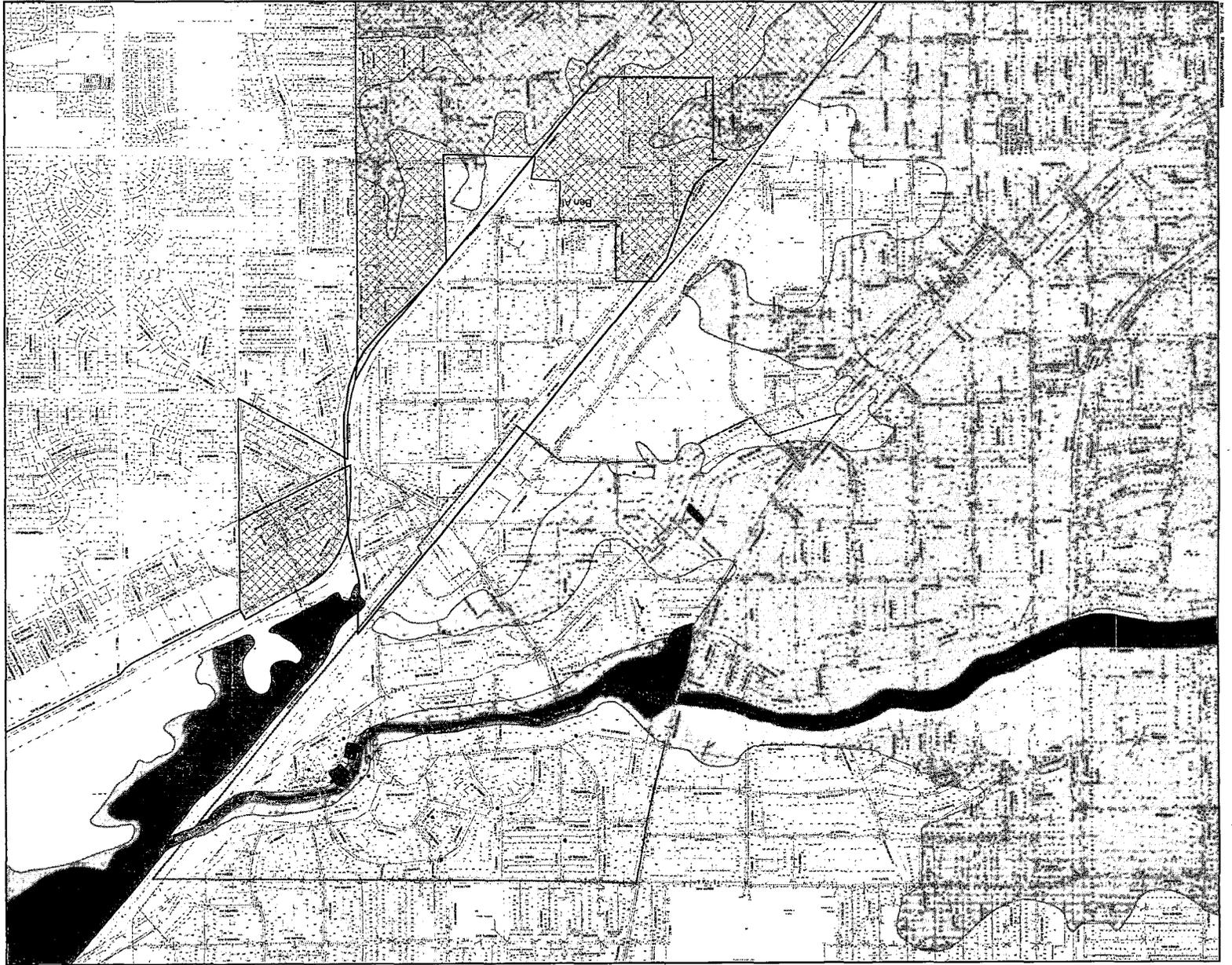
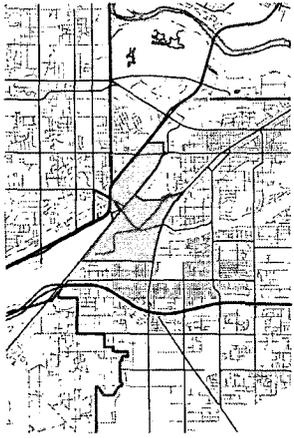
## Legend

-  Hagginwood Neighborhood
- 2008 TPG Project Legend**
-  Traffic Signal
-  Major Street Project
-  Street Reconstruction Project
-  Streetscape Enhancement Project
-  Pedestrian Improvement Project
-  Bicycle - On-street Project
-  Bicycle - Off-street Project
-  Bicycle - Bike/Ped Bridge Project
-  Bridge Replacement or Rehabilitation Project

## 2008 TPG Project Key

- A - Roseville Road Widening Project  
Ranked #24 on Major Street Improvements List
- B - Roseville Road at Connie Drive Traffic Signal  
Ranked #30 on Traffic Signal List
- C - Roseville Road Bike Lanes  
Ranked #5 on Bicycle - On-street List
- D - Craigmont St Reconstruction  
Ranked #39 on Street Reconstruction List
- E - Auburn Boulevard Pedestrian Improvement  
Ranked #33 on Pedestrian Improvement List
- F - Auburn Boulevard Streetscape  
Ranked #37 on Streetscape Enhancements List
- G - Del Paso Blvd, El Camino Ave to Arcade Blvd Bike Lanes  
Ranked #38 on Bicycle - On-street List
- H - Kathleen Ave/Tessa Ave, Del Paso Blvd, to Academy Way  
Pedestrian Improvements  
Ranked #12 on Pedestrian Improvements List
- I - Kathleen Ave Reconstruction  
Ranked #22 on Street Reconstruction List
- J - Eldridge Ave Reconstruction  
Ranked #21 on Street Reconstruction List
- K - Del Paso Blvd, Arcade to Dayton St Bike Lanes  
Ranked #16 on Bicycle - On-street List
- L - Los Robles Bl, Marysville Bl to Del Paso Bl Bike Lanes  
Ranked #33 on Bicycle - On-street List
- M - Pilgrim Court Bridge  
Ranked #33 on Bike/Ped Bridge List
- N - Marysville Blvd Streetscape  
Ranked #13 on Streetscape Enhancements List
- O - Ivy St, South Ave to Nogales St Pedestrian Improvements  
Ranked #37 on Pedestrian Improvements List
- P - Douglas Street Reconstruction  
Ranked #54 on Street Reconstruction List
- Q - Mahogany St, Verano St, Presidio St Pedestrian Improvements  
Ranked #37 on Pedestrian Improvements List
- R - Verano St, Del Paso Blvd to Douglas St Reconstruction  
Ranked #71 on Street Reconstruction List
- S - Albany Wy, Los Robles to Del Paso Blvd Reconstruction  
Ranked #55 on Street Reconstruction List
- T - Verano St Bridge at Arcade Creek  
Ranked #20 on Bridge Replacement List
- U - Arcade Creek Phase II Bike Trail  
Ranked #11 on Bicycle Off-street List

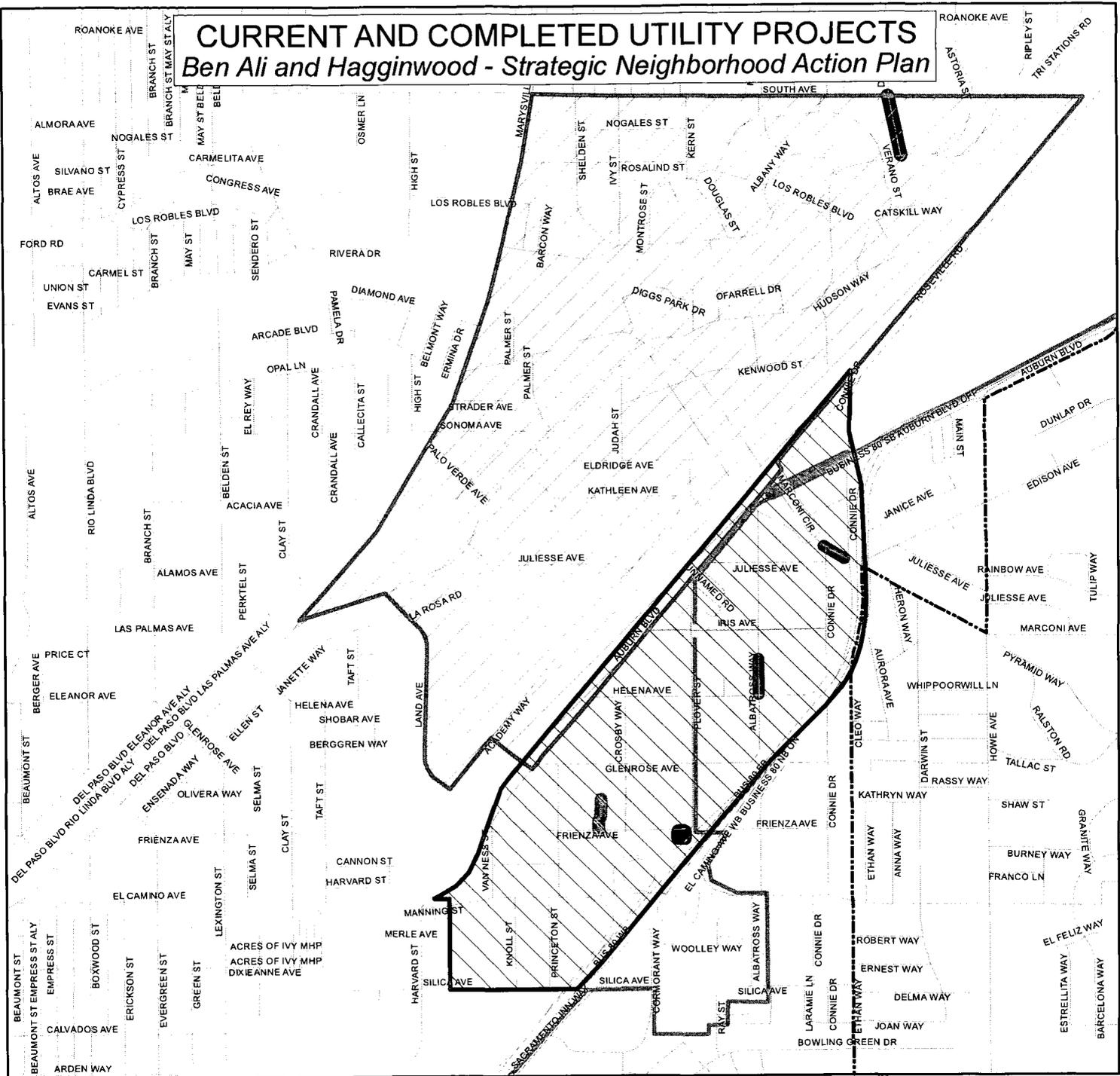






# CURRENT AND COMPLETED UTILITY PROJECTS

## Ben Ali and Hagginwood - Strategic Neighborhood Action Plan



### Legend

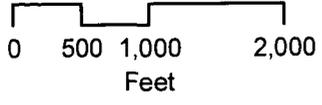
-  Hagginwood
-  Ben Ali
-  Sac Suburban Water District
-  City of Sacramento

### Current Projects

-  Sump 79 Improvements (S)
- Projects completed since 1998**
-  Auburn Blvd Reconstruction (S, D)
-  Dayton Street Reconstruction (S)
-  Frienza Subdivision (W)
-  Iris Ave Reconstruction (D)
-  Sacramento Suburban Water Main Improvements Installed Within the Last 5 Years (W)



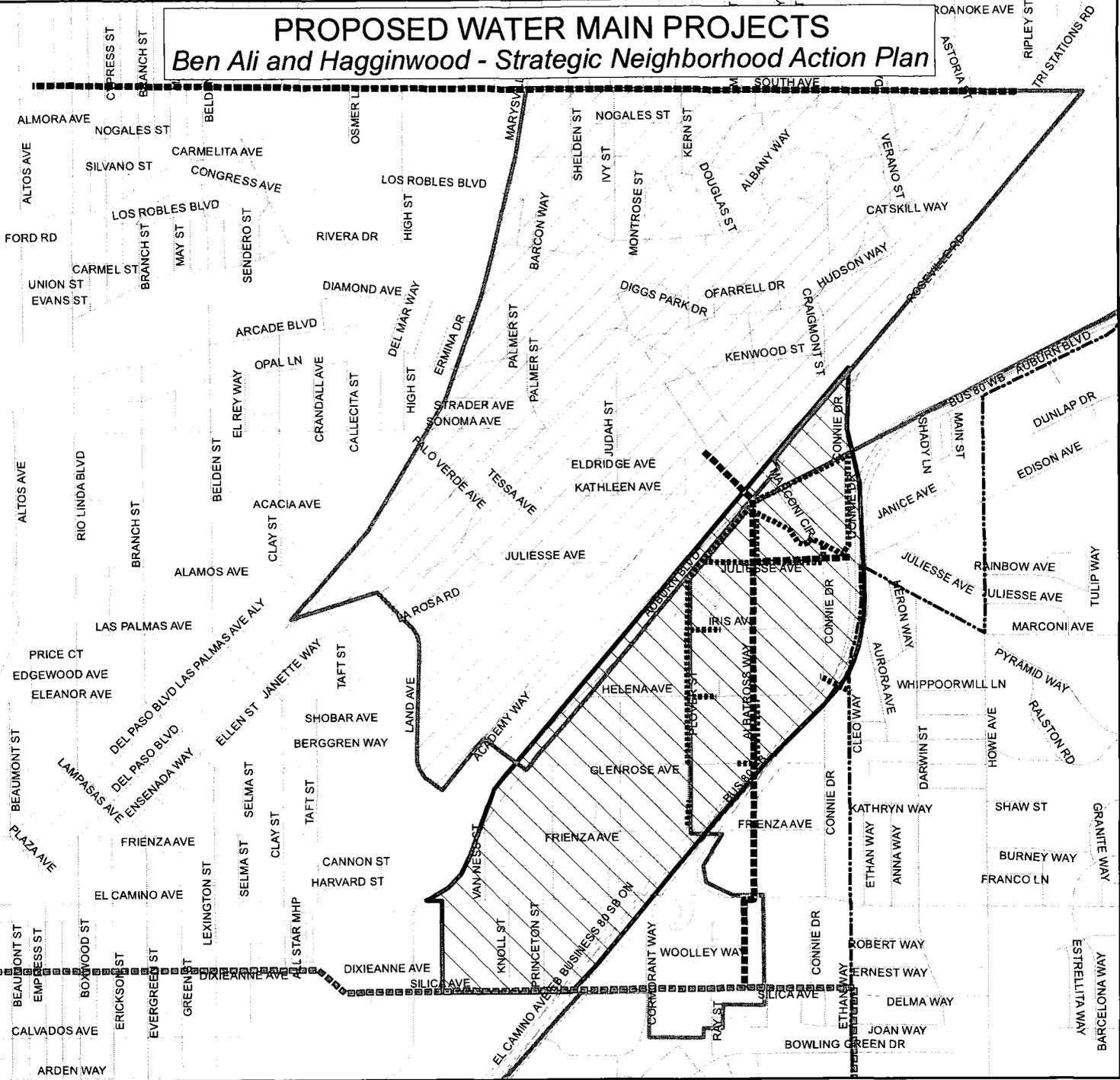
CITY OF SACRAMENTO  
DEPARTMENT  
OF UTILITIES



W = New or upgraded water main  
S = New or upgraded sewer main  
D = New or upgraded drainage main

# PROPOSED WATER MAIN PROJECTS

## *Ben Ali and Hagginwood - Strategic Neighborhood Action Plan*

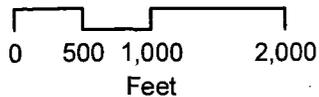


### Legend

-  Hagginwood
-  Ben Ali
-  Sac Suburban Water District
-  City of Sacramento

### Proposed Water Mains

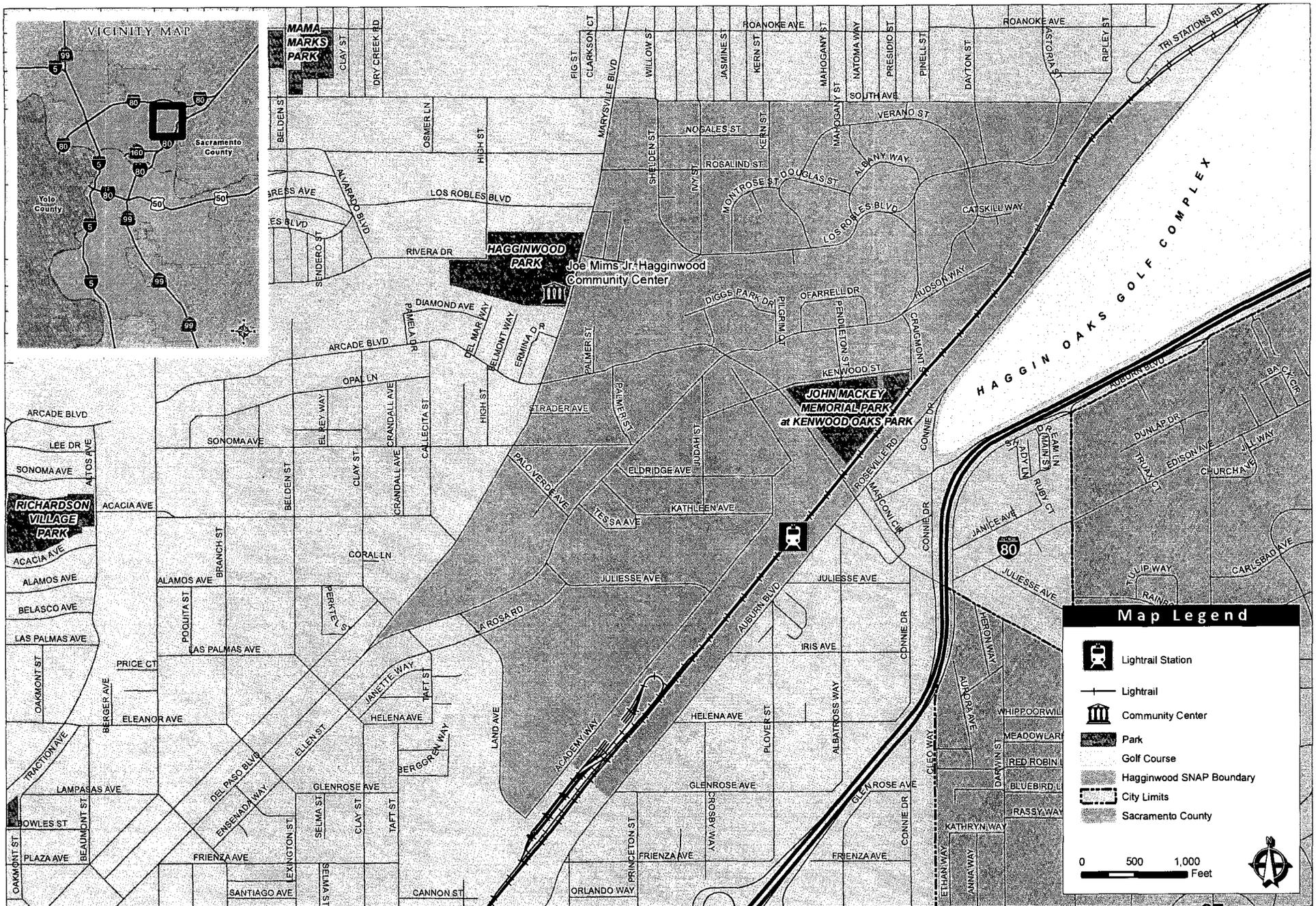
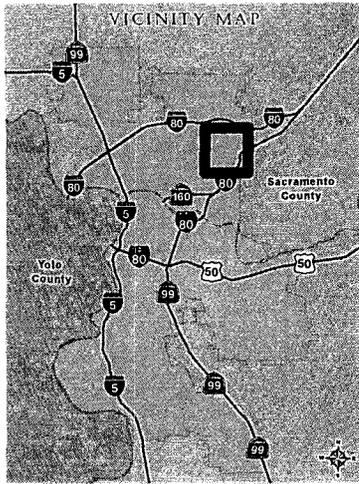
-  66" and Greater Water Mains (City)
-  54" to 60" Water Mains (City)
-  18" to 24" Water Mains (City)
-  Proposed Sacramento Suburban Water District Improvements



CITY OF SACRAMENTO  
DEPARTMENT OF UTILITIES



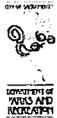
CITY OF SACRAMENTO  
 DEPARTMENT OF PARKS AND RECREATION  
**HAGGINWOOD STRATEGIC NEIGHBORHOOD ACTION PLAN BOUNDARY**



**Map Legend**

- Lightrail Station
- Lightrail
- Community Center
- Park
- Golf Course
- Hagginwood SNAP Boundary
- City Limits
- Sacramento County

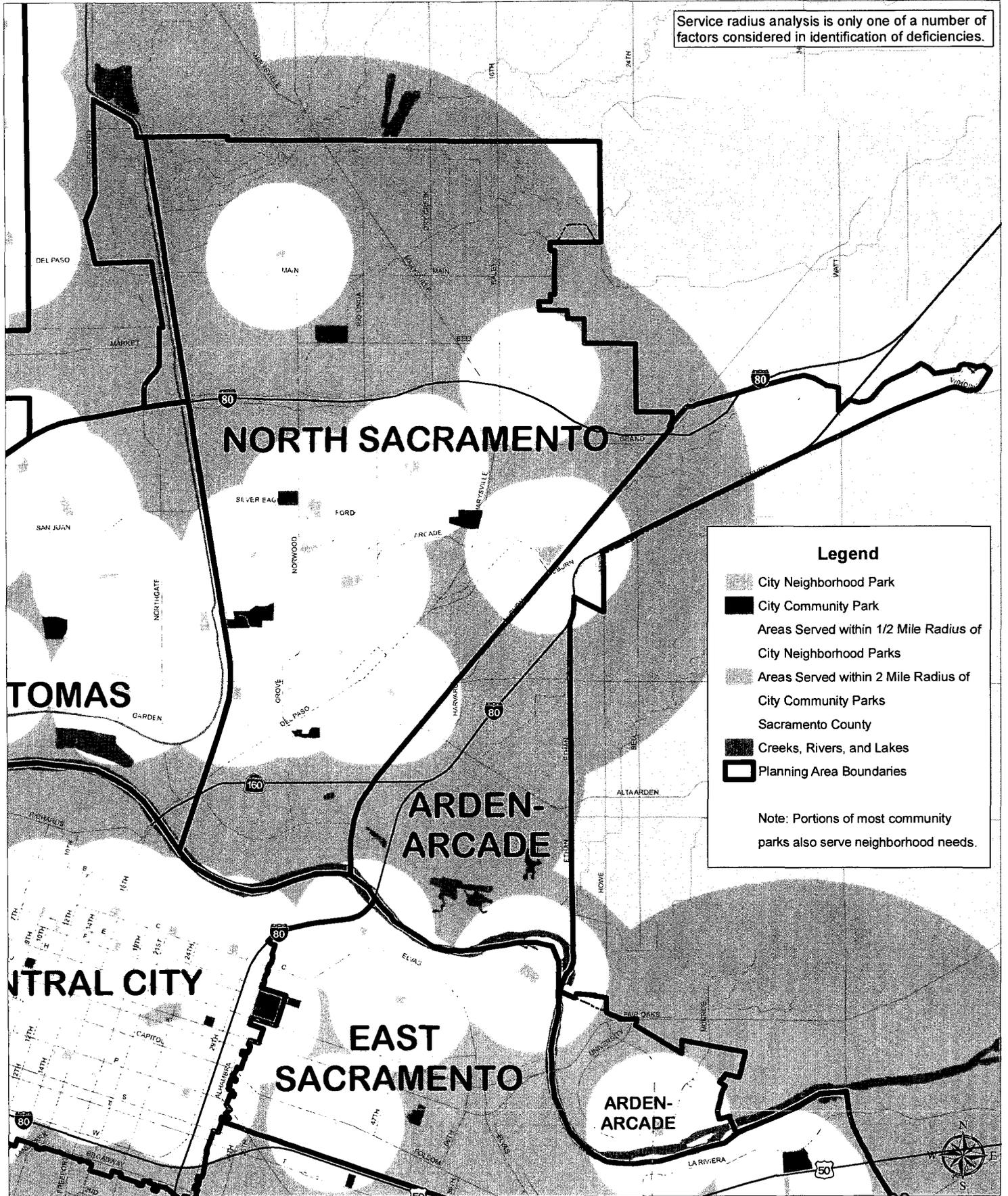
0 500 1,000 Feet



**City of Sacramento**  
**Department of Parks and Recreation**  
**Neighborhood Serving Acreage Analysis**



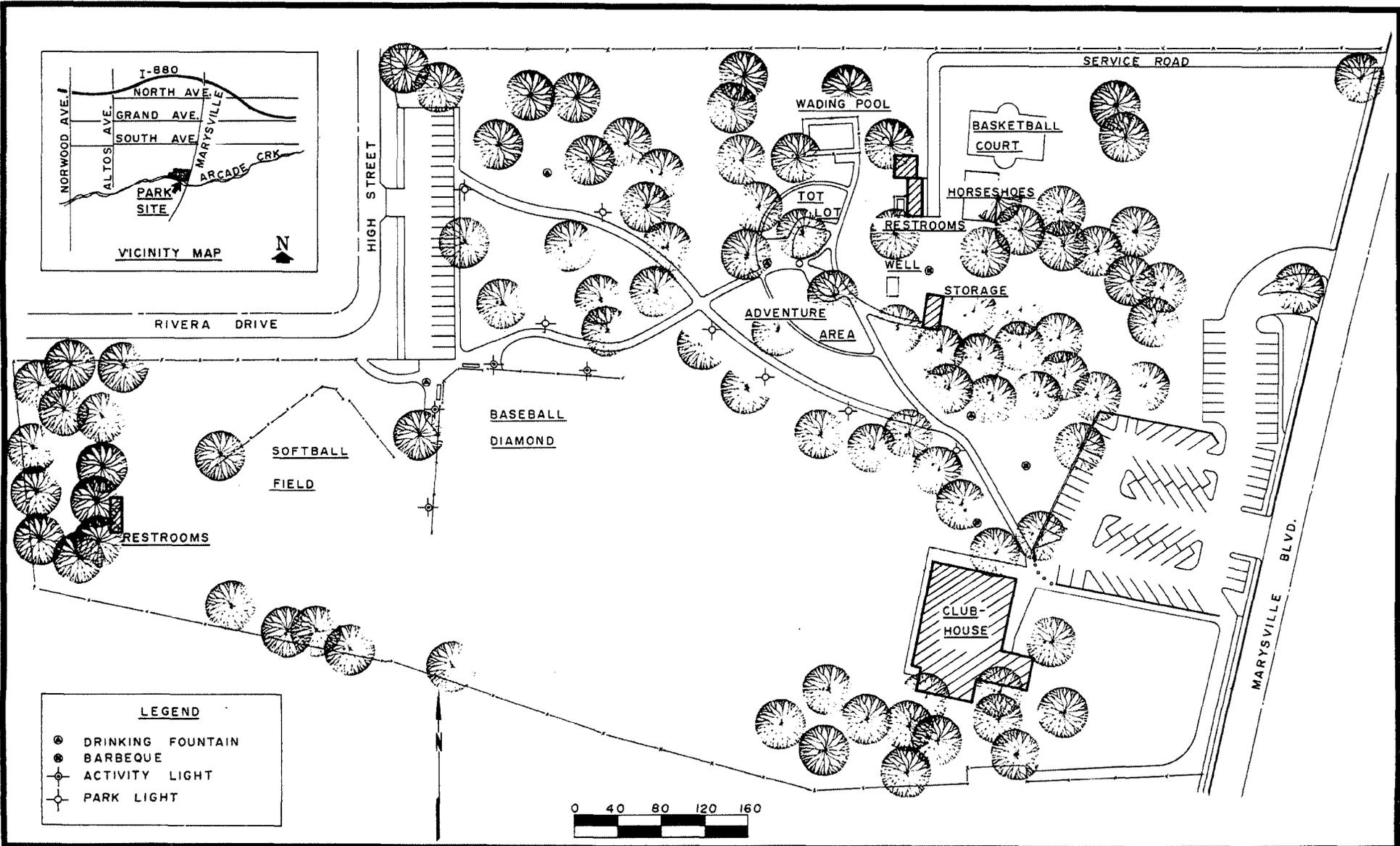
Service radius analysis is only one of a number of factors considered in identification of deficiencies.



**Legend**

- City Neighborhood Park
- City Community Park
- Areas Served within 1/2 Mile Radius of City Neighborhood Parks
- Areas Served within 2 Mile Radius of City Community Parks
- Sacramento County
- Creeks, Rivers, and Lakes
- Planning Area Boundaries

Note: Portions of most community parks also serve neighborhood needs.



REVISIONS NO.	DESCRIPTION	DATE	BY

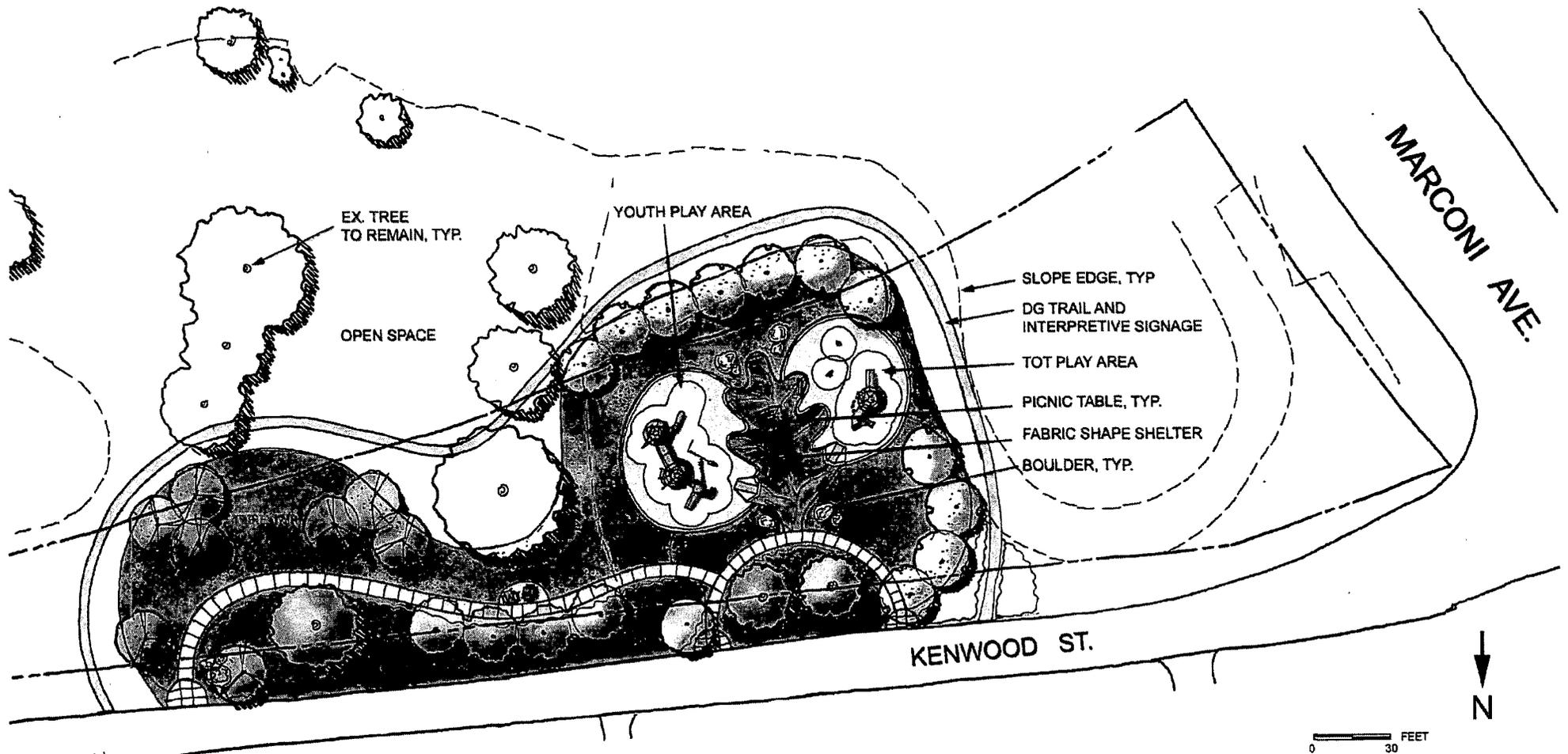
DRAWN BY	K. DEGENHARDT
DESIGNED BY	
LANDSCAPE ARCHITECT	
DATE	2/19/82
FIELD BOOK	
SCALE	

**CITY OF SACRAMENTO**  
 DEPARTMENT OF COMMUNITY SERVICES



**HAGGINWOOD PARK (17.00 AC)**

SHEET  
 SHEETS



# MACKEY PARK AT KENWOOD OAKS

(DEVELOPED AREA APPROXIMATELY 1.5 ACRES)

# Hagginwood SNAP Private Development Projects

## Active Projects Status

-  Approved
-  Denied
-  Decision

 Hagginwood SNAP Boundary

## Project Details

P07-012 - 9 Single Family Homes  
on 1 acre lot

P06-011 - 9 townhouses on .70 acre lot

P06-177 - Subdivide .61 acre lot  
into 4 parcels



City of Sacramento



Planning Department



0 600 91 1,200 Feet