REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
October 28, 2010

To: Members of the Planning Commission

Subject: Proposed Rezones and Land Use Designation and Text Changes to the 2030 General Plan (LR10-005)

Location/Council District: Citywide

Recommendation: Staff recommends that the Commission recommend approval and forward to the City Council: **Item A**: Resolution approving environmental review for General Plan Land Use and Text Amendments and Rezoning; **Item B**: Ordinance rezoning various parcels to bring into consistency with the 2030 General Plan; **Item C**: Resolution approving 2030 General Plan Land Use Diagram amendments; **Item D**: Resolution approving General Plan text amendments (technical corrections).

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554; Jim McDonald AICP, Senior Planner, (916) 808-5723.

Department: Community Development

Description/Analysis

Issue:

Pursuant to the 2030 General Plan adopted by City Council in March 2009, staff immediately initiated the rezoning of over 2,000 parcels for consistency with the General Plan's Land Use and Urban Form Diagram. In September 2009, the Planning Commission deferred the rezoning of over 500 parcels to allow for additional community outreach. The rezoning of the remaining 1,636 parcels was approved by Council in October 2009.

In June 2010, staff presented an update on the deferred parcels to the Planning Commission to provide an opportunity for early review, questions and comments on the proposed rezoning and land use designation changes. Staff is now returning to the Commission with a recommendation for the rezoning of 69 parcels, land use designations changes for 553 parcels, and both rezones and land use designations for 49 parcels.

Attachment 2 provides background for the project, including information on the public outreach and noticing. A map of the approved rezones is found in Attachment 3, and a map of the deferred rezones is provided in Attachment 4.

Staff is also proposing five text amendments to the 2030 General Plan that address the following: 1) the addition of a policy to address minimum floor-area-ratio; 2) the addition of a policy relating to the North Natomas Financing Plan that was inadvertently omitted from the North Natomas Community Plan; 3) deletion of a duplicate policy relating to the financing of drainage facilities in the North Natomas Community Plan; 4) modification of an existing policy for non-conforming density in the Traditional Neighborhood designation; and 5) the addition of a footnote to Table EC-1 to clarify noise standards for balconies or patios. See Attachment 9 for more information and the full text for the proposed General Plan Text Amendments.

Deferred Rezones and Current Proposals

A majority of the deferred rezones and land use designation amendments are located in three areas: 1) The Robla Area, 2) the Ben Ali Neighborhood, and 3) the Power Inn Area. A brief description of the issues and an update on staff recommendations follows.

1. *The Robla Area*. This area is in the northern part of the city, just west of the McClellan Business Park. The 2030 General Plan re-designated a portion of the Robla area from industrial to Suburban Low Density Residential. This change was made to recognize the existing residential community in the area to allow new residential development, and to prohibit future industrial development that might encroach into the neighborhood. Staff had originally recommended changing the zoning from light industrial (M-1S-R) to single family residential (R-1) in the area to be consistent with the 2030 General Plan Land Use Designation. The purpose of the City's land use designations and zoning proposal was to allow existing residential to remain by right, and to allow for future residential development to meet the City's anticipated housing needs.

   A number of property owners opposed rezoning the area to a residential use and zoning because existing and future uses would be restricted. The property owners also expressed concern about impacts from the former McClellan Air Force Base's impact on water quality and the noise generated from the planes that continue to fly in and out of McClellan.

   Staff met with the multi-agency team that is responsible for the clean-up of the retired McClellan Air Force Base. The multi-agency team stated that the plumes of contaminated water are largely confined to the military base, and that monitoring and extraction wells do not indentify contamination in ground water caused by the McClellan Air Force Base operations. Additionally, all residential uses in the Robla area are on the city water system and, therefore, do not use wells for potable water.

In response to the property owners concerns that the noise from the airport was not compatible with residential use, the Sacramento Area Airport Land Use Commission provided a letter that stated single family residential is an allowed use with the adopted McClellan Air Force Base 2022 noise contours.

The exhibits to Attachment 6 provide documents that address the water quality and noise issues.

In order to allow existing and future light industrial uses to occur, staff has revised its recommendation and now proposes to amend the General Plan land use designation in the Robla area from Suburban Low Density Residential to Employment Center Low Rise. Staff also proposes to develop an overlay zone – or comparable zoning mechanism – that will bring existing residential uses into conformity with the zoning code, and address combined residential and light industrial uses. If this recommendation is approved, this zone change to allow residential development would occur in early 2011.

2. *The Ben Ali Neighborhood*. This area is bounded by El Camino Avenue, Auburn Boulevard, Marconi Avenue, and Business 80. The 2030 General Plan primary land use designation for the Ben Ali area is Suburban Neighborhood Low Density with a suburban corridor and suburban center designations along portions of Business 80 and Auburn Blvd. Staff had initially recommended rezoning the residential area from multi-family residential (R-2A) to single family residential (R-1), and the suburban corridor area from light industrial (M-1) to commercial (C-2).

   In response to the property owners' concern that future development of parcels could be restricted by the R-1 and C-2 zoning, staff reported to the Commission in June that the revised staff proposal was to keep the existing zoning in the Ben Ali area.

   The Ben Ali property owners, however, stated that their property was still at risk of being rezoned in the future because the R-2A and C-2 zoning would remain inconsistent with the General Plan's Land Use and Urban Form Diagram.

   Staff recommends the existing zoning in the Ben Ali area be retained and the land use designation be changed to be consistent with the zoning. This entails changing the Suburban Low Density Residential designation to Suburban Medium Density Residential, and changing the Suburban Center and Suburban Corridor designations to Employment Center Low Rise. Property owners will retain the R-2A zoning for the residential area and the M-1 zoning in the light industrial areas.

3. *Power Inn Area*. This area is in the southeastern portion of the city. It was designated heavy commercial and warehouses and industrial in the 1988 General Plan. Portions of the area were changed to Employment Center Low Rise in the 2030 General Plan. As a result, staff had initially proposed changing the zoning in the area from Heavy Industrial (M-2) to Light Industrial (M-1). However, based on additional community outreach and field research, staff proposes a combination of

rezoning, land use amendments and zoning code amendments to implement the 2030 General Plan in this area.

There are several deferred rezones that fall outside the three areas mentioned above. Maps for all proposed rezones and land use designation changes are provided in Attachment 5. A more detailed discussion on Robla, Ben Ali, and Power Inn Area are provided in Attachment 6-8.

Next Steps

Staff will take this item to the City Council on November 30, 2010, for final approval of the rezones and General Plan amendments to the Land Use Diagram and text.

Environmental Considerations:

The proposed project would make various changes in land use designation and zoning classifications for individual parcels in the City. In addition, the project proposes technical changes to several general plan provisions.

An Initial Study was prepared to evaluate whether the project had been described in the 2030 General Plan Master EIR, and whether the project would have any additional significant environmental effects. The Initial Study concluded that even though some General Plan designations would be changed, the project did not propose new development, and changes proposed responded largely to the concerns and views of neighborhoods directed at encouraging future development consistent with the existing character of the neighborhoods. The Initial Study did not identify any new significant effects.

CEQA Guidelines section 15177 provides a streamlined CEQA review for projects that were included within the scope of the Master EIR. Notice was provided pursuant to CEQA Guidelines section 15177, and staff included notice of the environmental determination in notices of the public hearing. The Initial Study can be found in Attachment 10

Policy Considerations: Rezoning for consistency with the Land Use Diagram is a top priority implementation program of the 2030 General Plan. The proposed rezones and changes to the land use diagram is the implementation action taken for this program and will assist in achieving the goals of promoting development consistent with the General Plan and avoiding conflicting layers of regulation.

Respectfully submitted by: _____
TERESA HAENGGI
Associate Planner

Recommendation Approved:

_____
THOMAS S. PACE
Long Range Planning Manager

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ATTACHMENT 1

City Planning Commission Proposed Record of Decision
2030 General Plan and Land Use/Urban Form Diagram Amendments
(Technical Corrections) and Rezonings
(LR10-005

A. The Planning Commission has reviewed and considered the information contained in the Addendum to the 2030 General Plan Master Environmental Impact Report for the Project in making the recommendations set forth below.

B. The Planning Commission recommends approval and forwards to the City Council the Rezoning of various parcels for consistency with the 2030 General Plan as set forth in Attachment 12.

C. The Planning Commission recommends approval and forwards to the City Council the General Plan Land Use and Urban Form Diagram Amendment (Technical Corrections) as set forth in Attachment 13.

D. The Planning Commission recommends approval and forwards to the City Council the General Plan Amendment (Technical Corrections) as set forth in Attachment 14.

ATTACHMENT 2

Background – Rezones and Land Use Designation Changes

Summary

The 2030 General Plan was adopted by Council on March 3, 2009. One of the Plan's priority implementation measures is to rezone properties that are inconsistent with the General Plan's Land Use and Urban Form Diagram. The rezoning of inconsistent parcels promotes development consistent with the 2030 General Plan and avoids conflicting layers of regulation.

Staff initiated community outreach on the rezones in April of 2009, which included three community meetings and a presentation to the Planning Commission in June 2009. Staff returned to the Planning Commission on September 24, 2009, with a recommendation to approve the proposed rezones. Staff also recommended amendments to the General Plan's Land Use and Urban Form Diagram to address inconsistent zoning. After much public testimony, the Planning Commission recommended deferring the rezones of the property whose owners opposed the rezones. Council approved the rezoning of the remaining parcels on October 27, 2009.

Staff has since continued its outreach to property owners through community meetings and smaller group meetings. A workshop was provided to the Planning commission on June 24, 2010.

Process for Rezoning

Staff's initial identification of inconsistent parcels took place in late 2008. During this review, the rezoning of several parcels was postponed if one or more of the following factors applied:

- A specific plan was pending;
- Development was pending or expected;
- New zones needed to be created; and
- There was a lack of infrastructure to support development.

Areas where the rezones were postponed included the River District, 65th Street/CSUS Technology Village, Arden Fair/Point West/Cal Expo, Florin Corridor, the Northeast Line (Globe, Arden Del Paso, Royal Oaks and Swantson), and Florin and Meadowview Stations. The rezoning of these areas will take place in conjunction with their respective planning efforts. Additionally, publicly-owned parcels and unbuildable parcels were eliminated from the rezone list.

In some cases of inconsistency, staff determined, after detailed review of the particulars of each site, that the appropriate course of action was to amend the Land Use Diagram to match the zoning rather than rezoning the property.

Nonconforming Uses

Many questions regarding nonconforming uses were asked during community outreach. Per Chapter 17.88 of the Zoning Code, if a property has a legally established land use that is not allowed under the new zone, the use will be "grandfathered in" as a legal nonconforming use. In the case that a land use goes from "by right" to "special permit" due to the rezone, the use (if legally established) will be deemed to have a special permit and treated as if it had been granted a special permit at the time of development pursuant to section 17.88.030 (7) of the Zoning Code. However, land uses that are not legally established at the time of rezoning will not be granted neither a legal nonconforming status nor a deemed special permit.

Public/Neighborhood Outreach and Notification

- *Rezone Website.* Staff developed a Rezone Website (www.sacgp.org/rezones) which includes maps and property lists of the proposed rezones and information on the city zoning code and the 2030 General Plan.

- *Initial Notice and Website, spring 2009.* On April 30, 2009, staff mailed preliminary notices to property owners to inform them that their property was under consideration for rezone. Staff responded to approximately 60 phone calls and 15 email inquiries following the initial notice. The majority of inquiries were informational in nature.

- *Public Workshops - 2009*. Staff held three public workshops in 2009, following the initial notice:

    - South Public Workshop: May 13 at Evelyn Moore Community Center
    - North Public Workshop: May 18 at Robertson Community Center
    - Central Public Workshop: May 20 at Hart Senior Center

  The purpose of the workshops was to gather initial feedback on the rezoning proposals from property owners and/or concerned citizens. All property owners were notified of the workshop and encouraged to attend. Comments were gathered orally and via written comment cards.

- *Planning Commission Workshop*. - 2009 On June 6, 2009, Staff presented the proposed rezones to the Planning Commission and provided feedback gathered at the public workshop and subsequent discussion.

- *Public Noticing – 2009.* The Planning Commission conducted a public hearing on September 24, 2009, and the City Council conducted a public hearing on October 27, 2009. Notice was given for these hearings pursuant Sacramento City Code Section 17.200.010(C)(1)(a) (publication). This included running a ¼ page advertisement in the Sacramento Bee (only a 1/8 page advertisement was legally required), and noticing in the Daily Recorder.

- *Hearing Notification - 2009*. A mailed notice was not required for the Commission and Council 2009 hearings due to the size of the mailing. Publishing a display ad in the Sacrament Bee fulfilled the legal requirements for noticing by mail. Nevertheless, in early September, 2009, Staff sent out a courtesy notice to the proposed rezone or land use property owners to announce the upcoming Commission and Council meetings. Staff fielded approximately 150 phone and e-mail inquiries in response to the mailing.

- *Planning Commission Hearing - 2009*. On September 24, the Planning Commission recommended deferring the rezoning of approximately 550 parcels in order to allow for additional outreach for those property owners that continued to have objections to the rezones. The remaining parcels were forwarded to Council with a recommendation of approval.

- *Council Hearing - 2009*. Council approved the rezones of approximately 1,600 parcels.

Post Hearing Outreach

- Staff has held several meetings with property owners, as well as conducted several site visits. Additional outreach includes the following:

    - *October 2009, February 2010*: Staff presented an overview of rezone proposal to the Ben Ali Neighborhood Association.
    - *November 2009*: Staff held a meeting with the Robla Community to discuss issues specific to rezone concerns. Code Enforcement staff was also present to address questions the community had on code violations.
    - *November 2009, January 2010*: Staff presented at the Power Inn Alliance's Policy and Zoning Advisory Committee. The property owners of deferred rezones were notified of these meeting, and many attended and participated in the discussions.
    - *December, 2009*: Staff presented an overview of the rezone proposals at a meeting held by property owners in the Power Inn Area.

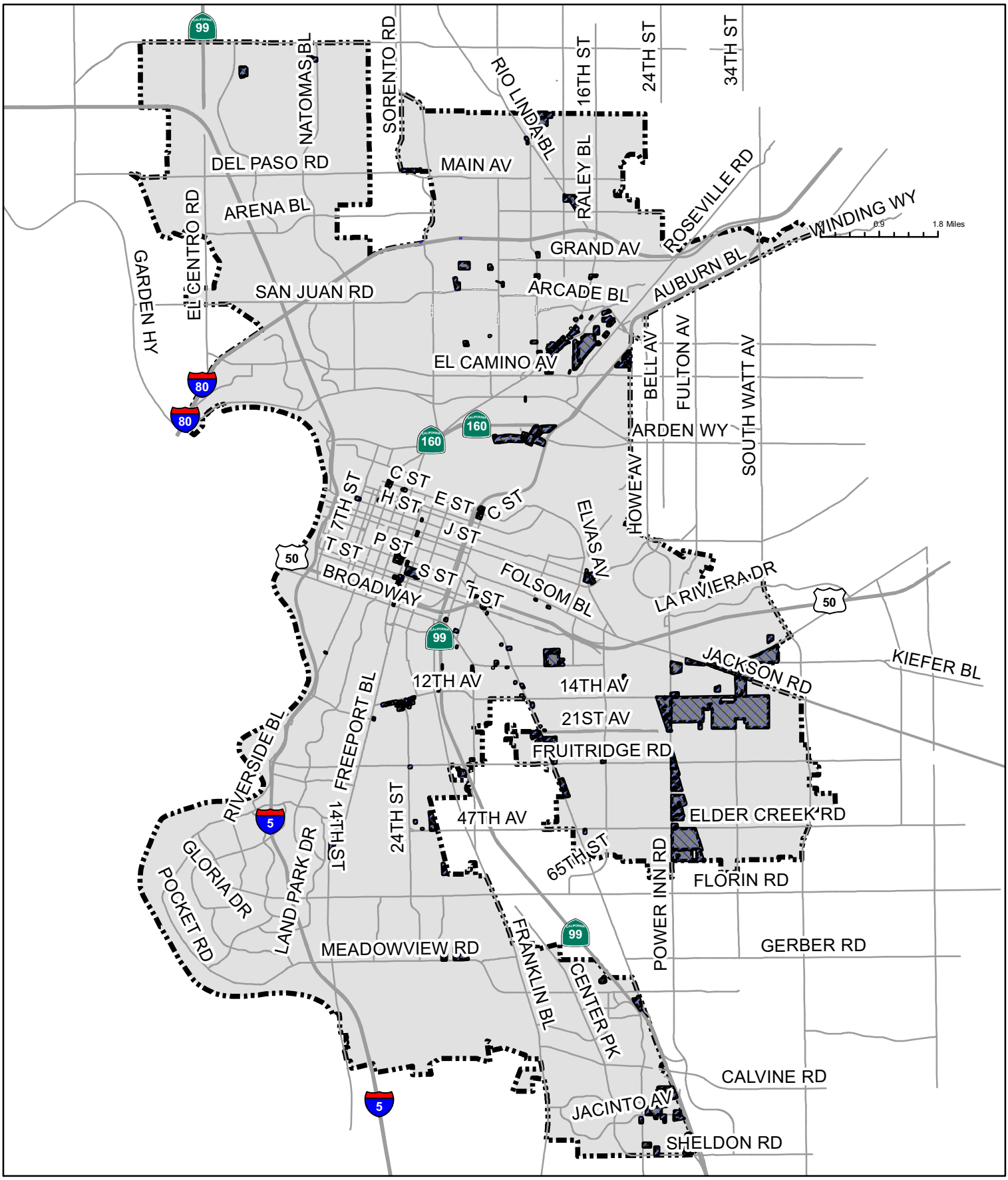
- *Planning Commission Workshop - 2010*. In June 2010, staff presented an update on proposed rezones and land use designation changes to the Planning Commission to provide an opportunity for early review, questions.

- *Follow Up to Commission Workshop - 2010*. Staff met and had phone conversations with many of those who voiced opposition to the rezones at the June 24th Commission workshop. Staff provided updated recommendations at the October 28th Commission public hearing.

- *Public Noticing for Planning Commission – 2010*. Pursuant to Sacramento city Code sections 17.204.020(B), 17.208.020(B), and 17.200.010(C)(2)(a) and (c) staff caused notice to be published and mailed a to all property owners of affected properties, occupants of affected properties, and property owners within a 500 foot radius of affected parcels. The notice included a map of the affected parcels and the proposed actions (e.g. rezones and/or land use designation changes).

- *Public Noticing for City Council - 2010*. The noticing strategy used to notice property owners and occupants of the Commission meeting will be used to notice for the City Council hearing on November 30, 2010.

Approved Rezones - 2009



Legend

Approved Rezones

ATTACHMENT 4

2009 Deferred Rezones

Maps of the deferred rezones are provided in Exhibit A of this attachment. They include the existing and proposed zoning at the time of the deferral. Below is a list of zoning descriptions from the City of Sacramento's zoning code (Title 17). This is not a comprehensive list of the zones in the City Code, but reflects the existing and proposed zoning of the deferred rezones.

RESIDENTIAL

RE—Rural Estates Zone. This is a very low density residential zone. It is intended to be applied primarily to areas impacted by high noise levels, within designated approach or clear zones around airports, within identified floodway and floodway fringe areas, and other areas where physical and/or safety considerations necessitate very low density residential use. This zoning district shall be designated as "RE" with the maximum permitted units per acre as a suffix (i.e., RE-1/4, RE-1/2, RE-1/1, RE-1/.5).

R-1—Standard Single-Family Zone. This is a low density residential zone composed of single-family detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. A duplex or halfplex is allowed on a corner lot subject to compliance with specific restrictions. In addition, alternative ownership housing types, such as townhouses, rowhouses, and cluster housing, may be permitted with a special permit to satisfy inclusionary housing requirements. This zone may also include recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Such areas should be clearly defined and without encroachment by uses not performing a neighborhood function. Minimum lot dimensions are fifty-two (52) feet by one hundred (100) feet interior, sixty-two (62) feet by one hundred (100) feet corner. Approximate density for the R-1 zone is six to eight dwelling units per acre.

R-2A—Multi-Family Zone. This is a multi-family residential zone designated to provide for garden apartments and cluster housing. This zone is regulated so that the structures cover a minimum of ground area and a maximum of open space is provided. Units can be individually owned through compliance with the condominium regulations in Chapter 17.192. Minimum land area per unit is two thousand five hundred (2,500) square feet. Maximum density for the R-2A zone is seventeen (17) dwelling units per acre.

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand four hundred and fifty (1,450) square feet. Maximum density for the R-3 zone is thirty (30) dwelling units per acre.

R-3A—Multi-Family Zone. This is a multi-family residential zone located in the central city and certain areas adjacent thereto. It is designed to provide development regulations that are consistent with goals for various residential areas in the central city. Minimum land area per unit is one thousand two hundred (1,200) square feet. Maximum density for the R-3A zone is thirty-six (36) dwelling units per acre.

R-4—Multi-Family Zone. This is a multi-family residential zone located generally adjacent to R-5 zoning. Minimum land area per unit is seven hundred fifty (750) square feet. Maximum density for the R-4 zone is fifty-eight (58) dwelling units per acre.

COMMERCIAL

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

C-4—Heavy Commercial Zone. This is a commercial zone designed primarily for warehousing, distribution types of activity, and those commercial uses having a minimum of undesirable impact upon nearby residential areas. A minimum of light manufacturing and processing is permitted.

INDUSTRIAL

M-1—Light Industrial Zone. This zone permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. In addition, regulations are provided in the M-1(S) zone to provide more attractive and uncrowded developments.

M-2—Heavy Industrial Zone. This zone permits the manufacture or treatment of goods from raw materials. Like the M-1(S) zone, the M-2(S) zone has certain regulations designed to obtain industrial park developments that are in keeping with the modern concept of attractive, landscaped industrial plants.

M-1S—Light Industrial Zone. The same as M-1, but with additional setback, screening, fencing and landscaping requirements.

M-2S—Heavy Industrial Zone. The same as M-2, but with additional setback, screening, fencing and landscaping requirements.

ZONING SUFFIXES (ZONING REQUIREMENTS BEYOND BASE ZONING)

PUD – Planned Unit Development. A PUD is a residential and/or commercial development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines.

R – Plan Review. A plan review is an additional review requirement for a proposed development plan to ensure, among other things, that the proposed development is consistent with the general plan and any applicable community or specific plans; that the utilities and infrastructure are sufficient to support the proposed development and are compatible with city standards; and that the proposed development is compatible with surrounding development.

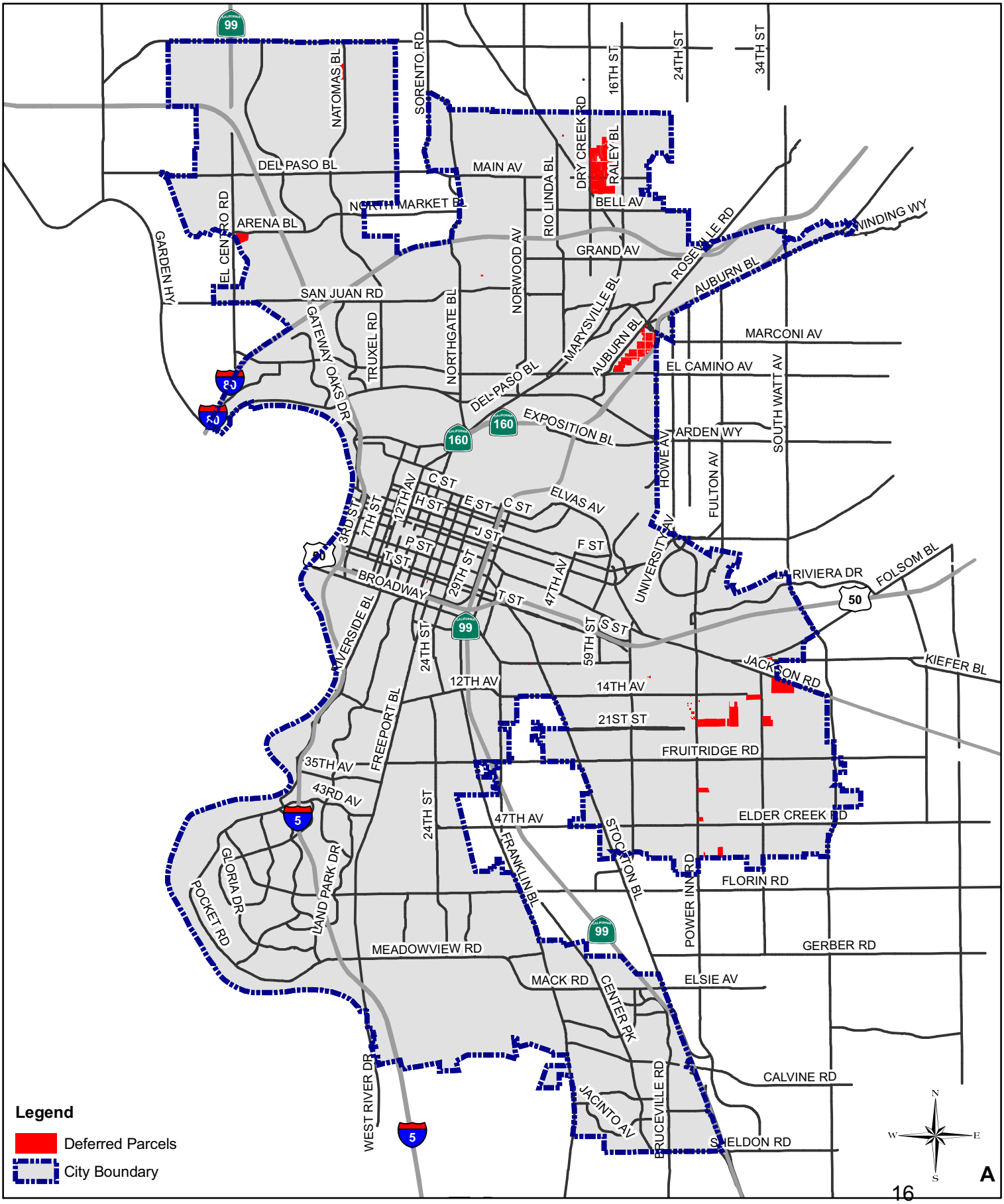
SWR – Solid Waste Restriction. The purpose of the Solid Waste Restriction (SWR) is to address the heavy concentration of solid waste facilities that exist in certain areas of the city. Concentration of a large number of solid waste facilities has led to increases in traffic congestion, air quality impacts, and hazards to human health.

Exhibits

A: Maps of 2009 Deferred Parcels

ATTACHMENT 4
EXHIBIT A

2009 Deferred Rezones



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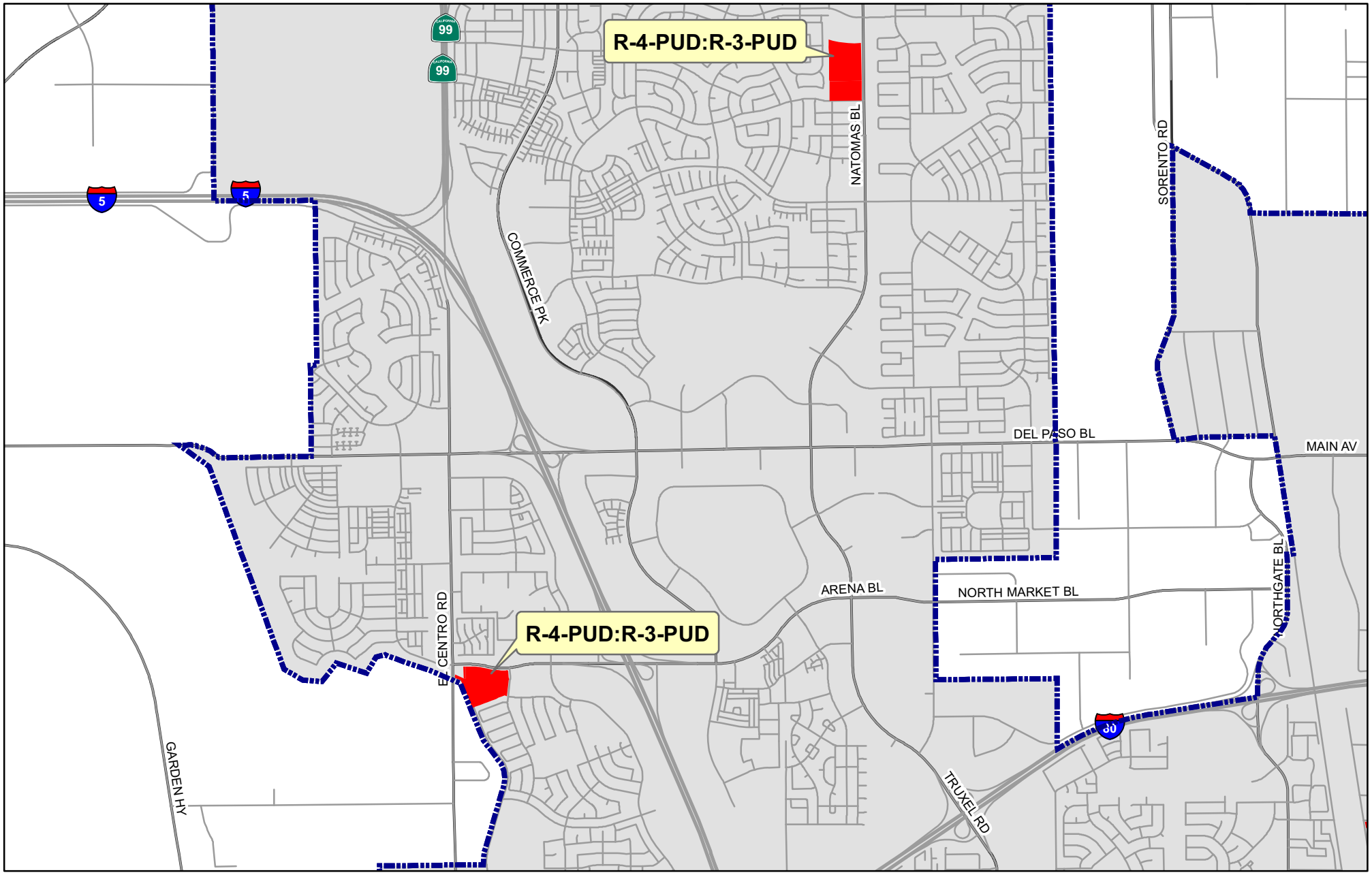

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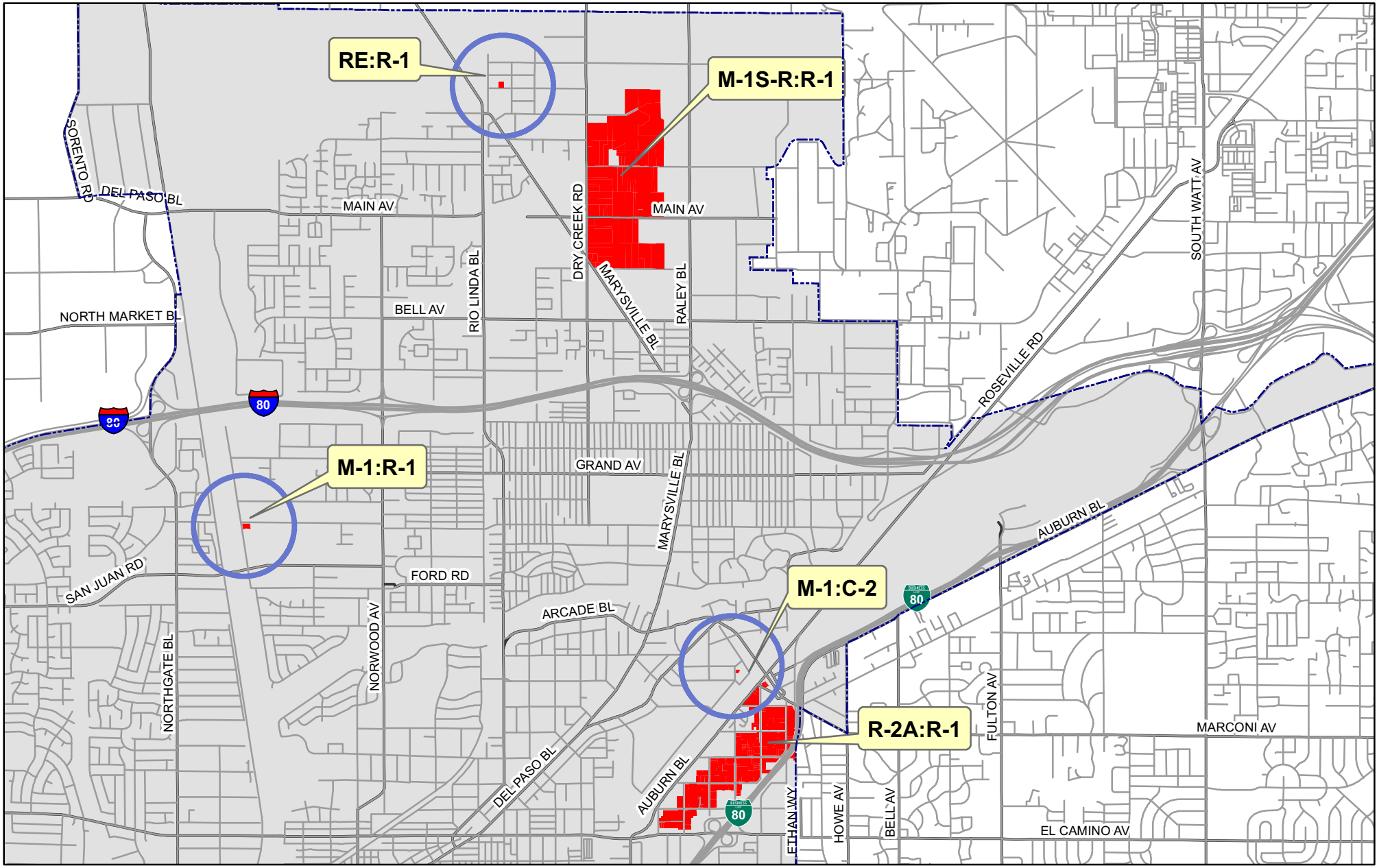
Deferred Parcels

City Boundary

X:Y Existing Zoning:Proposed Zoning

Deferred Rezones
Natomas Area

CITY OF SACRAMENTO Community Development Building a Great Community



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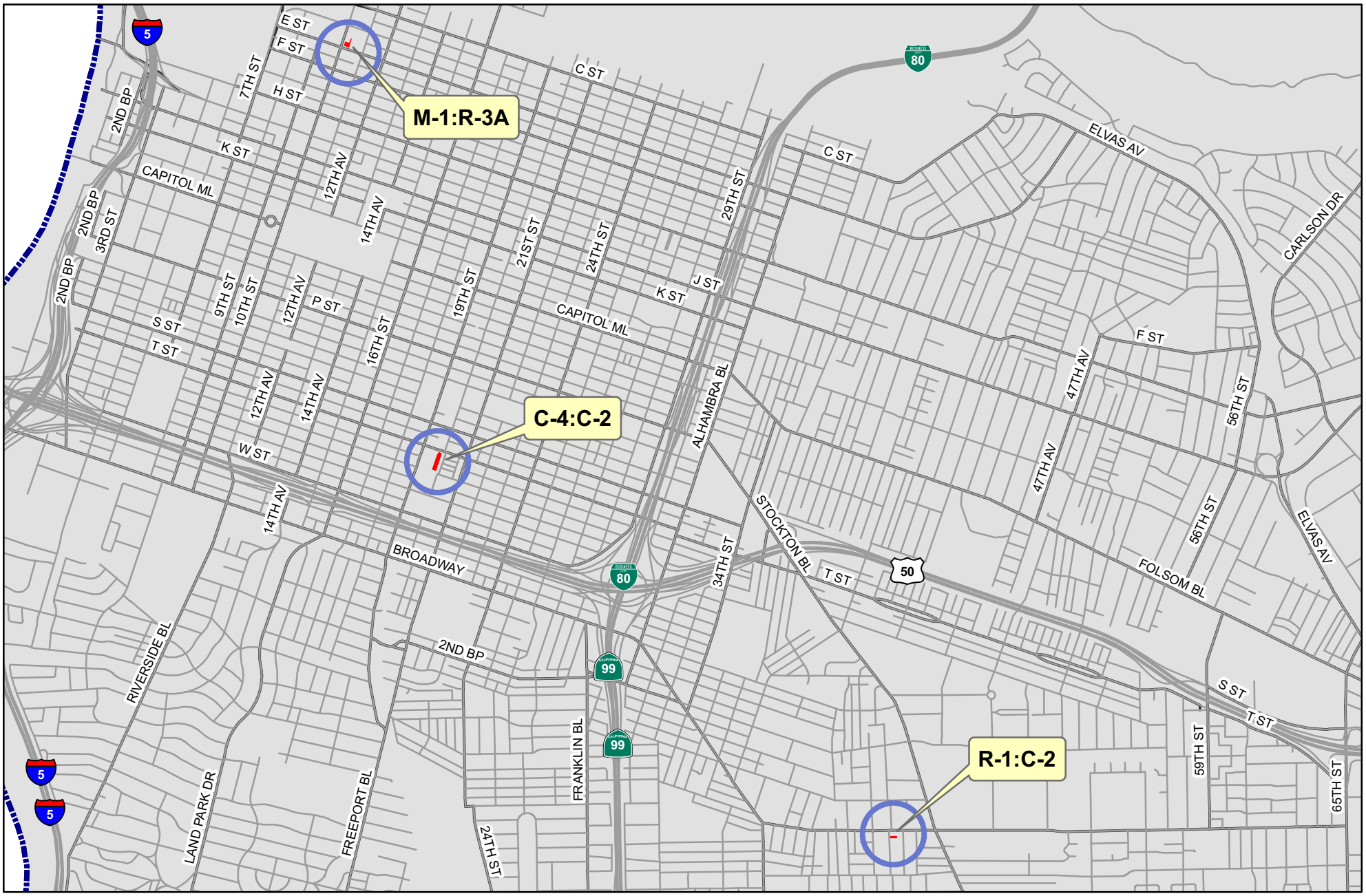
Deferred Parcels

City Boundary

X:Y Existing Zoning:Proposed Zoning

Deferred Rezones North Area

CITY OF SACRAMENTO Community Development Building a Great Community.



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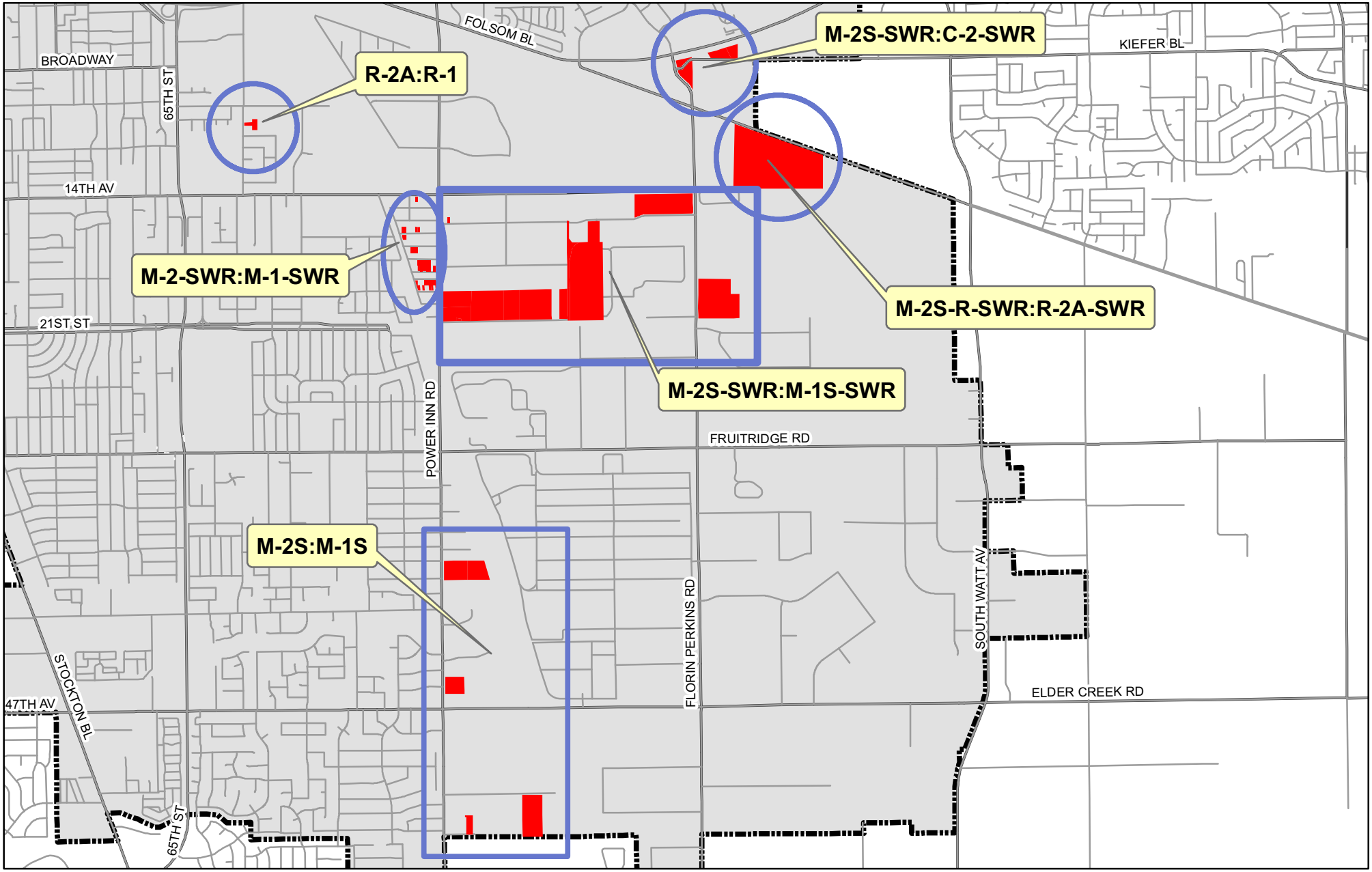
- Deferred Parcels
- City Boundary
- **X:Y** Existing Zoning:Proposed Zoning

Deferred Rezones
Central Area

CITY OF SACRAMENTO Community Development Building a Great Community



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Deferred Parcels

citybndy

X:Y Existing Zoning:Proposed Zoning

Deferred Rezones South Area

ATTACHMENT 5

Proposed Rezones and Land Use Designation Changes

Maps of the proposed rezones and land use designations changes are provided in the following pages.

A list of parcels proposed to be rezoned can be found in Attachment 12 (Rezone Ordinance), Exhibit B.

A list of parcels where a land use designation change is proposed can be found in Attachment 13 (Resolution for Amending the General Plan Land Use and Urban Form Diagram), Exhibit B.

North Area Proposed Rezones and Land Use Changes

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

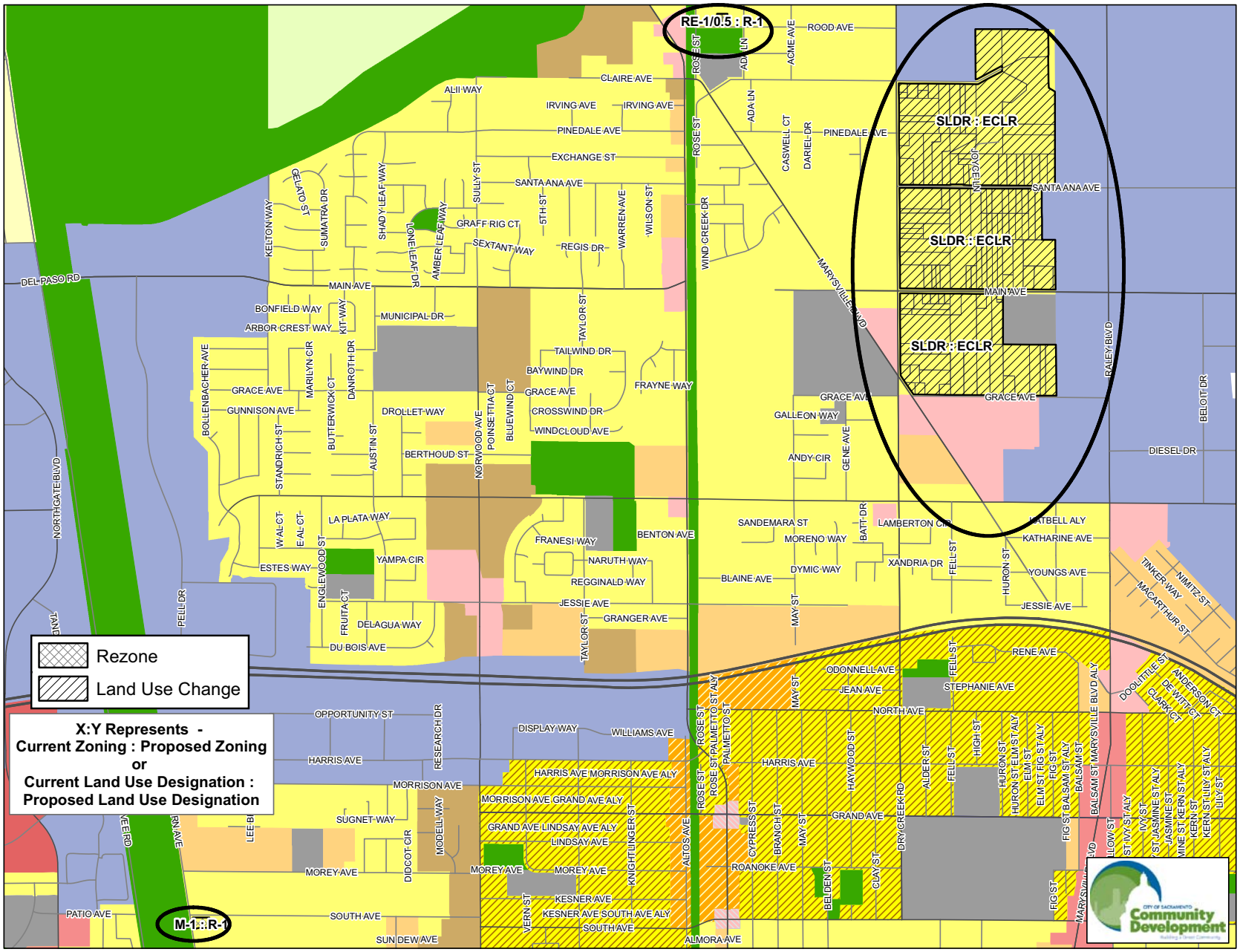
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



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Natomas Proposed Rezones

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

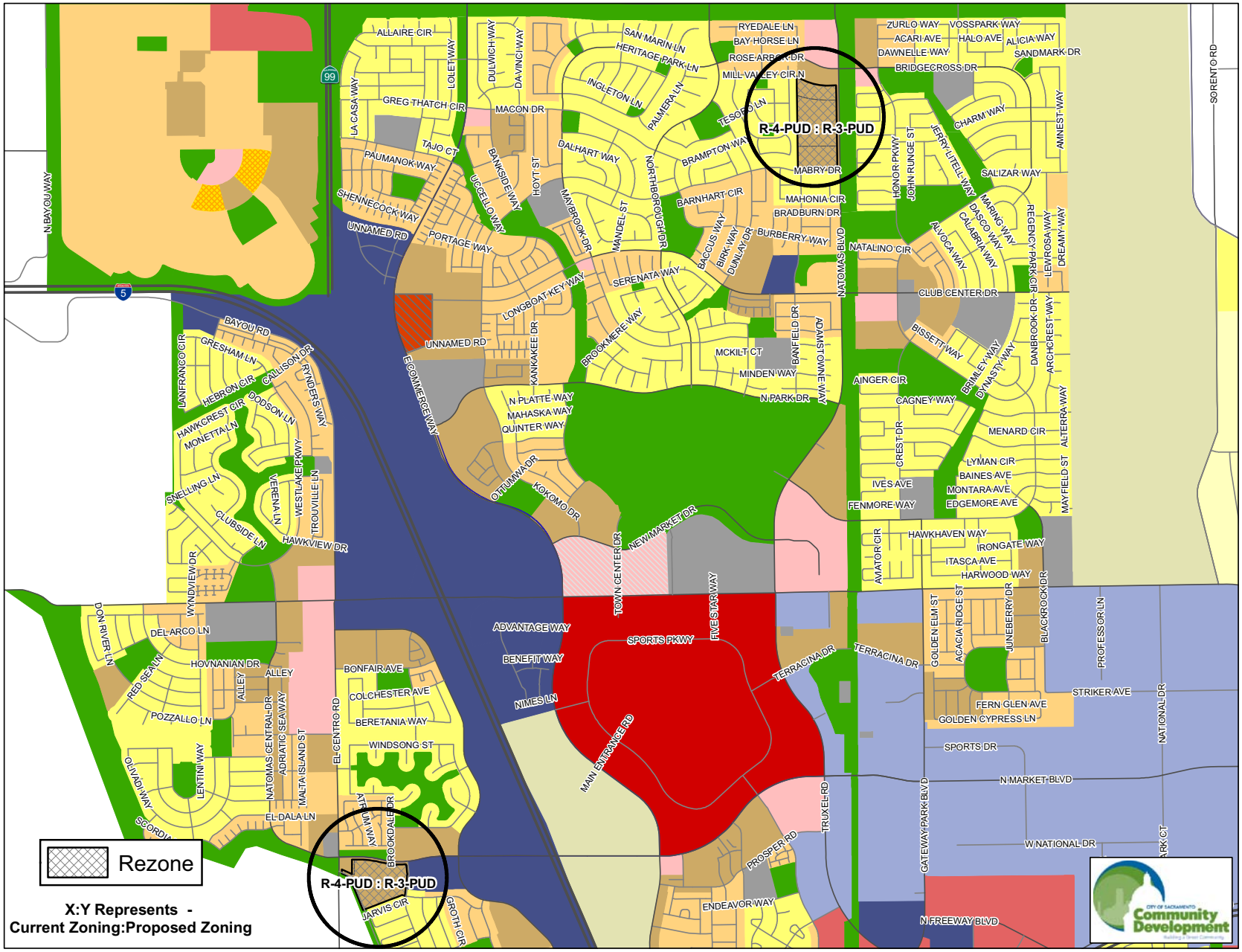
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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 Area Proposed Rezones and Land Use Changes

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

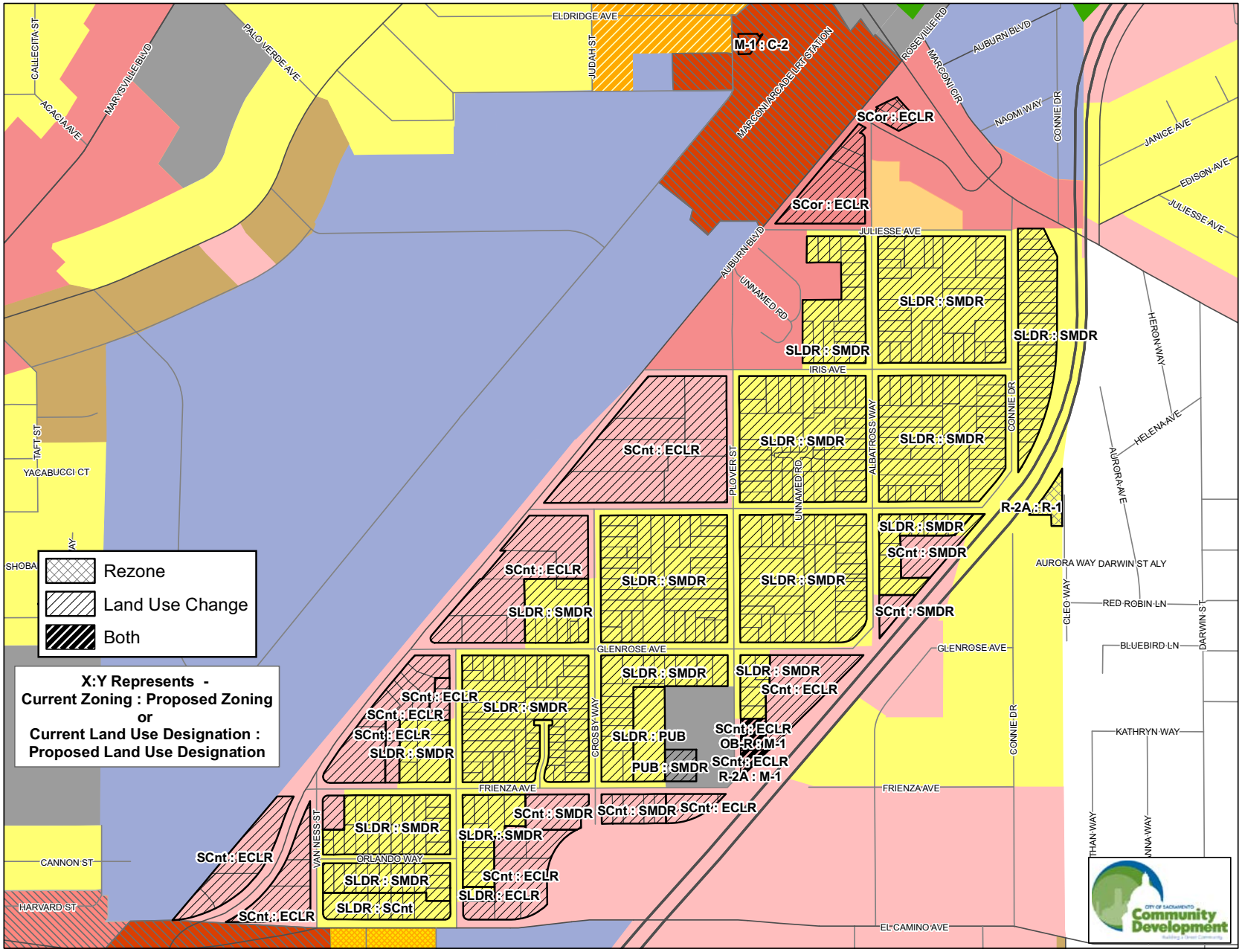
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



Del Paso Regional Park
Proposed Land Use Change

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

City of Sacramento

Item #11

Central City Proposed Rezones

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

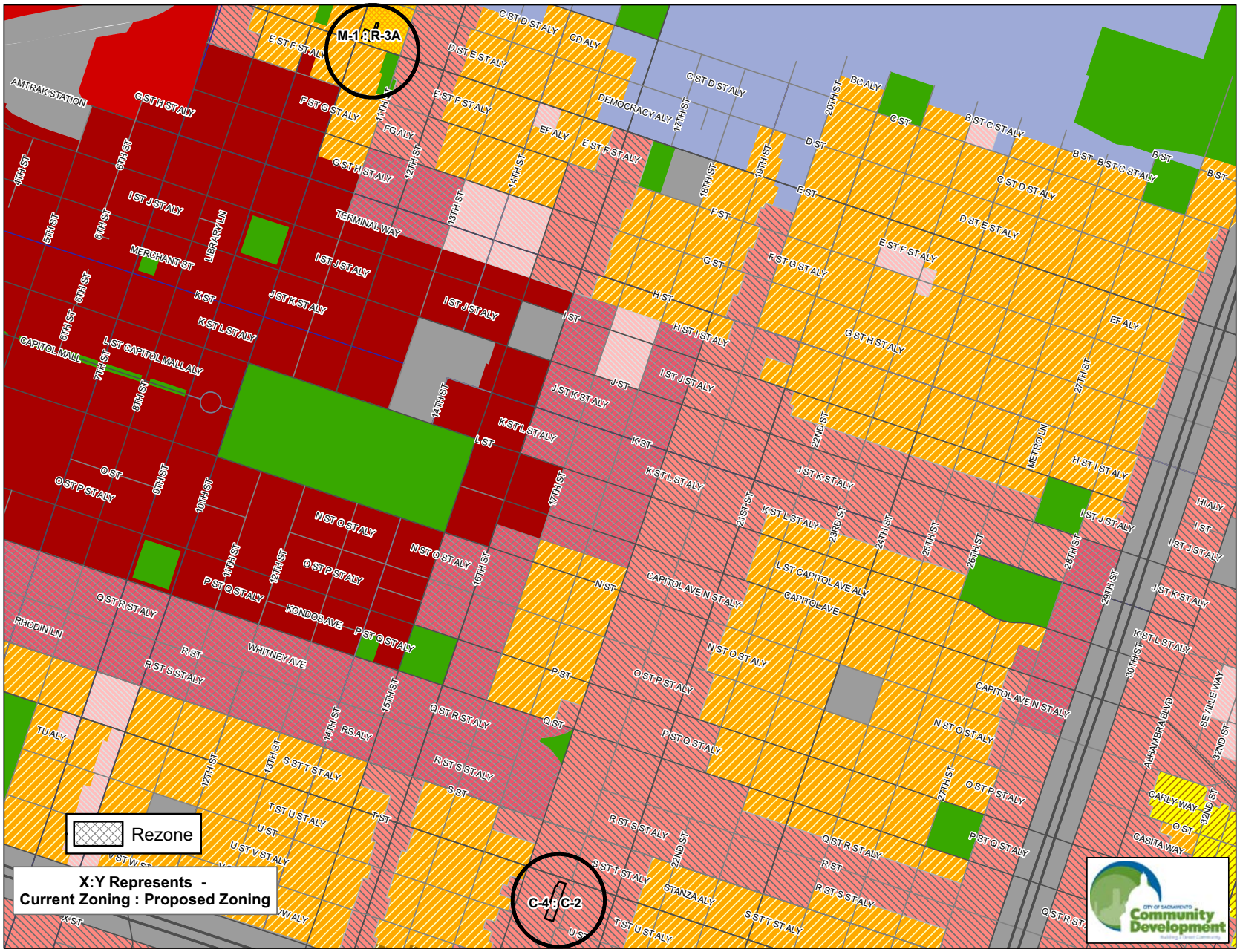
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



Oak Park & Franklin Blvd Areas Proposed Rezones

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

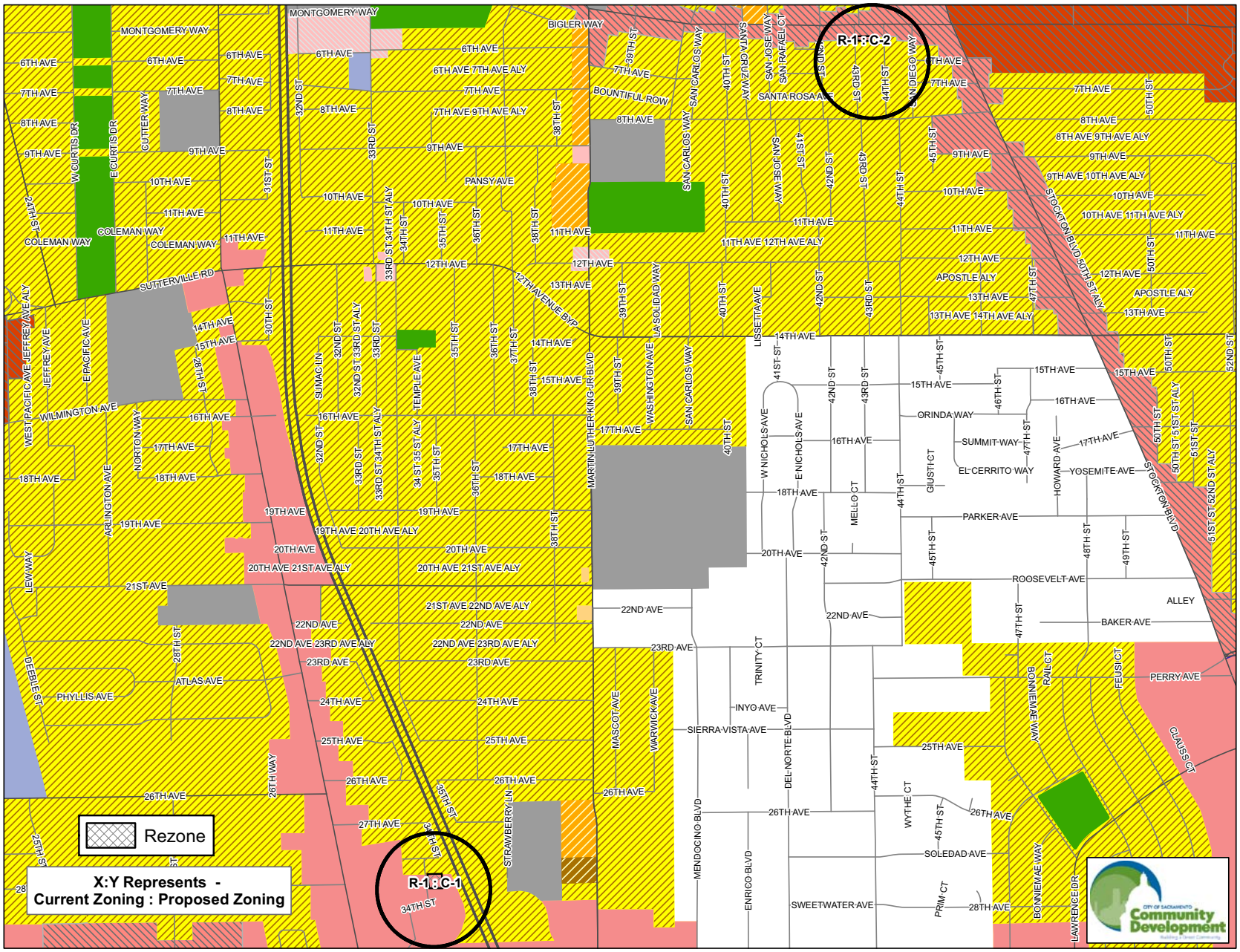
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



Power Inn Area (North) Proposed Rezones and Land Use Changes

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

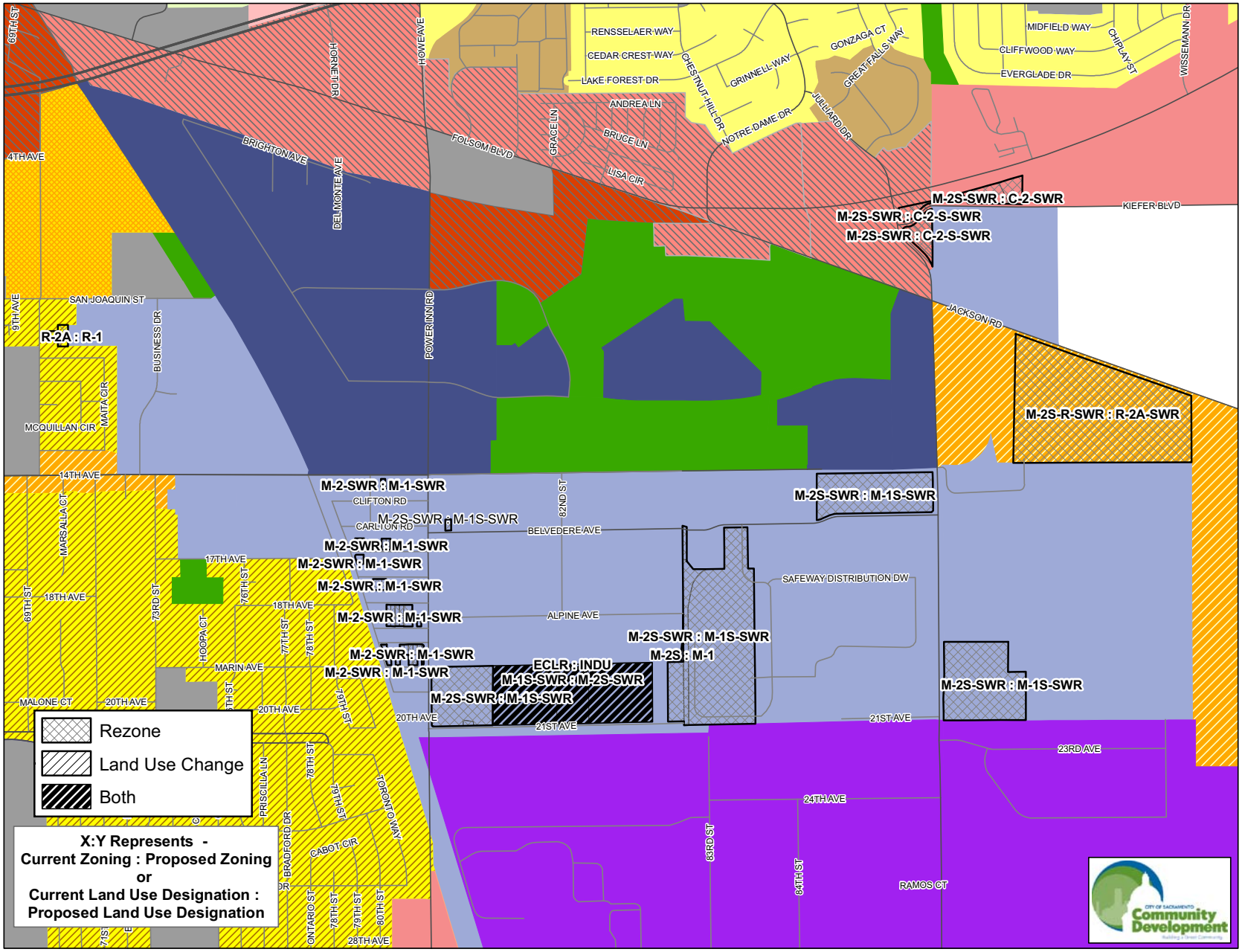
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



Item #11

Power Inn Area (South) Proposed Rezones and Land Use Changes

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

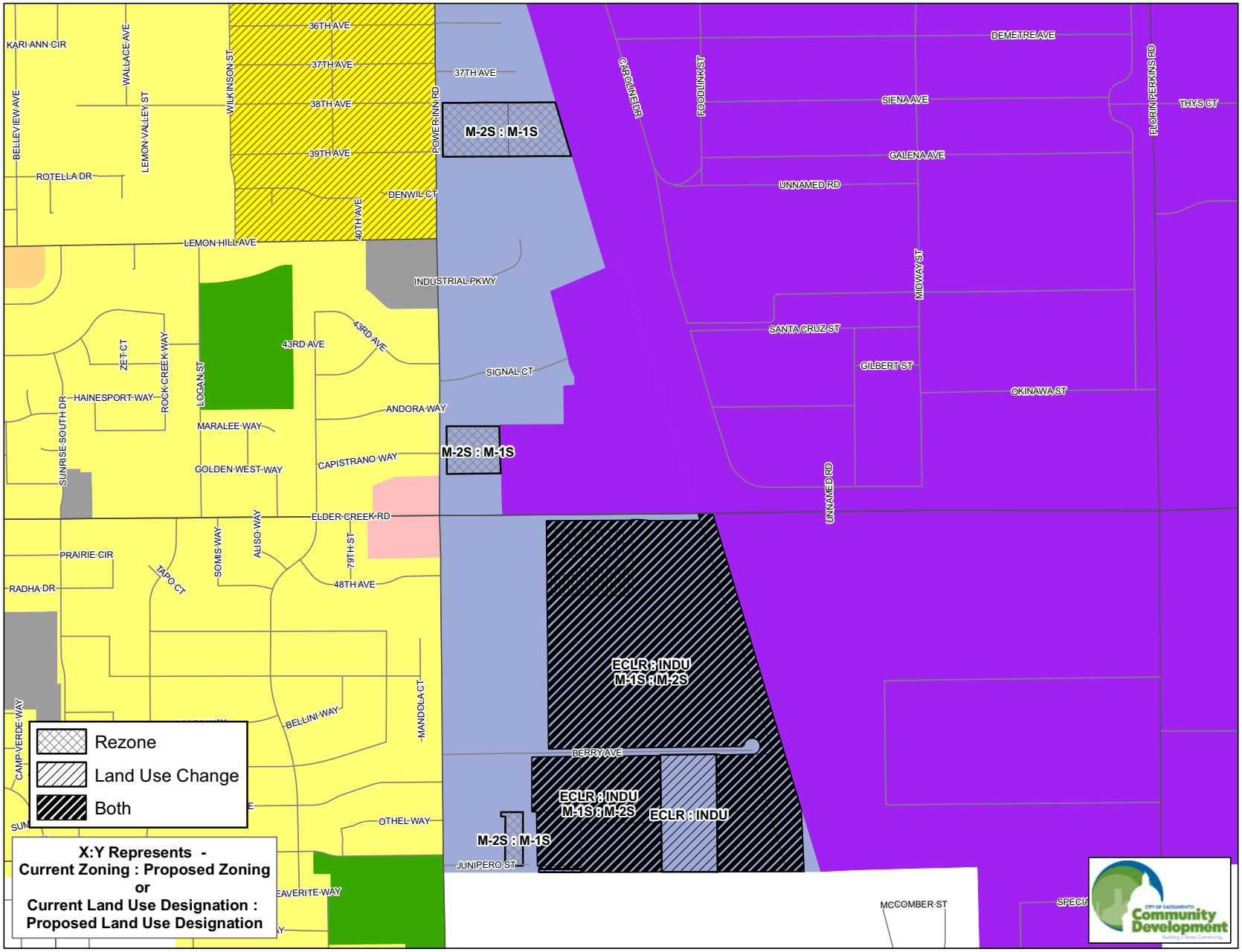
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



City of Sacramento

Item #11

ATTACHMENT 6

ISSUE AREAS - ROBLA

Robla Area Background

In 1986, the Robla area was rezoned from standard single family residential (R-1) to its current light industrial (M-1-R) zone. This rezone was initiated to ensure new development in the Robla area was compatible with the high noise level produced by the military aircraft operating at McClellan Air Force Base. At the time, the Robla residents were strongly opposed to the rezone from residential to industrial.
In the early 1990's, the McClellan Air Force Base was decommissioned and redeveloped into a business park. New noise contours, recognizing the quieter private aircraft that was anticipated to operate at the airport in the future, were established in 1992. As a result, the noise contours no longer were incompatible with residential development in the Robla Area.

2030 General Plan Update

The 2030 General Plan re-designated a portion of the Robla area from industrial to suburban low density residential. This change was made to recognize the existing residential community in the area to allow new residential development, and to prohibit future industrial development that might encroach into the neighborhood.

General Plan Land Use Designation: Suburban Neighborhood Low Density

Reasons for Initial Proposal to Rezone

- Zoning and the General Plan land use designation are currently inconsistent.
- Many of the properties contain existing houses (which are not allowed in the industrial zone).
- The area is no longer subject to significant noise levels from the airport Community residents requested a neighborhood designation during the general plan outreach process.
- The area lacks adequate infrastructure (roads, water, drainage etc.); Residential uses require fewer infrastructure improvements than light industrial development.

Property Owner Concerns

- Property owners oppose the restrictions to industrial uses in the R-1.
- Potential Impacts from McClellan Air Force Base (e.g. air quality, water quality, noise).
- Potential restrictions on residential development near an airport.

Addressing Concerns on Impacts from the McClellan Air Force Base.

- Property owners in the Robla area expressed concerns about potential water contamination produced by the former McClellan Air Force Base. Several monitoring and exaction wells are located on and in the surrounding area of the former military base, including the Robla area. According to the United States Air Force, contamination to groundwater is contained largely within the retired military base, and the results of the monitoring well testing have not shown any indication that the base has caused contamination to Robla's water supply. A map of the groundwater contamination sites and the monitoring wells are provided in Exhibit B.

The map demonstrates that the plume of contamination does not extend to the Robla area. A letter from the California Department of Toxic Substance Control supporting the accuracy of the map is also provided Exhibit C.

- Although there is no indication that the McClellan AFB caused contamination to its groundwater source, the Robla area was identified as a "prohibition area" by the County of Sacramento as a precaution. The use of wells for potable water is not allowed in the prohibited area. The boundaries of the prohibited area were established as a conservative approach to insure the safety of the water source and to ensure wells would not alter the water table significantly enough to draw the contaminated water into the area. A map of the prohibited area is found in Exhibit D.

- Robla Area: In the early 1990's, the McClellan Air Force Base was decommissioned and redeveloped into a business park. New noise contours, recognizing the quieter private aircraft that was anticipated to operate at the airport, were established in 1992. As a result, the noise produced by planes flying in and out of the McClellan Business Park was deemed compatible with residential development. A letter provided by the Airport Land Use Commission confirming single family residential use is allowed within the noise contours adopted in 1992 is provided in Exhibit E. The revised contours confirm that residential activities are consistent with the noise environment. The project would not expose persons to unreasonable noise levels, and the analysis of noise exposure in the Master EIR would not be altered.

Staff's Revised Proposal

Staff recommends amending the land use designation from Suburban Low Density Residential to Employment Center Low Rise while retaining the M-1 zoning for General Plan consistency. Additionally staff will develop an overlay zone – or comparable zoning mechanism – that will bring existing residential uses into conformity with the zoning code and address concerns about inadequate infrastructure, and the combined residential and light industrial uses in the Robla Area.

The original proposal for residential land use and zoning changes in the Robla Area were anticipated to result in an additional 166 new homes in the 2030 General Plan. This figure is less than one percent to the over 100,000 homes anticipated in the 2030 General Plan. The loss of these units could be made up in opportunity areas elsewhere in the City. Additionally, staff recommends the creation of a zoning tool (e.g., overlay zone, special planning district etc.) to allow some level of new residential development to occur, even with the light industrial zoning designation of M-1.

EXHIBITS
A: Map of Robla
B: Map of McClellan AFB Monitoring and Exaction Wells
C: Letter from Department of Toxic Substance Control
D: Map of Prohibited Well Areas
E: Letter from Sacramento Area Airport Land Use Commission

Robla Area

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

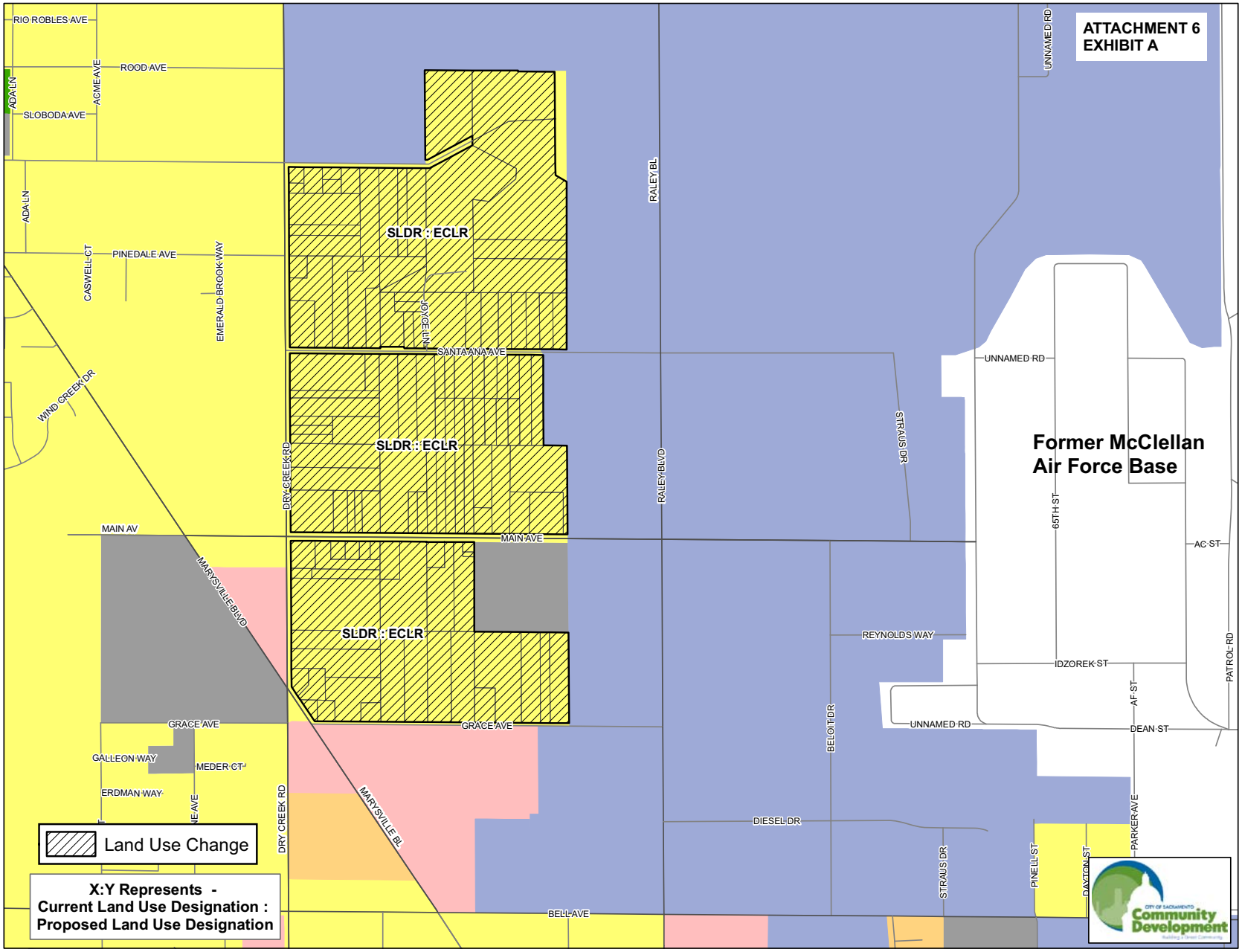
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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

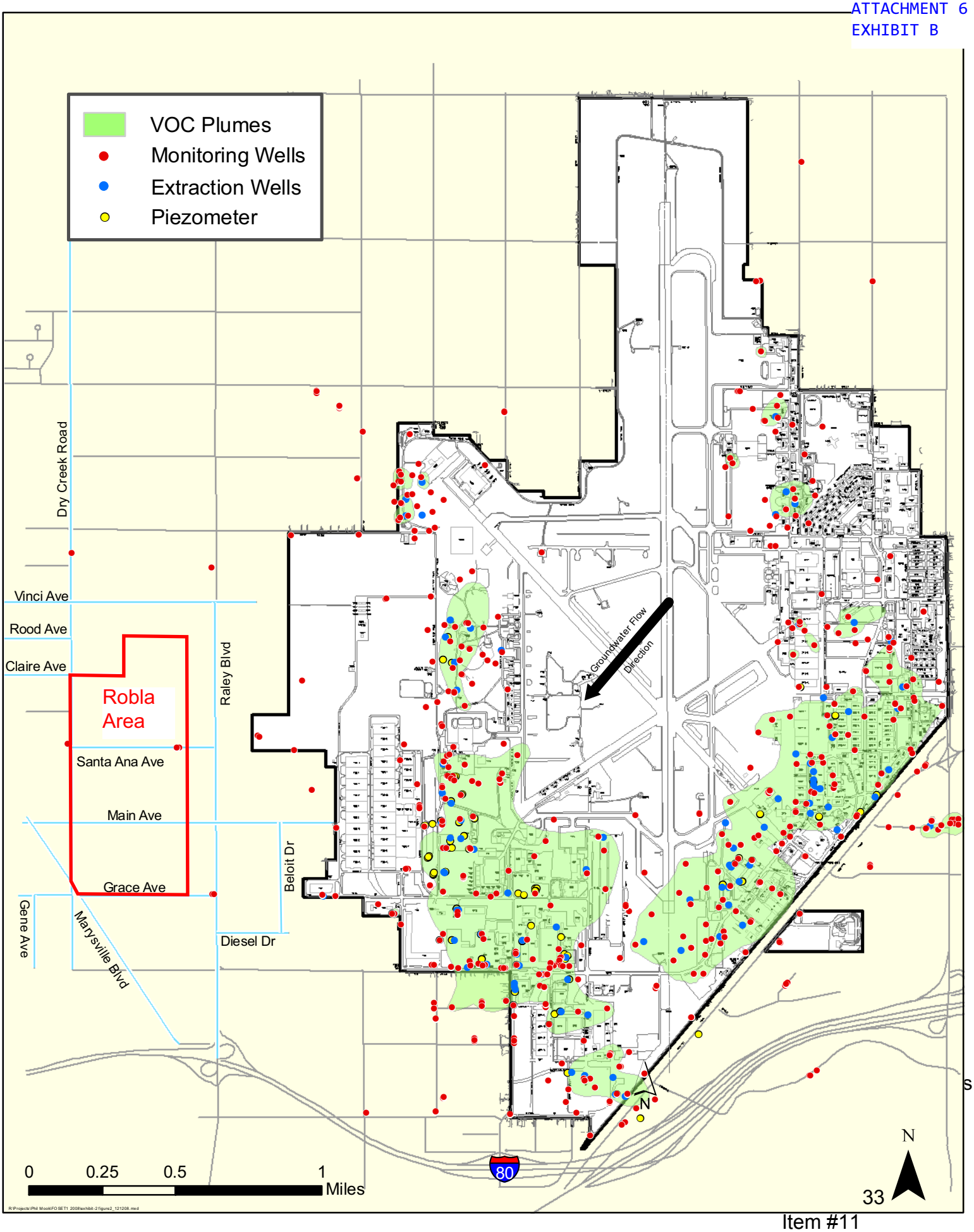
Other Districts
- Employment Center Low Rise
- Employment Center Mid Rise
- Industrial
- Special Study Areas
- Planned Development
- Public
- Parks
- Open Space



Item #11

McClellan Groundwater Contamination Status 4th Quarter 2008

ATTACHMENT 6
EXHIBIT B



Item #11

ATTACHMENT 6
EXHIBIT C

Department of Toxic Substances Control

Linda S. Adams
Secretary for
Environmental Protection

Maziar Movassaghi
Acting Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Arnold Schwarzenegger
Governor

September 30, 2010

Mr. Jim McDonald
Senior Planner
Community Development Department
City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, California 95811

ROBLA AREA GROUNDWATER CONTAMINATION

Dear Mr. McDonald:

On July 26, 2010, representatives of the California Department of Toxic Substances Control (DTSC) and the Central Valley Regional Water Quality Control Board (Regional Board), as well as representatives of the Air Force Real Property Agency at McClellan met with you, Ms. Teresa Haenggi, and other members of your staff to discuss the potential for contaminated groundwater from the former McClellan Air Force Base to impact groundwater in the Robla area of the City of Sacramento.

At that meeting, the Air Force presented maps to you which depict the extent of contaminated groundwater plumes associated with the former base. Both DTSC and the Regional Board agree that the maps that were presented to you are accurate, and represent the best known approximation of contaminated groundwater from the former McClellan Air Force Base. While the maps indicate that plumes of contaminated groundwater from McClellan do not extend into the Robla area that you are concerned with, the groundwater in the area may be contaminated from other, non Air Force, sources in the neighborhood. DTSC has no direct knowledge regarding the potential for groundwater contamination in the immediate Robla area that is of interest to you.

Should you have any questions, or if I may be of further assistance, please contact me at (916) 255-3683.

Sincerely,

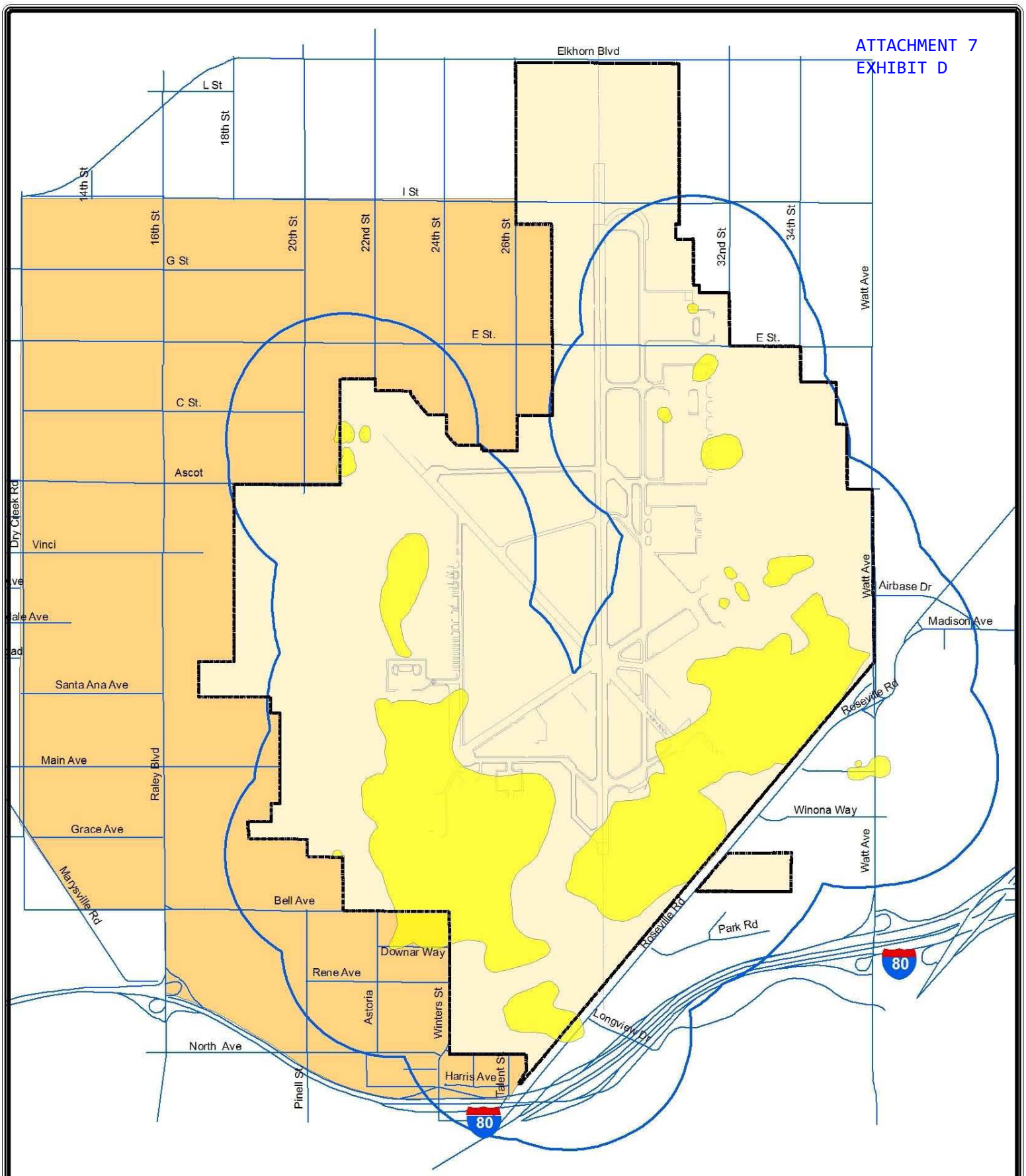
John Harris
Senior Hazardous Substances Scientist
Remedial Project Manager
Brownfields and Environmental Restoration Program

cc: Mr. James Taylor
Regional Water Quality Control Board
11020 Sun Center Drive #200
Rancho Cordova, California 95670-6114

Ms. Teresa Haenggi
City of Sacramento
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, California 95811

Mr. Steven Mayer, P.E.
AFRPA Western Region Execution Center
3411 Olson Street
McClellan, California 95652-1003

ATTACHMENT 7
EXHIBIT D



Contamination above drinking water standards

Prohibition Area

Consultation Zone

N

Map Document: (R:\Projects\Linda Geissinger\mcarb land use 091205.mxd)
9/12/2005 -- 2:50:08 PM

Sacramento Area Council of Governments

1415 L Street,
Suite 300
Sacramento, CA
95814

tel: 916.321.9000
fax: 916.321.9551
tdd: 916.321.9550
www.sacog.org

SACOG

ATTACHMENT 6
EXHIBIT E

June 16, 2010

Mr. Jim McDonald
Senior Planner
City of Sacramento
300 Richards Blvd, Third Floor
Sacramento 95811

Mr. McDonald:

On behalf of the Airport Land Use Commission (ALUC) in Sacramento, Sutter, Yolo and Yuba Counties, thank you for providing information regarding the expansion of the Robla Area in the city of Sacramento. Your June 14, 2010 email states that this area is seeking to be rezoned from industrial to single family residential. You attached two maps showing the McClellan Field noise contours from the current Comprehensive Land Use Plan (last amended December 1992) and the 2022 noise contours adopted by the Sacramento County Board of Supervisors. Those maps are attached to this review for reference.

This letter serves as the ALUC's administrative review for this project. Any party with standing challenging this determination may appeal this directly to the ALUC, which is the SACOG Board of Directors.

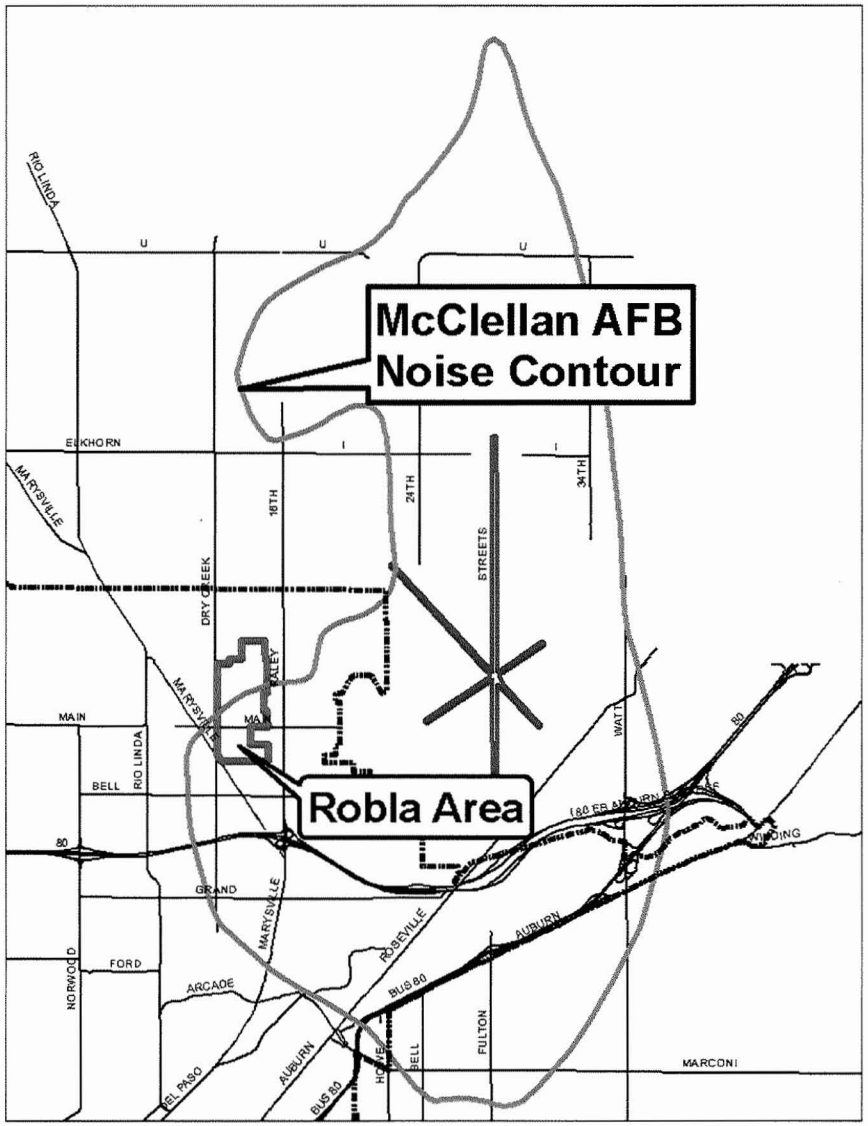
Single family residential is an allowed use with the adopted 2022 noise contours and the current draft of the Airport Land Use Compatibility Plan Update (ALUCP, formerly known as the Comprehensive Land Use Plan or CLUP). The project is well outside of the 60 and 65 CNEL noise contours and any safety zones that would restrict this land use. Therefore, this project is considered a compatible use with the ALUCP.

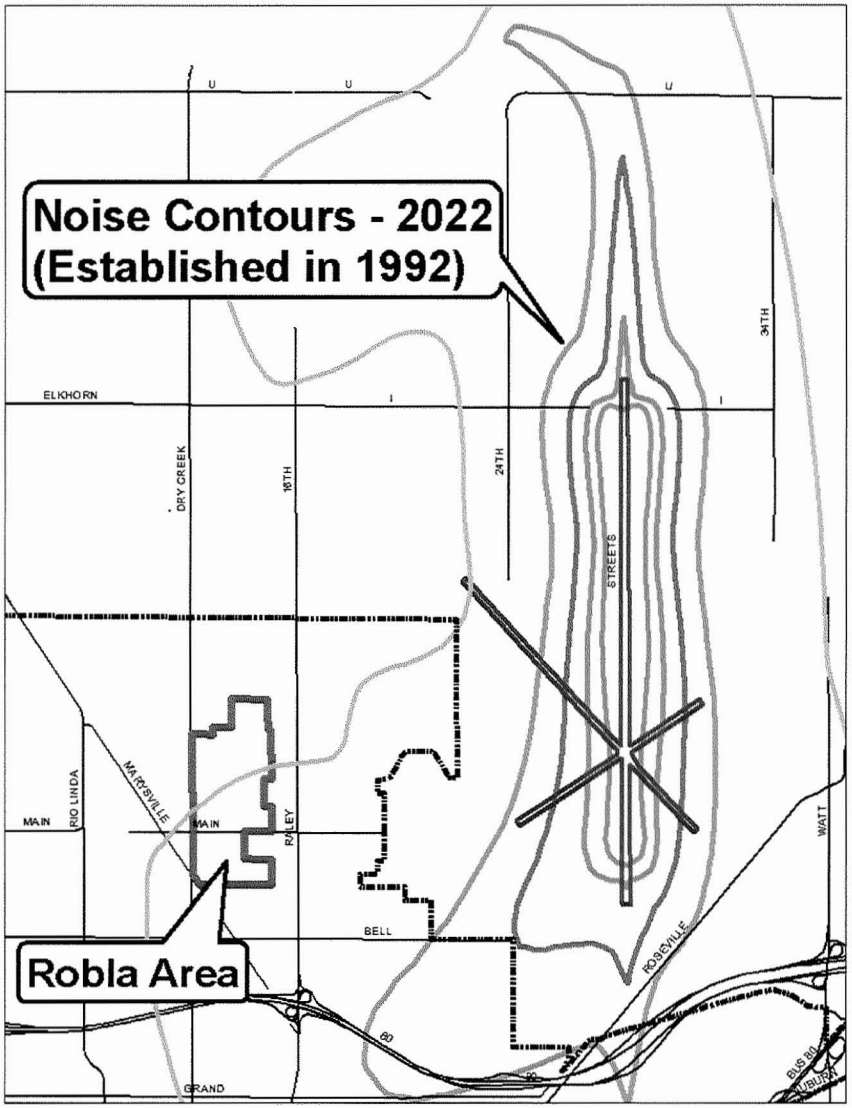
Please feel free to contact me at (916) 340-6227 if you have questions.

Sincerely,

Gregory Chew, AICP
Sacramento Area Council of Governments/Airport Land Use Commission

Robla Area – McClellan ARB Noise Contours





ATTACHMENT 7

ISSUE AREAS – BEN ALI NEIGHBORHOOD

The Ben Ali area is an older, built-out neighborhood surrounded by the Capitol Freeway to the east, West El Camino on the south, and Auburn Boulevard to the west and Marconi Avenue to the north. The Ben Ali neighborhood is primarily residential, though light industrial and commercial uses are allocated along much of its edges. A public school is also in the area. Staff initially proposed to rezone the residential area in the Ben Ali neighborhood from R-2A to R-1 and the industrial area from M-1 to C-2.

2030 General Update: The 2030 General Plan changed the land use for this area from Medium Density Residential, Commercial Neighborhood, and Industrial to Suburban Residential Low Density, Suburban Corridor and Suburban Center.

Property Owners Concerns
Property owners of the residential areas have expressed concern that rezoning the residential area to R-1 would diminish their property value. According to the president of the Ben Ali Neighborhood Association, the Association has surveyed the residents and business owners in the community. The survey indicated a large majority of those surveyed preferred to retain the R-2A and M-1 zoning.

The major portion of the project changes in the Ben Ali area involve changes in the general plan land use designation for parcels from Suburban Low Density Residential to Suburban Medium Density Residential and the Suburban Center and Suburban Corridor designations to Employment Center Low Rise. These changes respond to concerns of the neighborhood that future development of parcels could be restricted by the land use designation originally assigned.

Staff Revised Proposal
Staff proposes that the R-2A and M-1 zoning designations be retained, and that the land use designation be amended to be consistent with the zoning.

EXHIBITS
A: Map of Ben Ali

Ben Ali Area Proposed Rezones and Land Use Changes

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

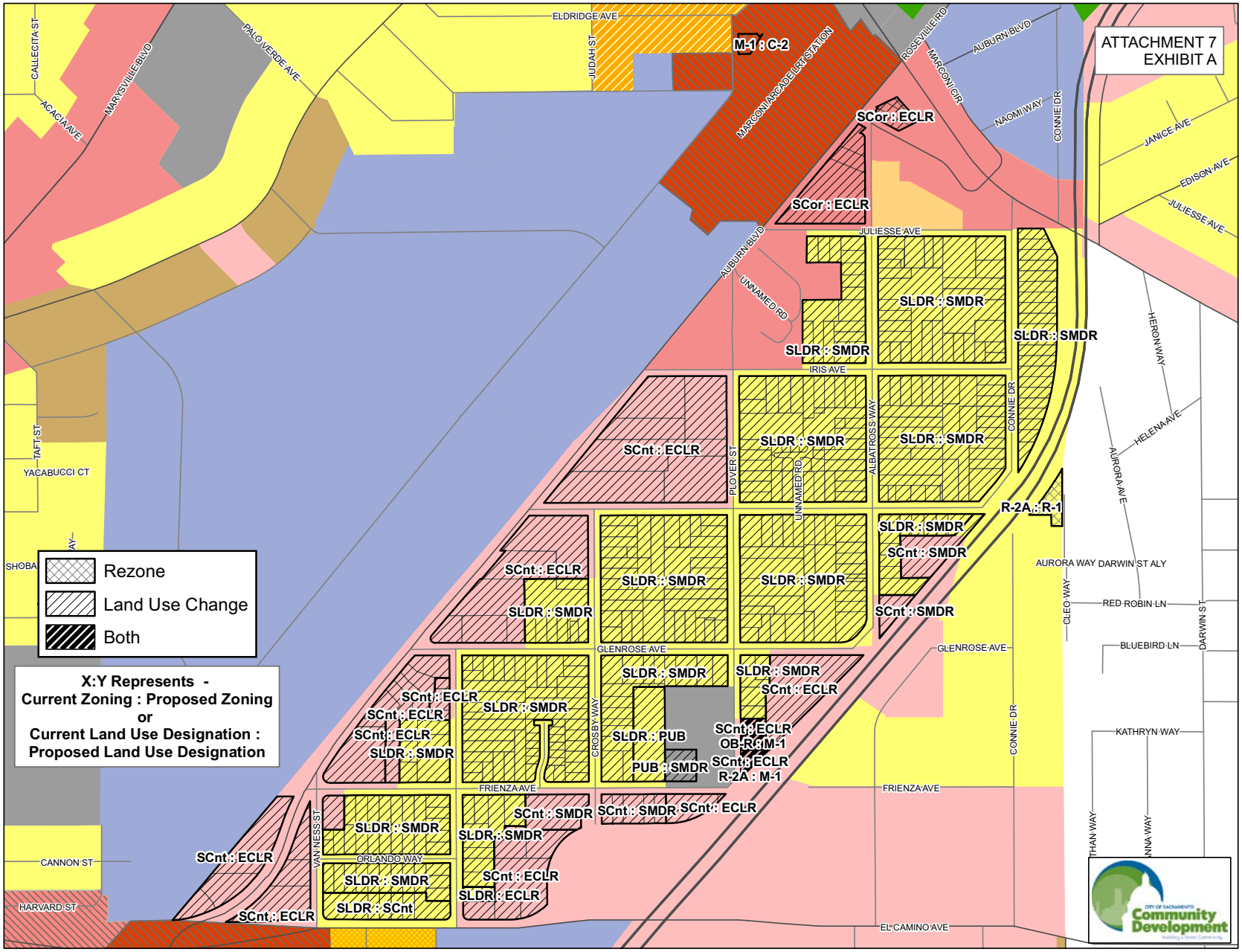
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

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



ATTACHMENT 8

ISSUE AREAS – POWER INN AREA

Power Inn Area Background

This area is in the south eastern portion of the City and is a mixture of commercial, warehouse, industrial, and office uses. There are also a small number of single family homes near the area. The Power Inn Area has a land use designation of either Industrial or Employment Center Low Rise. The areas designated industrial are zoned M-2, which is consistent with the land use designation. Several of the parcels in the Employment Center Low Rise designation have an M-2 zoning which is inconsistent with the General Plan. Initially, staff proposed changing all the areas in the Employment Center Low Rise land use designation from M-2 (heavy industrial) to M-1 (Light Industrial).

Most of the land uses that are permitted in the M-2 zone are also permitted in the M-1 zone. However, there are three uses that are allowed by right in the M-2 zone, but require a Special Permit in the M-1 Zone:

- Concrete batch plant
- Planing Mill
- Public Utility Yard

If one of these uses was legally established before the rezone occurs, the use would be allowed to continue under a deemed special permit, pursuant to section 17.88.030(7) of the Zoning Code. Although the use can continue, the deemed special permit may require additional entitlements if the facilities are significantly expanded. Also, if a use were to become inactive for over one years, the deemed special permit would lapse and no longer be valid.

On October 12, 2010, Council approved an amendment to the Zoning code that removed the requirement of a special permit in the M-1 and M-1(S) zones for the following uses:

- Dairy processing plant
- Food processing plant
- Terminal yard – trucking
- Towing Service and Storage Yard

Additionally, to provide clarification of uses in the M-1 and M-2 zones, Council approved amendments to the definition of “warehouse and distribution center” as well as the addition of a definition for “terminal yard, trucking.”

2030 General Plan Update
The Power Area Inn area was designated industrial and heavy commercial and warehouses in the 1988 General Plan. The 2030 General Plan re-designated portions of the area to Employment Center Low Rise to encourage lighter industrial uses, such as clean, green technology-related industry, and to buffer existing and planned residential areas to the west and north of the Power Inn Area.

General Plan Land Use Designation: Employment Center Low Rise

Reasons for Rezone
- Zoning is inconsistent with the 2030 General Plan land use designation.
- Need for a buffer to existing residential areas to the west and north of the Power Inn Area.
- City's desire for more sites for clean, green light-industrial uses.

Property Owner Concerns
The property owners in the Power Inn Area have expressed the following concerns:

1. The M-1 zone may diminish the value of their property, because the uses allowed in the M-1 zone are more limited than that offered in M-2;
2. The application fees for a special permit required for some uses in the M-1 zone are expensive and do not guarantee the special permit would be granted; and
3. Deemed special permits limit how much facilities on the property can be expanded without a special permit modification or other entitlement.

Staff Proposal
After extensive outreach to affected property and business owners and a re-evaluation of the applicable zoning regulations, staff proposes a combination of land use changes and rezones:

1. Change the General Plan's land use diagram from Employment Center Low Rise to Industrial on a portion of 21st Street and on Power Inn Road near Elder Creek Road. Staff determined that the amount of Employment Center Low Rise buffer area being required along the east side of Power Inn Road south of Elder Creek Road was much greater than was being provided north of Elder Creek Road, which resulted in disproportionately more rezoning and hardships for property owners in this southern portion of the area. This land use change will allow more of the area to remain M-2, while still providing an adequate Employment Center Low Rise buffer area along Power Inn Road. (Please see map on the following maps).
2. Rezone the remaining deferred rezones to M-1.
3. Amend the zoning code to reduce the number of uses that require a special permit. This change results from staff taking a closer look at the nature of the impacts associated with certain uses such as dairy processing plans and food processing plants and finding such uses to be compatible with clean, green

industry and nearby residential uses. Allowing these uses by right in the M-1 zone will reduce unnecessary hardships for affected businesses.

4. Amend the zoning code to add and/or modify definitions for uses to provide clarity and consistency.

EXHIBITS
A: Map of Power Inn Area

Power Inn Area Proposed Rezones and Land Use Changes

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
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Centers
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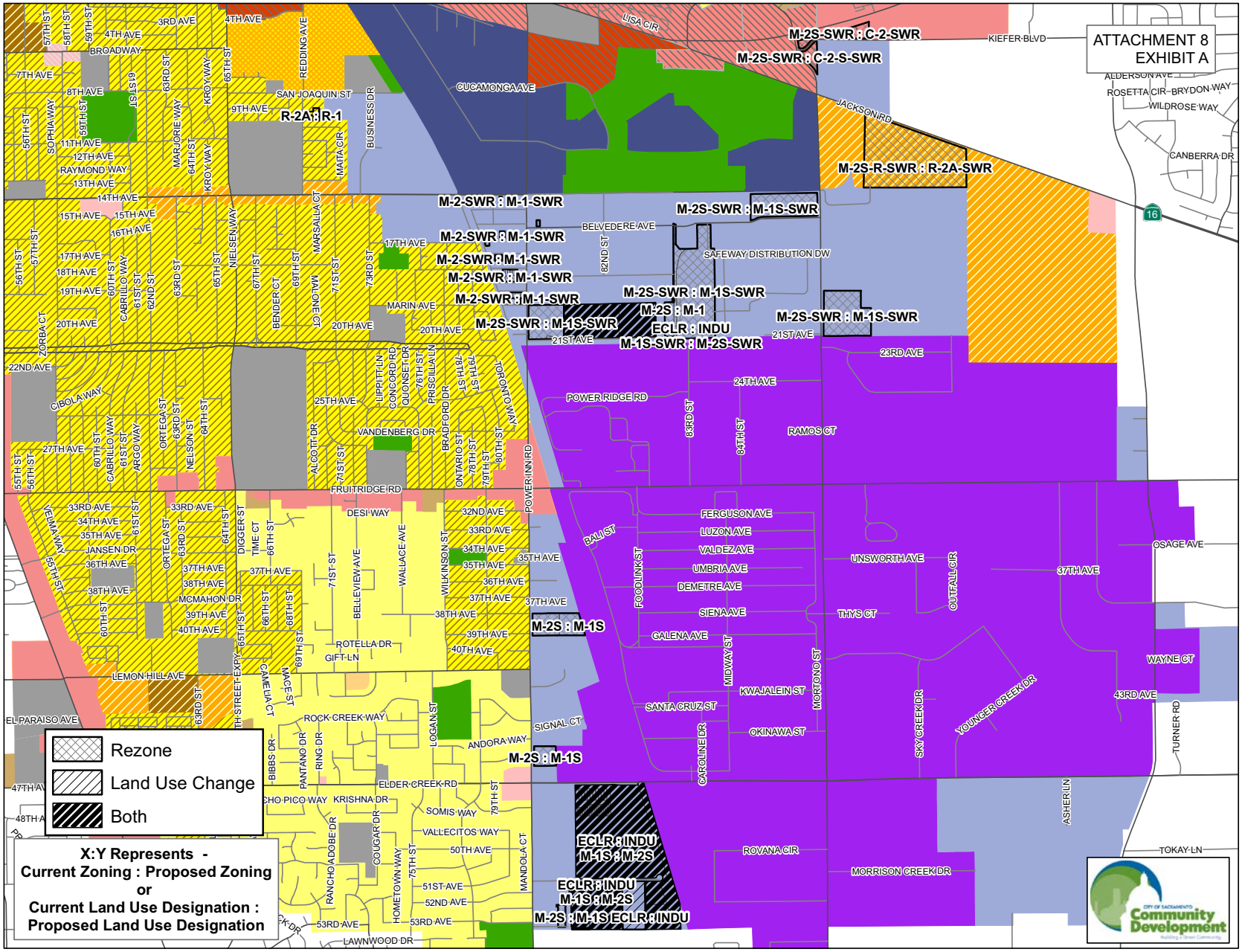

Item #11

ATTACHMENT 9

General Plan Text Amendments

Technical corrections-general plan: The project also includes text amendments to the 2030 General Plan to correct technical errors and to clarify existing policies, including (a) the addition of a policy to address minimum floor-area-ratio; (b) a new policy to reinstate a policy that was in the North Natomas Community Plan relating to the financing of public facilities; (c) deletion of a duplicate policy; (d) modification of an existing policy for non-conforming densities in the Traditional Neighborhood designation; and (e) clarification of the application of noise thresholds for multi-family residential development in urbanized areas.

These changes include the following:

I. The following policy is being proposed to address issues regarding minimum Floor-Area-Ratio that have recently been identified.

LU 1.1.13 Development Intensity at Less than the Minimum Floor-Area-Ratio (FAR). The City shall permit development at less than the required minimum FAR if only a ministerial permit is required. Where a discretionary permit is required, a development with a FAR at less than the required minimum may be deemed consistent with the General Plan if the City finds that (1) the use involves no building or by its nature normally conducts a substantial amount of its operations outdoors, or (2) the initial site development is being phased and an overall development plan demonstrates compliance with the FAR standard, or (3) the use is temporary and would not interfere with long-term development of the site consistent with the FAR standard, or (4) the building size or lot coverage is constrained beyond what is otherwise allowed by the zoning designation of the site, due to the existence of an overlay zone or because of environmental features, such as wetlands (RDR).

II. The following policy is a technical correction that will reinstate a policy that was in the North Natomas Community Plan, but was inadvertently omitted from the 2030 General Plan.

NN.LU 1.5 Financing Plan. The City shall require all property owners in the Plan area to: 1) participate equitably in the financing mechanisms necessary to finance the design, engineering, and construction of all library, fire, police, street, traffic, water, sewer, drainage improvements and all monitoring programs provided for in this Plan, and 2) pay an equitable share of all the costs incurred in the process of development of the Financing Plan. Guarantees for this shall be via development agreements or other means acceptable to the City staff. All property owners in North Natomas will be required to reimburse the City in an equitable manner for all

planning expenses incurred in developing this Community Plan and related documents. The costs will be divided equally by each acre receiving urban land use designations by this Plan. Payment of this cost will be a condition of the development agreements. *(RDR, FB)*

III. The proposed new policy noted above (NN.LU 1.5 Financing Plan) will replace the following policy which is a duplicate of policy NN.U 1.6.

~~**NN.LU 1.5 Development Agreements.** The City shall ensure that all phased drainage facilities be implemented in accordance with the Finance Plan. Development agreements formalizing financial commitments for the CDP must be in place prior to approval of any phased incremental development. *(RDR/MPSP)*~~

IV. The proposed modification to the following policy will clarify that the policy is intended for both new and existing development in the Traditional Neighborhood land use designation.

LU 4.3.2 ~~Replacement of~~ Non-Conforming Densities in Traditional Neighborhoods. The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density.

V. The project also includes a clarification to the threshold standards for noise exposure for multi-family residential development in urbanized areas. The following text will be added as footnote “h” to Table EC-1:

"h. These standards shall only apply to usable outdoor yard space (rear yards for single-family and duplex dwellings, and accessible common areas in multi-family developments) and should not apply to balconies or small attached patios in multi-storied structures, provided that the development includes alternative open space."

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD. 3RD FLR
SACRAMENTO, CA
95811-0218

NOTICE OF SUBSEQUENT PROJECT WITHIN THE SCOPE OF THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE 2030 GENERAL PLAN

GENERAL PLAN LAND USE AND TEXT AMENDMENTS AND REZONING PROJECT

PROJECT LOCATION: Various locations throughout the City, see Attachment 1 (specific locations can be found at: http://www.sacgp.org/rezones.html)

COMMENT PERIOD: **October 22, 2010 and ending November 22, 2010**

The City of Sacramento, Planning Division of Community Development Department, Environmental Planning Services has determined that the General Plan Land Use and Rezoning Modification Project is a subsequent project within the scope of the Master EIR for the City of Sacramento 2030 General Plan, certified by the City as lead agency on March 3, 2009, that no additional environmental review for the project is required and that the project is within the scope of the Master EIR. The City has prepared an Initial Study for the project and has determined that the project would not result in any additional significant environmental effect not previously analyzed in the Master EIR. No new additional mitigation measures or alternatives are required.

The Master EIR is available for review on the City's web site at http://www.sacgp.org/MasterEIR.html.

The document is available for review at the offices of the Community Development Department, 300 Richards Boulevard, Sacramento, California during public counter hours. The document may be viewed online at http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/.

The project includes: (1) an amendment to the City Code to change the zoning for 69 parcels in various parts of the City to bring them into conformity with the general plan land use designation; (2) changes to the general plan land use designation and zoning for parcels in the Power Inn area to recognize existing industrial development and facilitate transition to light industrial uses; (3) changes to the general plan land use designation and zoning for parcels in the Ben Ali area to confirm future rights of property owners to develop and improve single-family parcels; (4) changes to the land use designations for parcels in the Robla Area from residential to industrial to achieve consistency with the existing zoning; and (5) text amendments to the 2030 General Plan, including (a) the addition of a policy to address minimum floor-area-ratio; (b) a new policy to reinstate a policy that was in the North Natomas Community Plan relating to the financing of public facilities; (c) deletion of a duplicate policy; (d) modification of an existing policy regarding modification of non-conforming densities for clarification; and (e) clarification of the policy applying noise thresholds to outdoor public spaces in multi-family residential developments.

Comments regarding the project may be submitted to:

Scott Johnson, Associate Planner
City of Sacramento, Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
Telephone: (916) 808-5842
Email: srjohnson@cityofsacramento.org

Comments must be submitted no later than November 22, 2010 at 5:00 p.m.

Attachment A: Initial Study

CITY OF SACRAMENTO

GENERAL PLAN LAND USE AND TEXT AMENDMENTS AND REZONING PROJECT

INITIAL STUDY FOR SUBSEQUENT PROJECTS

UNDER THE 2030 GENERAL PLAN MASTER EIR

This Initial Study has been prepared by the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq.*), CEQA Guidelines (Title 14, Section 15000 *et seq.* of the California Code of Regulations) and the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections:

SECTION I - BACKGROUND: Provides summary background information about the project name, location, sponsor, project setting and the date this Initial Study was completed.

SECTION II - PROJECT DESCRIPTION: Includes a detailed description of the proposed project.

SECTION III - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Reviews proposed project and states whether the project would have additional significant environmental effects (project-specific effects) that were not evaluated in the Master EIR for the 2030 General Plan.

SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Identifies which environmental factors were determined to have additional significant environmental effects.

SECTION V - DETERMINATION: States whether environmental effects associated with development of the proposed project are significant, and what, if any, added environmental documentation may be required.

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

SECTION I - BACKGROUND

Project Name and File Number:	General Plan Land Use and Text Amendments and Rezoning Project
Project Location:	The project includes: (1) an amendment to the City Code to change the zoning for 69 parcels in various parts of the City to bring them into conformity with the general plan land use designation; (2) changes to the general plan land use designation and zoning for parcels in the Power Inn area to recognize existing industrial development and facilitate transition to light industrial uses; (3) changes to the general plan land use designation and zoning for parcels in the Ben Ali area to confirm future rights of property owners to develop and improve single-family parcels; (4) changes to the land use designations for parcels in the Robla Area from residential to industrial to achieve consistency with the existing zoning; and (5) text amendments to the 2030 General Plan, including (a) the addition of a policy to address minimum floor-area-ratio; (b) a new policy to reinstate a policy that was in the North Natomas Community Plan relating to the financing of public facilities; (c) deletion of a duplicate policy; (d) modification of an existing policy for non-conforming densities in the Traditional Neighborhood designation; and (e) clarification of the policy applying noise thresholds to outdoor public spaces in multi-family residential developments.
Project Applicant:	City of Sacramento Community Development Department
Project Planner:	Teresa Haenggi, Associate Planner (916) 808-7554 thaenggi@cityofsacramento.org
Environmental Planner:	Scott Johnson, Associate Planner (916) 808-5842 srjohnson@cityofsacramento.org
Date Initial Study Completed:	October 15, 2010

This Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 1500 *et seq*.). The Lead Agency is the City of Sacramento.

The City of Sacramento, Community Development Department, has prepared this Initial Study to determine whether the cumulative impacts, growth-inducing impacts and irreversible significant effects analysis in the Master EIR is adequate for the project and to determine whether the project was described in the Master EIR and is within the scope of the Master EIR. The Initial Study identifies any potential new or additional project-specific significant environmental effects that were not analyzed in the Master EIR and any mitigation measures or alternatives that may avoid or mitigate the identified effects to a level of insignificance, if any.

As part of the Master EIR process, the City is required to incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR (CEQA Guidelines Section 15177(d)). The Master EIR mitigation measures that are identified as appropriate are set forth in the applicable technical sections below.

This analysis incorporates by reference the general discussion portions of the 2030 General Plan Master EIR. (CEQA Guidelines Section 15150(a)). The Master EIR is available for public review at the City of Sacramento, Community Development Department, 300 Richards Boulevard, Third Floor, Sacramento, CA 95811, and on the City's web site at: www.cityofsacramento.org/dsd/planning/environmental-review/eirs/.

Interested persons and agencies may comment on this Initial Study and the City's determination regarding environmental effects.

Please send written responses to:

Scott Johnson
Community Development Department
City of Sacramento
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811
Direct Line: (916) 808-5842
srjohnson@cityofsacramento.org

SECTION II - PROJECT DESCRIPTION

INTRODUCTION

The 2030 General Plan for the City of Sacramento was adopted by the City Council in March of 2009. The City Council, as part of the approval process, certified the Master Environmental Impact Report (Master EIR). The Master EIR evaluated the environmental effects that could occur as a result of development that could be reasonable anticipated under the 2030 General Plan, including cumulative effects, growth-inducing effects, and irreversible effects on the environment.

Following adoption of the general plan, discussions have continued in the community regarding the need for modifications to the general plan land use designations and zonings for particular properties. These discussions have focused, in large part, on the concerns raised by neighborhood organizations regarding concerns about the operation of the general plan on future development, and desires for protection of neighborhood ambience and values. These discussions have resulted in some of the changes proposed as part of the project. Other changes proposed in the project respond to the need for technical corrections or clarification of policies.

Technical corrections-zoning and general plan: One of the implementation measures identified as part of the general plan process was to bring zoning of parcels into consistency with the general plan land use designation. The project accomplishes this objective by including the rezoning and/or changing the land use for 671 parcels to bring zoning into consistency with the land use and urban form diagram of the 2030 General Plan. **See Attachment 1 (Maps of Affected Areas)**

Robla Area: The Robla Area, which is located within North Sacramento, is located west of the former McClellan Air Force Base and provides a mix of residential and light industrial uses. The parcels are generally large and underutilized. Magpie Creek runs through the northern portion of the Robla area.

The project includes changes in land use designation in this area. The project would change the land use designation on 123 individual parcels from Single Residential Low Density to Employment Center Low Rise. **See Attachment 2 (Robla Area)**

Power Inn area: The Power Inn Area is in the southeast portion of the City of Sacramento. A majority of the proposed rezones and land use designation changes are within an area bounded by Folsom Blvd. and Keifer Blvd. the north, Power Inn to the west, and the city boundaries to east and south. This area is primarily light and heavy industrial with uses that include, but are not limited to, warehouses, office space, tow truck services, auto-related services, equipment sales, and manufacturing. A portion of this area – at 14th Avenue, between Power Inn Road and the UP Railroad tracks – are small parcels that appear to have originally been a residential subdivision, but now has primarily industrial uses. The remainder of the area consists mostly of large parcels and unimproved land. **See Attachment 3 (Map of Power Inn).**

Ben Ali and Del Paso Regional Park Area: The Ben Ali area is an older, built-out neighborhood surrounded by the Capitol Freeway to the east, West El Camino on the south, and Auburn

Boulevard to the west and Marconi Avenue to the north. The Ben Ali neighborhood is primarily residential, though light industrial and commercial uses are allocated along much of its edges. A public school is also in the area.

The Del Paso Regional Park is located near the northeastern boundary of the City of Sacramento. A strip of private, industrial uses are located along Long View Drive. Staff is proposing to change the land use on one of the industrial parcels. The I-80 Freeway lies north of the site, and parkland is to its south and west.

The major portion of the project changes in the Ben Ali area involve changes in the general plan land use designation for parcels from Suburban Low Density Residential to Suburban Medium Density Residential and Suburban Center to Employment Center Low Rise. These changes respond to concerns of the neighborhood that future development of parcels could be restricted by the land use designation originally assigned. **See Attachment 4 (Map of Ben Ali)**

Technical corrections-general plan: The project also includes text amendments to the 2030 General Plan to correct technical errors and to clarify existing policies, including (a) the addition of a policy to address minimum floor-area-ratio; (b) a new policy to reinstate a policy that was in the North Natomas Community Plan relating to the financing of public facilities; (c) deletion of a duplicate policy; (d) modification of an existing policy for non-conforming densities in the Traditional Neighborhood designation; and (e) clarification of the application of noise thresholds for multi-family residential development in urbanized areas.

These changes include the following:

The following policy is being proposed to address issues regarding minimum Floor-Area-Ratio that have recently been identified.

- **LU 1.1.13 Development Intensity at Less than the Minimum Floor-Area-Ratio (FAR).** The City shall permit development at less than the required minimum FAR if only a ministerial permit is required. Where a discretionary permit is required, a development with a FAR at less than the required minimum may be deemed consistent with the General Plan if the City finds that (1) the use involves no building or by its nature normally conducts a substantial amount of its operations outdoors, or (2) the initial site development is being phased and an overall development plan demonstrates compliance with the FAR standard, or (3) the use is temporary and would not interfere with long-term development of the site consistent with the FAR standard, or (4) the building size or lot coverage is constrained beyond what is otherwise allowed by the zoning designation of the site, due to the existence of an overlay zone or because of environmental features, such as wetlands (RDR).

The following policy is a technical correction that will reinstate a policy that was in the North Natomas Community Plan, but was inadvertently omitted from the 2030 General Plan.

- **NN.LU 1.5 Financing Plan.** The City shall require all property owners in the Plan area to: 1) participate equitably in the financing mechanisms necessary to finance the design, engineering, and construction of all library, fire, police, street, traffic, water, sewer, drainage improvements and all monitoring programs

provided for in this Plan, and 2) pay an equitable share of all the costs incurred in the process of development of the Financing Plan. Guarantees for this shall be via development agreements or other means acceptable to the City staff. All property owners in North Natomas will be required to reimburse the City in an equitable manner for all planning expenses incurred in developing this Community Plan and related documents. The costs will be divided equally by each acre receiving urban land use designations by this Plan. Payment of this cost will be a condition of the development agreements. *(RDR, FB)*

The proposed new policy noted above (NN.LU 1.5 Financing Plan) will replace the following policy which is a duplicate of policy NN.U 1.6.

- ~~**NN.LU 1.5 Development Agreements.** The City shall ensure that all phased drainage facilities be implemented in accordance with the Finance Plan. Development agreements formalizing financial commitments for the CDP must be in place prior to approval of any phased incremental development. *(RDR/MPSP)*~~

The proposed modification to the following policy will clarify that the policy is intended for both new and existing development in the Traditional Neighborhood land use designation.

- **LU 4.3.2 ~~Replacement of~~ Non-Conforming Densities in Traditional Neighborhoods**. The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density.

The project also includes a clarification to the threshold standards for noise exposure for multi-family residential development in urbanized areas. The following text will be added as footnote "h" to Table EC-1:

- "h. These standards shall only apply to usable outdoor yard space (rear yards for single-family and duplex dwellings, and accessible common areas in multi-family developments) and should not apply to balconies or small attached patios in multi-storied structures, <u>provided that the development includes alternative open space</u>."

SECTION III – ENVIRONMENTAL CHECKLIST AND DISCUSSION

LAND USE, POPULATION AND HOUSING, AGRICULTURAL RESOURCES

Introduction

The California Environmental Quality Act (CEQA) requires the Lead Agency to examine the effects of a project on the physical conditions that exist within the area that would be affected by the project. CEQA also requires a discussion of any inconsistency between the proposed project and applicable general plans and regional plans.

An inconsistency between the proposed project and an adopted plan for land use development in a community would not constitute a physical change in the environment. When a project diverges from an adopted plan, however, it may affect planning in the community regarding infrastructure and services, and the new demands generated by the project may result in later physical changes in response to the project.

In the same manner, the fact that a project brings new people or demand for housing to a community does not, by itself, change the physical conditions. An increase in population may, however, generate changes in retail demand or demand for governmental services, and the demand for housing may generate new activity in residential development. Physical environmental impacts that could result from implementing the proposed project are discussed in the appropriate technical sections.

This section of the initial study identifies the applicable land use designations, plans and policies, and permissible densities and intensities of use, and discusses any inconsistencies between these plans and the proposed project. This section also discusses agricultural resources and the effect of the project on these resources.

Following adoption of the general plan, discussions have continued in the community regarding the need for modifications to the general plan land use designations and zonings for particular properties. These discussions have focused, in large part, on the concerns raised by neighborhood organizations regarding concerns about the operation of the general plan on future development, and desires for protection of neighborhood ambience and values. These discussions have resulted in some of the changes proposed as part of the project. Other changes proposed in the project respond to the need for technical corrections or clarification of policies.

Technical corrections-general plan policies: The project includes various changes to the general plan and zoning for particular parcels. These parcels are located throughout the City.

The primary purpose of these changes is to achieve consistency in the general plan and zoning designations for parcels. The planning and entitlement process reviews both the general plan and zoning designations for a parcel when the owner proposes development or improvement of the site. When the land use designations assigned by the general plan and zoning differ, confusion regarding allowed uses may result, and the owner may be required to apply for and obtain an amendment to one or the other designation. This is an expensive and time-consuming process.

In order to minimize the occurrence of such cases, the project would amend the zoning designation, and in some cases the general plan land use designation, of particular parcels to achieve consistency. The project does not propose development of any parcel, and the changes would not substantially change the allowable use of any identified parcel. The proposed rezones and land use designation changes occur in North Natomas, North Sacramento (including the Robla Area), Ben Ali Neighborhood, Del Paso Regional Park, Central City, Oak Park, South Area, and Power Inn Area. All areas are fully served by urban services, including water, sewer and drainage infrastructure, and are served by the City of Sacramento's fire and police departments. Thus, no changes in land use or environmental effect would result from this portion of the project.

Robla Area: In 1986, the Robla area was rezoned from standard single family residential (R-1) to its current light industrial (M-1-R) zone. This rezone was initiated to ensure new development in the Robla area was compatible with the high noise level produced by the military aircraft operating at McClellan Air Force Base. At the time, strong opposition to the rezone from residential to industrial was voiced. The 2030 General Plan assigned a residential designation (Suburban Low Density Residential) to the area, and a rezone of affected parcels to a residential zoning designation was proposed to achieve consistency with the new general plan land use designation.

Based on community meetings in the neighborhood, it became clear that assignment of a residential zone would, the view of many residents, unduly restrict the alternatives available to future residents for the development of individual parcels. Based on discussions in the neighborhood, the City proposes as part of the project to retain the existing zoning, and to change the general plan land use designation consistent with the zoning. The project thus proposes a general plan land use designation change to Employment Center Low Rise. The project does not propose development of any parcel, and the changes would not substantially change the allowable use of any identified parcel. Thus, no changes in land use or environmental effect would result from this portion of the project.

Power Inn area: The general plan and zoning changes in the Power Inn area respond to the need on the one hand for parcels committed to heavy industrial uses, and on the other for parcels committed to light industrial uses that provide a transition to office, residential and mixed-use land uses that have been initiated in recent years. While these changes could affect the future use and development of specific parcels, much of the area is developed with existing uses, and the proposed changes would have the primary effect of avoiding juxtaposition of office or mixed-use development with heavy industrial uses. While some changes in land use may occur, the changes would have the beneficial effect of avoiding land use conflicts by providing for appropriate transitions from one use to another. The existing land use environment in the area was evaluated in the Master EIR, and no substantial changes in the analysis would be required by the project.

Ben Ali and Del Paso Regional Park Area: This area has been almost completely developed, primarily with single-family residences on large lots and light industrial and commercial uses

assigned to the edges of the area. The major portion of the project changes in the Ben Ali area involve changes in the general plan land use designation for parcels from Suburban Low Density Residential to Suburban Medium Density Residential and Suburban Center to Employment Center Low Rise. These changes respond to concerns of the neighborhood that future development of parcels could be restricted by the land use designation originally assigned. The project does not propose development of any specific parcel, and the extent of future development that could occur would be dependent on the decisions of individual property owners. While development of a specific parcel might be consistent with the revised general plan designation, any such development would be subject to the applicable zoning and building requirements. Identification of any specific changes would, therefore, require speculation, and no foreseeable land use changes, or environmental effect, would occur.

Technical corrections-general plan policies: The technical amendments to the general plan policies that are included in the project would not result in any new development, and would not affect the density or character of development that could occur under the general plan.

The amendment to the policy applying noise standards to residential development is consistent with current practice in the City. At present, and as clarified in the proposed change to , Table EC-1, noise thresholds would not apply to a residential unit's outside balcony or first-floor courtyard as long as the proposed development provided residents with access to an outside recreation area. In such a case the noise exposure of the outside recreation area would be considered subject to the general plan noise standards.

None of the technical corrections propose development of any parcel, and the changes would not substantially change the allowable use of any identified parcel. Thus, no changes in land use or environmental effect would result from this portion of the project.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
1. AESTHETICS, LIGHT AND GLARE Would the proposal: A) Have a substantial adverse effect on a scenic vista?			X
B) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
C) Substantially degrade the existing visual character or quality of the site and its surroundings?			X
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, aesthetics impacts may be considered significant if the proposed project would result in one or more of the following:

Glare. Glare is considered to be significant if it would be cast in such a way as to cause public hazard or annoyance for a sustained period of time.

Light. Light is considered significant if it would be cast onto oncoming traffic or residential uses.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO PROJECT

The 2030 General Plan includes goals and policies that encourage the retention of urban neighborhoods with attention to design of buildings and a mix if uses. (See 2030 General Plan, Land Use, Goal LU 4.4 and Policies 4.4.1 through 4.4.6) Major circulation corridors are recognized as important to access and travel within the community, but policies encourage good design and careful attention to visual and physical character. (See Goal LU 6.1 and Policies 6.1.10 through 6.1.14).

Potential impacts due to light and glare were identified in the Master EIR. Mitigation in the form of general plan policies reduced the cumulative impact to a less-than-significant level. (See Master EIR, Section 6.13, Urban Design and Visual Resources).

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-D

The project includes changes to land use and zoning designations for identified parcels, and technical corrections to the general plan text. The parcels are located within the City limits in areas that are urbanized, and none of the project components involves new construction or development of sites. No effect on aesthetics or visual resources would result.

The proposed changes in land use and zoning for the affected parcels would not result in any new sources of light and glare.

The project is consistent with the goals of the 2030 General Plan, and the project would not have any additional significant environmental effects that were not considered in the Master EIR.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Aesthetics.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
2. AIR QUALITY *Would the proposal:* A) Conflict with or obstruct implementation of the applicable air quality plan?			X
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			X
D) Exposure sensitive receptors to substantial pollutant concentrations?			X
E) Create objectionable odors affecting a substantial number of people?			X
F) Interfere with or impede the City's efforts to reduce greenhouse gas emissions?			X

REGULATORY SETTING

In December 2006 the Environmental Protection Agency (EPA) revised the national ambient air quality standard for fine particle pollution to provide increased protection of public health and welfare. The revised standard is 35 micrograms per cubic meter (ug/m^3) for particles less than or equal to 2.5 micrometers in diameter ($PM_{2.5}$), averaged over 24 hours. In December 2008 the EPA Administrator identified nonattainment areas, and in October 2009 confirmed the designations. Sacramento County is included on this list, along with portions of surrounding counties that contribute to the nonattainment conditions.

STANDARDS OF SIGNIFICANCE

The SMAQMD adopted the following thresholds of significance in 2002:

Ozone and Particulate Matter. An increase of nitrogen oxides (NOx) above 85 pounds per day for short-term effects (construction) would result in a significant impact. An increase of either ozone precursor, nitrogen oxides (NOx) or reactive organic gases (ROG), above 65 pounds per day for long-term effects (operation) would result in a significant impact (as revised by SMAQMD, March 2002). The threshold of significance for PM_{10} is a concentration based threshold equivalent to the

California Ambient Air Quality Standard (CAAQS). For PM_{10}, a project would have a significant impact if it would emit pollutants at a level equal to or greater than five percent of the CAAQS (50 micrograms/cubic meter for 24 hours) if there were an existing or projected violation; however, if a project is below the ROG and NOx thresholds, it can be assumed that the project is below the PM_{10} threshold as well (SMAQMD, 2004).

Carbon Monoxide. The pollutant of concern for sensitive receptors is carbon monoxide (CO). Motor vehicle emissions are the dominant source of CO in Sacramento County (SMAQMD, 2004). For purposes of environmental analysis, sensitive receptor locations generally include parks, sidewalks, transit stops, hospitals, rest homes, schools, playgrounds and residences. Commercial buildings are generally not considered sensitive receptors. Carbon monoxide concentrations are considered significant if they exceed the 1-hour state ambient air quality standard of 20.0 parts per million (ppm) or the 8-hour state ambient standard of 9.0 ppm (state ambient air quality standards are more stringent than their federal counterparts).

Toxic Air Contaminants. The project would create a significant impact if it created a risk of 10 in 1 million for cancer (stationary sources only).

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The following mitigation measures applicable to air quality were identified in the 2030 General Plan Master EIR, and will be applied to the project:

Greenhouse Gas Emissions and Climate Change: The Master EIR identified numerous policies included in the 2030 General Plan that addressed greenhouse gas emissions and climate change. See Draft MEIR, Chapter 8, and pages 8-49 et seq. The Master EIR is available for review at the offices of Development Services Department, 300 Richards Boulevard, 3rd Floor, Sacramento, CA during normal business hours, and is also available online at http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/.

Policies identified in the 2030 General Plan include directives relating to sustainable development patterns and practices, and increasing the viability of pedestrian, bicycle and public transit modes. A complete list of policies addressing climate change is included in the Master EIR in Table 8-5, pages 8-50 *et seq.* The Final MEIR included additional discussion of greenhouse gas emissions and climate change in response to written comments. See changes to Chapter 8 at Final MEIR pages 2-19 et seq. See also Letter 2 and response.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-E

The proposed project does not include any construction or development. The project would revise planning and land use standards applicable to future development.

The project would not result in overall emissions in excess of those utilized in the Master EIR for analysis of cumulative effects, and the project would not have any additional significant environmental effects.

QUESTION F

The proposed project is consistent with the 2030 General Plan.

The cumulative effects of greenhouse gas emissions that could be generated by development under the 2030 General Plan was evaluated in the Master EIR, as noted above, and the project would not impede the City's efforts to comply with statewide mandates for reduction of greenhouse gases. The project would not have any additional significant environmental effects.

MITIGATION MEASURES

None required.

Findings

The project would have no additional project-specific environmental effects relating to Air Quality.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
3. BIOLOGICAL RESOURCES Would the proposal result in impacts to: A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
C) Have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
E) Conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?			X
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

STANDARDS OF SIGNIFICANCE

For purposes of this environmental document, an impact would be significant if any of the following conditions or potential thereof, would result with implementation of the proposed project:

- Creation of a potential health hazard, or use, production or disposal of materials that would pose a hazard to plant or animal populations in the area affected;
- Substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal; or
- Affect other species of special concern to agencies or natural resource organizations (such as regulatory waters and wetlands).

For the purposes of this document, "special-status" has been defined to include those species, which are:

- Listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing);
- Designated as endangered or rare, pursuant to California Fish and Game Code (Section 1901);
- Designated as fully protected, pursuant to California Fish and Game Code (Section 3511, 4700, or 5050);
- Designated as species of concern by U.S. Fish and Wildlife Service (USFWS), or as species of special concern to California Department of Fish and Game (CDFG);
- Plants or animals that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA).

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-F

Some individual parcels remain vacant. These consist primarily of ruderal vegetation that is cleared periodically for fire safety purposes.

The project does not include construction or development, and would have no immediate effect on any vacant parcels. Land use designation and design changes proposed by the project would guide future development.

Development encouraged by the project in the project area would include renovations of existing structures, improved landscaping and design standards and encouragement of multi-modal transportation. None of these aspects of the project would have any demonstrable effect on biological resources, and the project would have no additional significant effect regarding such resources.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Biological Resources.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
4. CULTURAL RESOURCES *Would the proposal:* A) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
D) Disturb any human remains, including those interred outside of formal cemeteries?			X

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, cultural resource impacts may be considered significant if the proposed project would result in one or more of the following:

1. Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5 or

2. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Answers to Checklist Questions

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The Master EIR acknowledged that the cumulative effects of development that could occur pursuant to the 2030 General Plan would be significant and unavoidable. (See Impact 6.4-1, Master EIR page 6.4-26). Various goals and policies of the 2030 General Plan were identified as mitigating such effects, including responsibility of the City to identify such resources (Policy HCR 2.1.1) and Policy 2.1.14, which provides that demolition of historic resources should be considered only as a last result. The goals and policies mitigating effects are set forth in the Master EIR, pages 6.4-22-25.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-D

The Historic and Cultural Resources element of the 2030 General Plan addresses the treatment

of such resources if they are encountered as part of development activity. The policies calls for identification of such resources, and requires efforts to be undertaken to preserve such resources, with demolition being a last resort. (Policy HCR 2.1.14).

The proposed project does not include any proposal for construction on any specific site. The project seeks to revise various planning provisions that apply to parcels in the project area in an effort to facilitate later development and re-use. Individual projects would be subject to CEQA review as they are proposed if they require discretionary review by the City.

The project is consistent with the 2030 General Plan, and would support the City's efforts to encourage development of neighborhoods that provide a range of services and that minimize vehicle miles traveled. The cumulative effects of the proposed project have been considered in the Master EIR, and the project would have no additional significant environmental effects.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Cultural Resources.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
5. ENERGY Would the proposal result in impacts to: A) Power or natural gas?			X
B) Use non-renewable resources in a wasteful and inefficient manner?			X
C) Substantial increase in demand of existing sources of energy or require the development of new sources of energy?			X

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, energy impacts may be considered significant if the proposed project would result in one or more of the following:

Gas Service. A significant environmental impact would result if a project would require PG&E to secure a new gas source beyond their current supplies.

Electrical Services. A significant environmental impact would occur if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None available.

ANSWERS TO CHECKLIST QUESTIONS

Questions A-C

The project would alter some land use regulations in the project area with the goal of encouraging re-use and redevelopment of parcels. Any new uses would utilize existing energy suppliers. New development or redevelopment would be subject to regulations relating to energy usage. With compliance with these regulations and codes, no significant additional environmental effects would occur due to energy issues.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Energy.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
6.GEOLOGY AND SOILS Would the project: A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i.) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii.) Strong seismic ground shaking? iii.) Seismic-related ground failure, including liquefaction? iv.) Landslides?			X
B) Result in substantial soil erosion or the loss of topsoil?			X
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X
E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X

STANDARDS OF SIGNIFICANCE

For the purposes of this Initial Study, an impact is considered significant if it allows a project to be built that will either introduce geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR indicated that soil and geologic conditions are site-specific, and there is little, if any, cumulative relationship between implementation of the general plan and cumulative actions in other jurisdictions. Adherence to relevant plans, codes and regulations with respect to project design and construction reduces project-specific and cumulative effects to a less-than-significant level. (Master EIR, page 6.5-26).

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

Goals and policies in the 2030 General Plan that apply to geologic and soil conditions are set forth at pages 6.5-17-19. These provide that the City shall conduct a geotechnical investigation of proposed development sites that determine the potential for ground rupture, earth shaking and liquefaction.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-E

The proposed project does not include any proposal for development. The project would modify land use regulations within the project area with the goal of encouraging re-use and redevelopment of parcels within the project area. Any specific development proposal would be subject to the City's standard building regulations, including inspection and enforcement of the applicable building code. Implementation of the standard building regulations would ensure that any development would be conducted in a manner that takes proper account of specific geologic or soil conditions at the site.

The Master EIR evaluated the cumulative effects of building that would be allowed under the 2030 General Plan. The proposed project does not propose any development or other change that was not evaluated in the Master EIR, and there would be no additional significant effects due to the project.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Geology and Soils.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
7. HAZARDS Would the project: A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
B) Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
F) For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X

REGULATORY SETTING

Federal regulations and regulations adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD) apply to the identification and treatment of hazardous materials during demolition and construction activities. Failure to comply with these regulations respecting asbestos may result in a Notice of Violation being issued by the AQMD and civil penalties under state and/or federal law, in addition to possible action by U.S. EPA under federal law.

Federal law covers a number of different activities involving asbestos, including demolition and renovation of structures (40 CFR § 61.145).

SMAQMD Rule 902 and Commercial Structures

The work practices and administrative requirements of Rule 902 apply to all commercial renovations and demolitions where the amount of Regulated Asbestos-Containing Material (RACM) is greater than:

- 260 lineal feet of RACM on pipes, or
- 160 square feet of RACM on other facility components, or
- 35 cubic feet of RACM that could not be measured otherwise.

The administrative requirements of Rule 902 apply to any demolition of commercial structures, regardless of the amount of RACM.

Asbestos Surveys

To determine the amount of RACM in a structure, Rule 902 requires that a survey be conducted prior to demolition or renovation unless:

- the structure is otherwise exempt from the rule, or
- any material that has a propensity to contain asbestos (so-called "suspect material") is treated as if it is RACM.

Surveys must be done by a licensed asbestos consultant and require laboratory analysis. Asbestos consultants are listed in the phone book under "Asbestos Consultants." Large industrial facilities may use non-licensed employees if those employees are trained by the U.S. EPA. Questions regarding the use of non-licensed employees should be directed to the AQMD.

Removal Practices, Removal Plans/Notification and Disposal

If the survey shows that there are asbestos-containing materials present, the SMAQMD recommends leaving it in place.

If it is necessary to disturb the asbestos as part of a renovation, remodel, repair or demolition, Cal OSHA and the Contractors State License Board require a licensed asbestos abatement contractor be used to remove the asbestos-containing material.

There are specific disposal requirements in Rule 902 for friable asbestos-containing material, including disposal at a licensed landfill. If the material is non-friable asbestos, any landfill willing to accept asbestos-containing material may be used to dispose of the material.

STANDARDS OF SIGNIFICANCE

For the purposes of this Initial Study, an impact is considered significant if the proposed project would:

- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated soil during construction activities;
- expose people (e.g., residents, pedestrians, construction workers) to asbestos-containing materials or other hazardous materials; or
- expose people (e.g., residents, pedestrians, construction workers) to existing contaminated groundwater during dewatering activities.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR indicated that the impacts from potential hazards and materials are usually site-specific, and there is a relative absence of cumulative effects. Due to the regulation that substantially controls the use and disposition of hazardous materials, the Master EIR concluded that effects from development that could occur pursuant to the 2030 General Plan were less than significant.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

Goals and policies of the 2030 General Plan require investigation of development sites for contamination (Policy PHS 3.1.1), compliance with regulations that require a hazardous materials management plan when appropriate, and preparation of various plans to provide community-wide programs for response to spills or other incidents. See Master EIR, pages 6.6-1920.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-H

The project area is located in an urbanized portion of the City of Sacramento. The project does not propose any specific development, and the modifications proposed to the various land use regulations are for the purpose of encouraging the re-use and redevelopment of parcels within the project area.

The project would not increase the likelihood that new uses might locate in the area that include the use of noxious or hazardous materials.

There would be additional significant environmental effects that were not considered in the Master EIR.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Hazards.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
8. HYDROLOGY AND WATER QUALITY Would the project: A) Violate any water quality standards or waste or discharge requirements?			X
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to level which would not support existing land uses or planned uses for which permits have been granted)?			X
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
D) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
E) Otherwise substantially degrade water quality?			X
F) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
G) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
H) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X

STANDARDS OF SIGNIFICANCE

Water Quality. For purposes of this Initial Study, an impact is considered significant if the proposed project would substantially degrade water quality and violate any water quality objectives set by the State Water Resources Control Board, due to increased sediments and other contaminants generated by construction and/or operational activities.

Flooding. For purposes of this Initial Study, an impact is considered significant if the proposed project substantially increases exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The cumulative effects relating to hydrology and water quality that were identified in the Master EIR relate primarily to the development of vacant parcels. The project area has been almost completely developed with urban uses. The Master EIR concluded that the various local, state and federal regulations regulating drainage and water quality were effective to reduce any effects to a less-than-significant level.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None required.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-E

Robla Area: Property owners in the Robla area expressed concerns about potential water contamination produced by the former McClellan Air Force Base. Several monitoring and exaction wells are located on and in the surrounding area of the former military base, including the Robla area. According to the United States Air Force, contamination to groundwater is contained largely within the retired military base, and the results of the monitoring well testing have not shown any indication that the base has caused contamination to Robla's water supply. A map of the groundwater contamination sites and the monitoring wells are provided in **Attachment 5**. The map demonstrates that the plume of contamination does not extend to the Robla area. A letter from the California Department of Toxic Substance Control supporting the accuracy of the map is also provided (**Attachment 6**).

Although there is no indication that the McClellan AFB caused contamination to its groundwater source, the Robla area has been identified as a "prohibition area" by the County of Sacramento as a precaution. The use of wells for potable water is not allowed in the prohibited area. The boundaries of the prohibited area were established as a conservative approach to insure the safety of the water source and to ensure wells would not alter the water table significantly enough to draw the contaminated water into the area. A map of the prohibited area is found in **Attachment 7**.

The project would change the general plan land use designation for identified parcels as a result of extensive discussions with the neighborhood residents. The changes amend the general plan designation to a designation that is consistent with the existing zoning designation. The project changes would not increase the density or change the character of potential future development. No substantial change to anticipated future development would occur as a result

of the changes. The affected area has been substantially developed, and no new development is anticipated as a result of the proposed changes to land use designations. The project would not increase exposure to hazards beyond the level evaluated in the Master EIR.

The project area is located in an urbanized portion of the City of Sacramento. The project does not propose any specific new development. Development or redevelopment of any parcel within the project area would be subject to review and approval and would include review of any proposal to increase or divert runoff from the affected site. The cumulative effects of development allowable under the 2030 General Plan were evaluated in the Master EIR, and the proposed project would have no additional significant environmental effects.

QUESTIONS F-H

Most parcels within the project area have been developed with urban uses. Approval of the project would not result in any substantial increase in population or increase in exposure to flood hazards. The Master EIR evaluated such concerns and the project would have no additional significant environmental effects.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Hydrology and Water Quality.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
9. NOISE Would the project result in: A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X

STANDARDS OF SIGNIFICANCE

Thresholds of significance are those established by the Title 24 standards and by the 2030 General Plan Noise Policies and the City Noise Ordinance. Noise and vibration impacts resulting from the implementation of the proposed project would be considered significant if they cause any of the following results:

- Exterior noise levels at the proposed project exceeding the upper value of the normally acceptable category for various land uses caused by noise level increases due to the project. (2030 General Plan, Table EC-1, 2009).

- Residential interior noise levels of L_{dn} 45 dB or greater caused by noise level increases due to the project;

- Construction noise levels not in compliance with the City of Sacramento Noise Ordinance;
- Occupied existing and project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to project construction;
- Project residential and commercial areas are exposed to vibration peak particle velocities greater than 0.5 inches per second due to highway traffic and rail operations; and
- Historic buildings and archaeological sites are exposed to vibration peak particle velocities greater than 0.25 inches per second due to project construction, highway traffic, and rail operations.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

Noise and vibration associated with development that could occur pursuant to the 2030 General Plan could increase on a cumulative basis. The Master EIR concluded that residential development that could occur could be exposed to significant noise levels that exceed the City's applicable thresholds, and that such effects were significant and unavoidable.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The general plan goals and policies that serve to reduce the effects from increased noise due to new development are set forth in the Master EIR, pages 6.8-24 to 26. These establish noise standards for interior and exterior for various land uses. New mixed-use, commercial and industrial development is required to mitigate operational noise impacts to adjoining sensitive uses. (Policy EC 3.1.8)

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-F

Robla Area: In the early 1990's, the McClellan Air Force Base was decommissioned and redeveloped into a business park. New noise contours, recognizing the quieter private aircraft that was anticipated to operate at the airport, were established in 1992. As a result, the noise produced by planes flying in and out of the McClellan Business Park was deemed compatible with residential development. The project would not expose persons to unreasonable noise levels, and the analysis of noise exposure in the Master EIR would not be altered.

Technical corrections-noise: The proposed amendment to the general plan policy regarding application of noise thresholds to outdoor balconies and first-floor courtyards of residences would not result in exposure of persons to excessive noise levels. The policy correction would confirm that noise thresholds do not apply to such areas as long as the development includes exterior recreation space that is subject to such standards. No new significant effect would occur.

The project does not propose any specific development, and the re-use and redevelopment of parcels that would be encouraged by the project would not result in new sources of substantial noise or vibration. Construction activities at specific site that were later redeveloped could result in construction noise, but construction noise is regulated by the City Code and would result in

less than significant effects.

Land use regulations relating to restrictions due to proximity to airport operations would not be affected by the project.

The cumulative effects of development that could occur consistent with the 2030 General Plan were evaluated in the Master EIR, and the project would have no additional significant environmental effects relating to noise or vibration.

MITIGATION MEASURES

None required.

Findings

The project would have no additional project-specific environmental effects relating to Noise.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
10. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: A) Fire protection?			X
B) Police protection?			X
C) Schools?			X
D) Parks?			X
E) Other public facilities?			X

STANDARDS OF SIGNIFICANCE

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered services related to fire protection, police protection, school facilities, roadway maintenance, or other governmental services beyond what was anticipated in the 2030 General Plan.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR identified goals and policies that would mitigate the effects of new development on public health and safety (Master EIR, pages 6.10-10 to 11); fire protection (Master EIR, pages 6.10-21 to 22); schools (Master EIR, pages 6.10-39 to 40); libraries (Master EIR, pages 6.10-51 to 53); and emergency services (Master EIR, pages 6.10-64 to 65). The Master EIR concluded that these policies were effective to reduce all cumulative effects to a less-than-significant level.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None applicable.

ANSWERS TO CHECKLIST QUESTIONS

The project area is located in an urbanized portion of the City of Sacramento, and is served by various municipal services. The project would modify land use regulations for the project area. The Master EIR evaluated the cumulative effects of development that could occur under the

2030 General Plan, and the project would result in no additional significant environmental effects.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Public Services.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
11. RECREATION A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
B) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, impacts to recreational resources are considered significant if the proposed project would do either of the following:

- cause or accelerate substantial physical deterioration of existing area parks or recreational facilities; or
- create a need for construction or expansion of recreational facilities beyond what was anticipated in the 2030 General Plan.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

Goals and policies in the 2030 General Plan that relate to recreation and recreational resources were identified in the Master EIR at pages 6.9-13 to 18. The Master EIR concluded that the cumulative effects on such resources were less than significant.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

None required.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-B

The project proposes modification of land use regulations for the purpose of encouraging the re-use and redevelopment of commercial parcels within the project area. The project would not result in any substantial increase in population beyond that identified in the 2030 General Plan, and would not increase the demand for existing recreational facilities. The cumulative effects were evaluated in the Master EIR, and the project would have no additional significant environmental effects relating to recreation.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Recreation.

Issues:	Effect remains significant with all identified mitigation	Effect can be mitigated to less than significant	No additional significant environmental effect
12. TRANSPORTATION AND CIRCULATION Would the project: A) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?			X
B) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
E) Result in inadequate emergency access?			X
F) Result in inadequate parking capacity?			X
G) Conflict with adopted policies, plans, or programs supporting alternative modes of transportation (e.g., bus turnouts, bicycle racks)?			X

ENVIRONMENTAL SETTING

STANDARDS OF SIGNIFICANCE

The standards of significance for Transportation utilize policies in the 2030 General Plan, Mobility Element and, when appropriate, standards used by regulatory agencies. For traffic flow on the freeway system, the standards of Caltrans have been used.

Roadway Segments

A significant traffic impact occurs for roadway segments when:

1. The traffic generated by a project degrades peak period Level of Service (LOS) from A,B,C or D (without the project) to E or F (with project); or

2. The LOS (without project) is E or F, and project generated traffic increases the Volume-to-Capacity Ratio (V/C ratio) by 0.02 or more.

Intersections

A significant traffic impact occurs for intersections when:

1. The traffic generated by a project degrades peak period level of service from A, B, C or D (without project) to E or F (with project); or

2. The LOS (without project) is E or F, and project generated traffic increases the peak period average vehicle delay by five seconds or more.

Freeway Facilities

Caltrans considers the following to be significant impacts:

- Off-ramps with vehicle queues that extend into the ramp's deceleration area or onto the freeway;
- Project traffic increases that cause any ramp's merge/diverge level of service to be worse than the freeway's level of service;
- Project traffic increases that cause the freeway level of service to deteriorate beyond level of service threshold defined in the Caltrans Route Concept Report for the facility; or
- The expected ramp queue is greater than the storage capacity.

Transit

Impacts to the transit system are considered significant if the proposed project would:

- Adversely affect public transit operations or
- Fail to adequately provide for access to public transit.

Bicycle Facilities

Impacts to bicycle facilities are considered significant if the proposed project would:

- Adversely affect bicycle travel, bicycle paths or
- Fail to adequately provide for access by bicycle.

Pedestrian Circulation

Impacts to pedestrian circulation are considered significant if the proposed project would:

- Adversely affect pedestrian travel, pedestrian paths or
- Fail to adequately provide for access by pedestrians.

Parking

Impacts to parking are considered significant if the proposed project would eliminate or adversely affect an existing parking facility, interfere with the implementation of a proposed parking facility, or result in an inadequate supply of parking.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The Master EIR acknowledged that cumulative development associated with the 2030 General Plan would result in significant and unavoidable effects. The goals and policies relating to transportation infrastructure were identified at pages 6.12-49 to 58.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

New projects in the project area would be subject to Policy M 1.2.2 that calls for the City to allow flexible level of service (LOS) standards. A central theme of the 2030 General Plan is the encouragement of infill projects and the re-use and redevelopment of parcels within the urban core.

Goal 4.2 in the Mobility Element calls for development of a transportation system that balances the diverse needs of the users of the public right-of-way. Policies M 4.2.1 to M 4.2.6 implement this goal and would apply to the project area.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-G

The proposed project would modify land use designations for some parcels within the project area. One of the project's primary goals is to provide a more attractive economic environment for re-use of parcels that are either vacant or under-used.

The project does not propose any new development on any specific parcel, and there would be no increase in traffic attributable to the project. The City's roadway infrastructure, including ways of travel for pedestrians and bicycles, is identified in the Master EIR, and any new, expanded or redeveloped uses would be required to adhere to the standards set forth in the 2030 General Plan Mobility Element as part of individual projects.

The project would not have any additional significant environmental effects relating to transportation and circulation.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Transportation and Circulation.

Issues:	Effect will be studied in the EIR	Effect can be mitigated to less than significant	No additional significant environmental effect
13. UTILITIES AND SERVICE SYSTEMS Would the project: A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
E) Result in a determination by the wastewater treatment provider which serves or may serve the project's projected demand in addition to the provider's existing commitments?			X
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid water disposal needs?			X
G) Comply with federal, state, and local statutes and regulations related to solid waste?			X

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact is considered significant if the proposed project would:

- Result in a detriment to microwave, radar, or radio transmissions;
- Create an increase in water demand of more than 10 million gallons per day;
- Substantially degrade water quality;
- Generate more than 500 tons of solid waste per year; or

- Generate stormwater that would exceed the capacity of the stormwater system.

SUMMARY OF ANALYSIS UNDER THE 2030 GENERAL PLAN MASTER EIR, INCLUDING CUMULATIVE IMPACTS, GROWTH INDUCING IMPACTS, AND IRREVERSIBLE SIGNIFICANT EFFECTS

The 2030 General Plan identified impacts for future water supply and sewer treatment capacity that were significant unavoidable.

MITIGATION MEASURES FROM 2030 GENERAL PLAN MASTER EIR THAT APPLY TO THE PROJECT

The policies relating to water and sewer supply relate primarily to City-wide planning for treatment capacity, and do not affect specific projects.

ANSWERS TO CHECKLIST QUESTIONS

QUESTIONS A-G

One of the primary goals of the proposed project is to encourage re-use and redevelopment of existing developed parcels within the project area. Such use of existing developed parcels would not create substantial new demand for water or sewer services beyond that identified in the 2030 General Plan, and the cumulative effect of any new demand has been adequately addressed in the Master EIR. There are no additional significant environmental effects.

MITIGATION MEASURES

None required.

FINDINGS

The project would have no additional project-specific environmental effects relating to Utilities and Service Systems.

MANDATORY FINDINGS OF SIGNIFICANCE

Issues:	Effect remains significant with all identified mitigation	Effect can be mitigated to less than significant	No additional significant environmental effect
14. MANDATORY FINDINGS OF SIGNIFICANCE A.) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X
B.) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X
C.) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Answers to Checklist Questions

QUESTIONS A THROUGH C

The project proposes to modify land use regulations within the project area to encourage the re-use and redevelopment of parcels along the Florin Road commercial corridor. The project area is urbanized and served with a full range of urban services.

The project does not propose any specific development. Development that occurs in the project area would primarily involve developed parcels, including several large parcels that were previously committed to automobile sales. The redevelopment of these parcels would likely improve conditions regarding water quality and landscaping.

The cumulative effects of development consistent with the 2030 General Plan were evaluated in the Master EIR. The project would have no additional significant environmental effects.

SECTION IV - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Attachments:

1: Maps of Affected Areas

2: Robla Area Parcels

3: Power Inn Area Parcels

4: Ben Ali Area Parcels

5: Groundwater Contamination Sites and Monitoring Wells

6: Correspondence-Department of Toxic Substances Control

7: Prohibited Area

SECTION V - DETERMINATION

On the basis of the initial study:

I find that (a) the proposed project was described in the 2030 General Plan Master EIR; and (b) the proposed project **will not** have any project-specific additional significant environmental effects not previously examined in the Master EIR, no new mitigation measures or alternatives will be required and the proposed project is within the scope of the Master EIR. Mitigation measures from the Master EIR will be applied to the proposed project as appropriate. Notice shall be provided pursuant to CEQA Guidelines Section 15087. (CEQA Guidelines Section 15177(b))

Signature

October 15, 2010
Date

Scott Johnson, Associate Planner
Printed Name

REFERENCES CITED

Air Resources Board, GHG Emission Inventory Summary (1990-2004) **http://www.arb.ca.gov/app/ghg/ghg_sector_data_php**

City of Sacramento. 2009 *2030 General Plan.*

City of Sacramento. 2008. *Sacramento 2030 General Plan Master Environmental Impact Report*

City of Sacramento, Department of Utilities. 2007. *Table 3-2 Stormwater Quality Control Measure Selection Matrix in the Stormwater Quality Design Manual.*

Institute for Transportation Engineers, Trip Generation 7th Edition

Sacramento Metropolitan Air Quality Management District (SMAQMD) 2004. *Guide to Air Quality Assessment in Sacramento County.*

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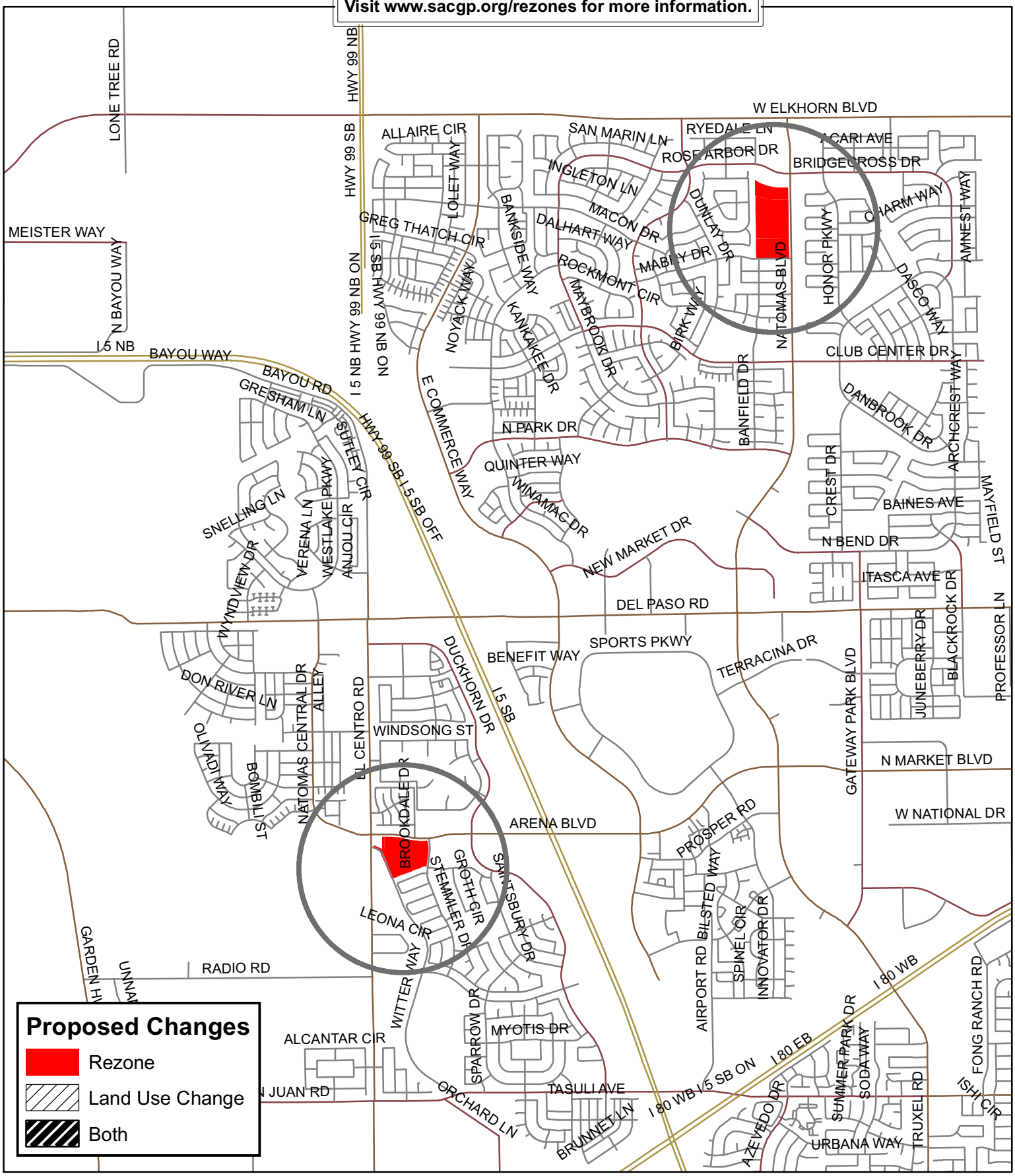
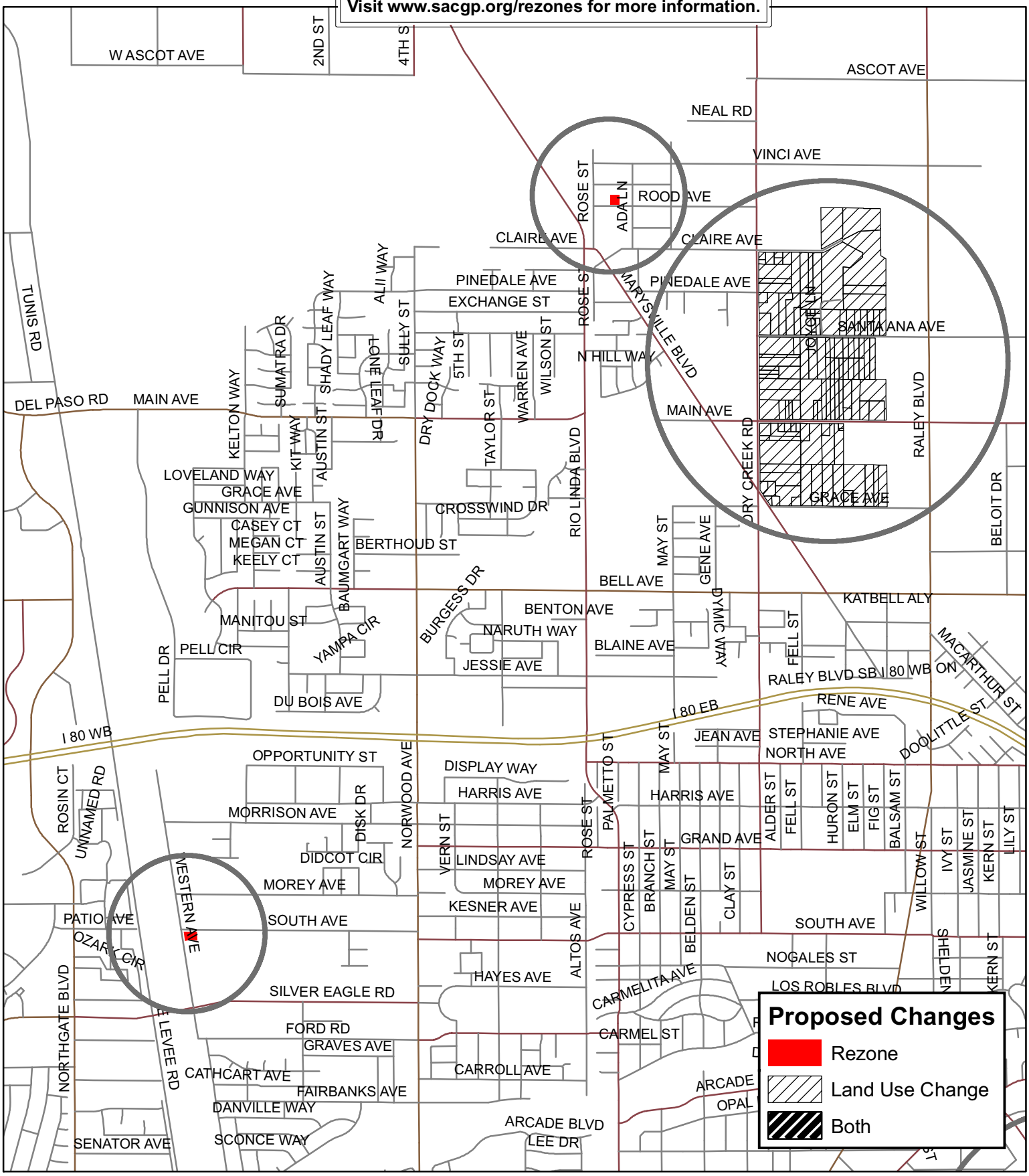
City of Sacramento
Proposed Rezones and Land Use Changes
Natomas

Visit www.sacgp.org/rezones for more information.



City of Sacramento
Proposed Rezones and Land Use Changes
North Area

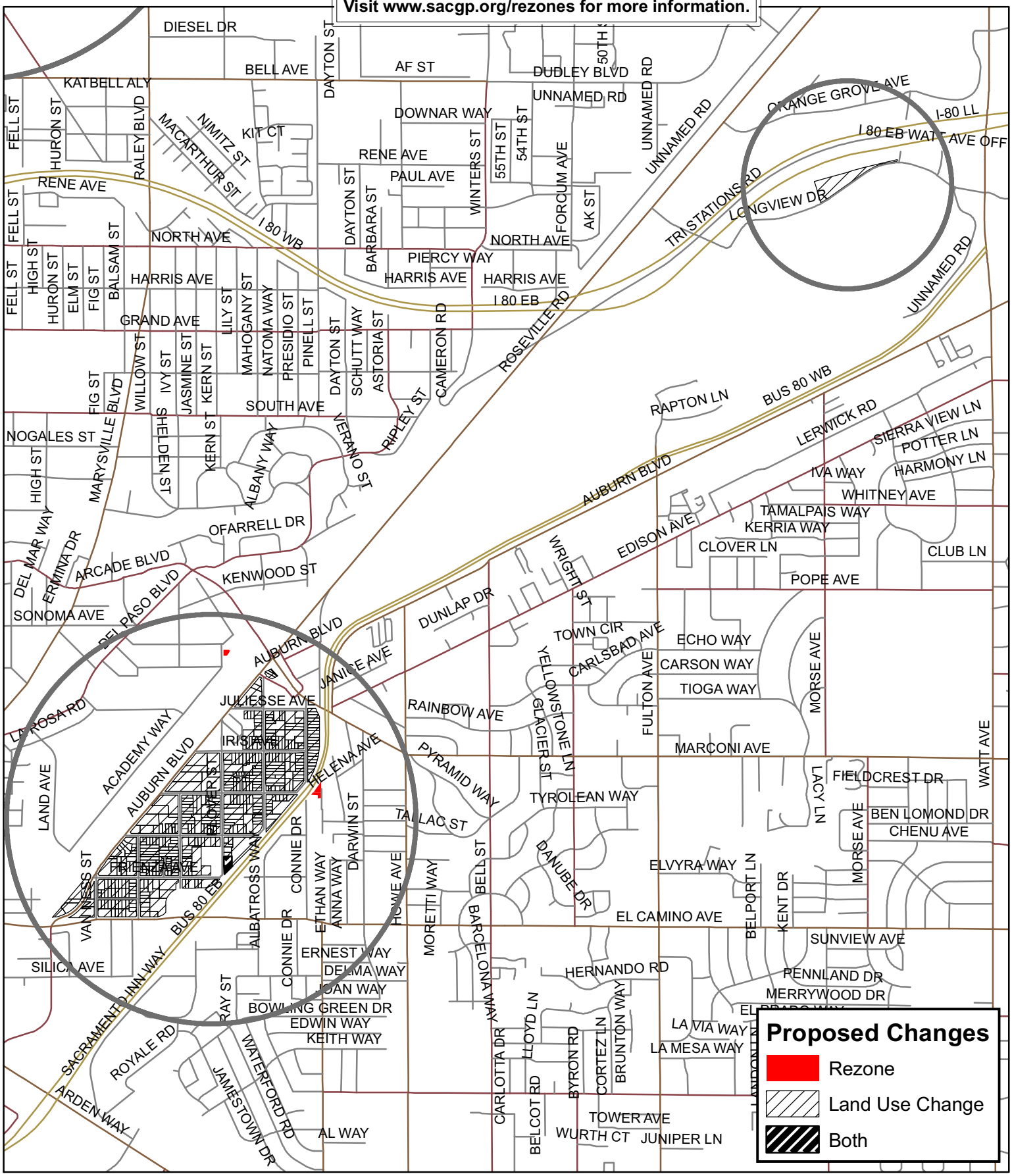
Visit www.sacgp.org/rezones for more information.



Map 2 North Area
October 6, 2010

City of Sacramento
Proposed Rezones and Land Use Changes
Ben Ali/Del Paso Regional Park

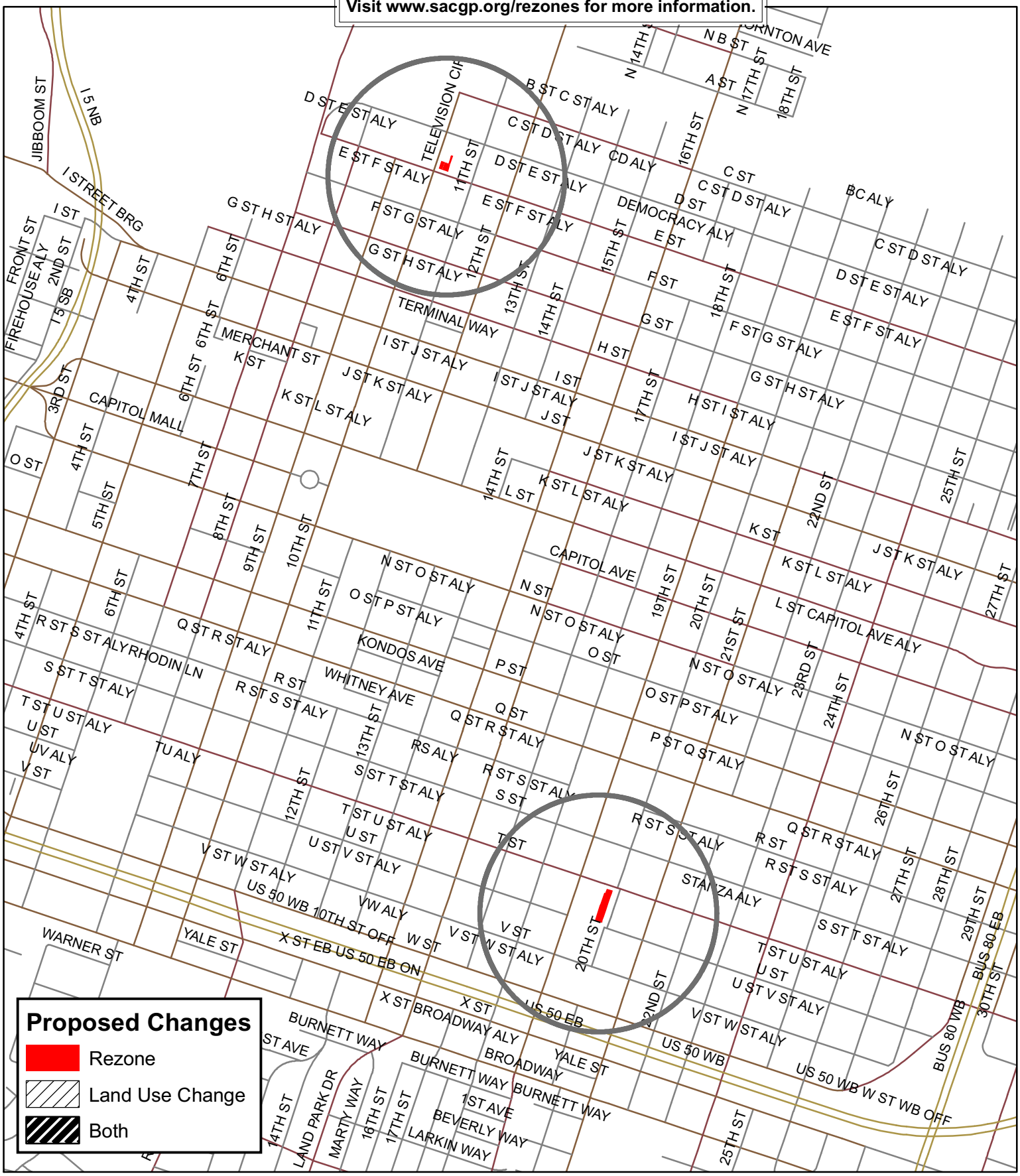
Visit www.sacgp.org/rezones for more information.



Map 3 Ben Ali/Del Paso Regional Park
October 6, 2010

City of Sacramento
Proposed Rezones and Land Use Changes
Central City

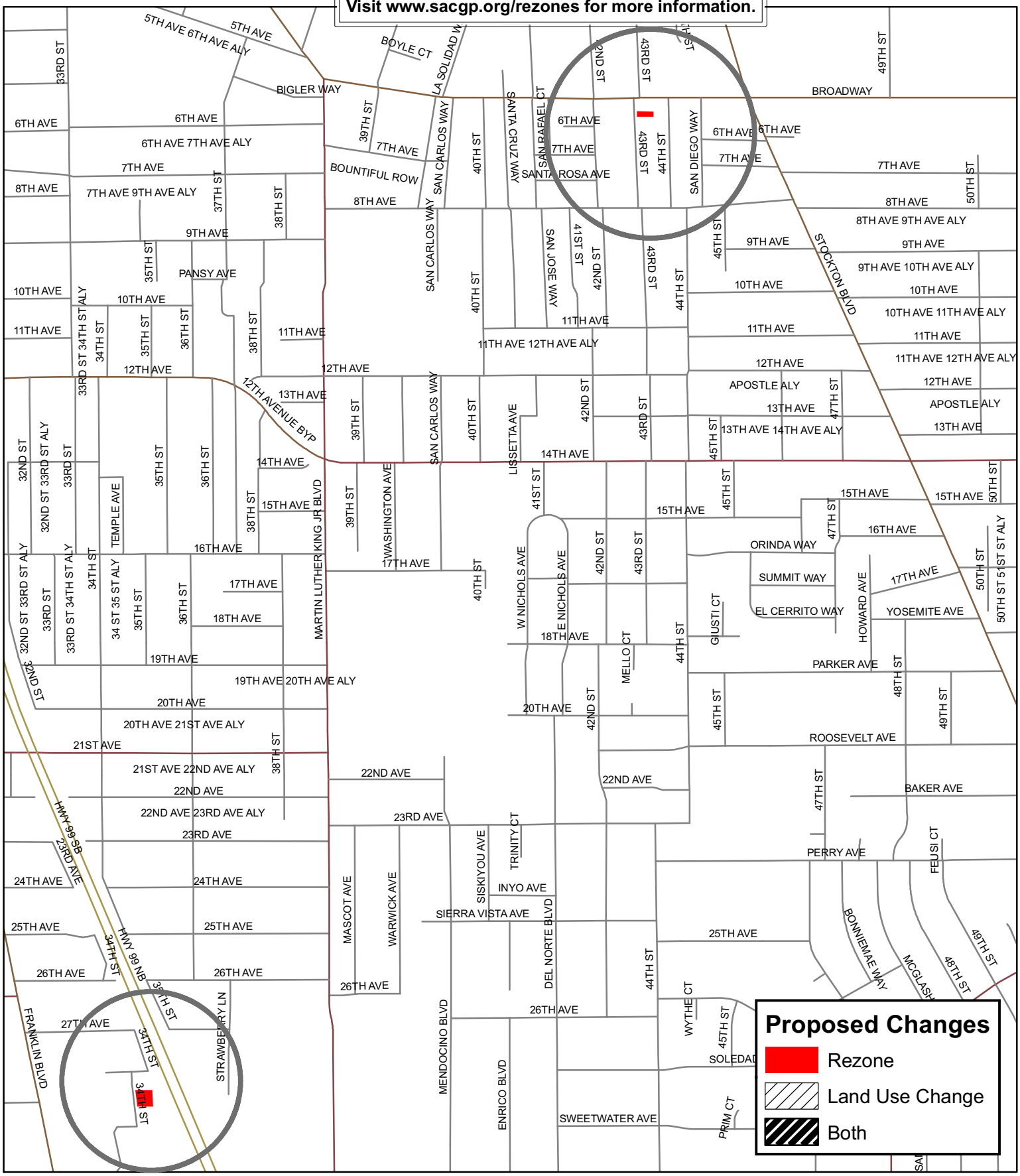
Visit www.sacgp.org/rezones for more information.



Map 4 Central City
October 6, 2010

City of Sacramento
Proposed Rezones and Land Use Changes
Oak Park, Franklin Blvd. Area

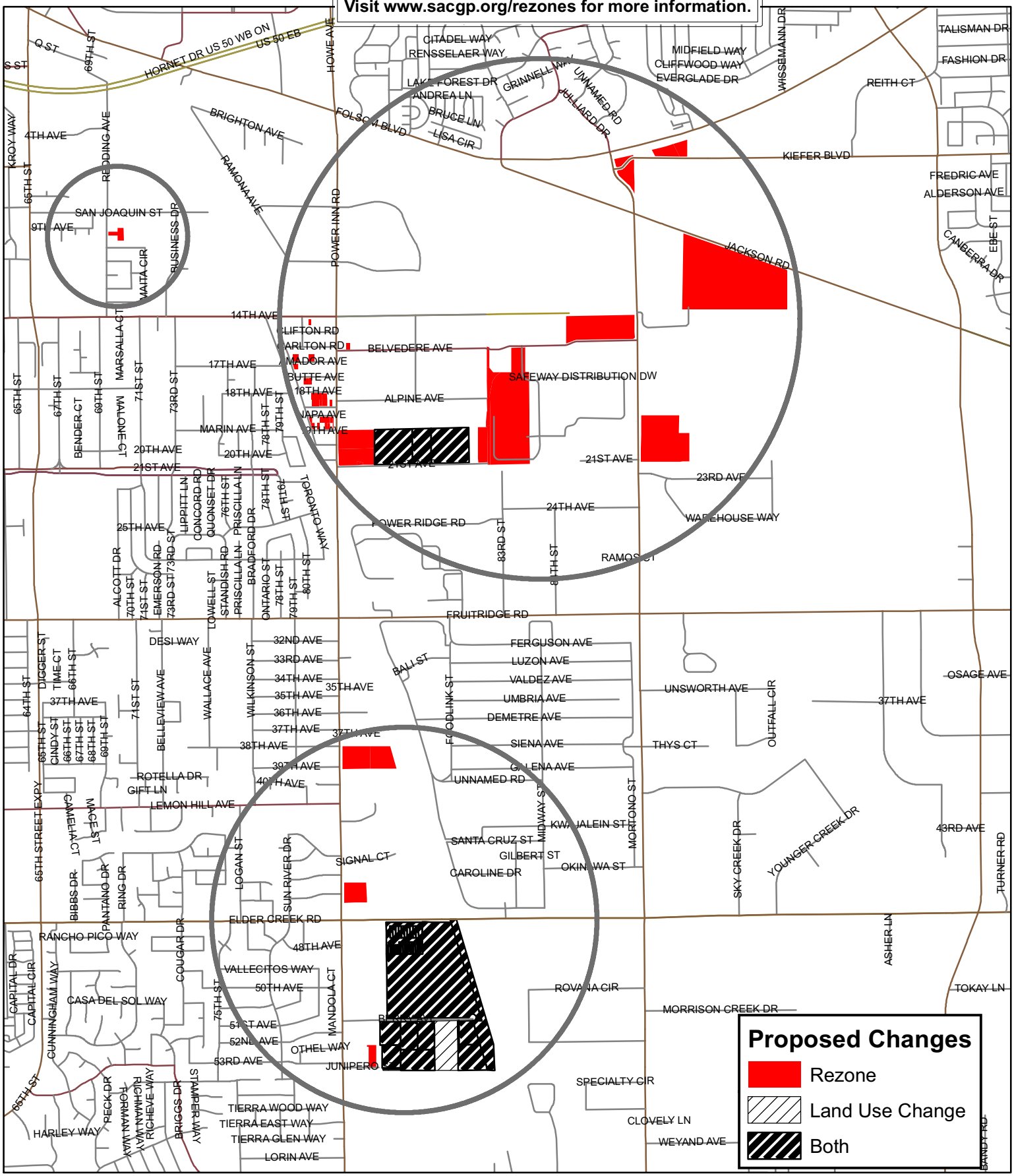
Visit www.sacgp.org/rezones for more information.



Map 5 Oak Park, Franklin
October 6, 2010

City of Sacramento
Proposed Rezones and Land Use Changes
Power Inn Area

Visit www.sacgp.org/rezones for more information.



Robla Area

ROOD AVE
ACME AVE
SLDR : ECLR
PINEDALE AVE
CASWELL CT
DARIEL DR
EMERALD BROOK WAY
JOYCE LN
SANTA ANA AVE
DRY CREEK RD
SLDR : ECLR
RALEY BLVD
MAIN AVE
MARYSVILLE BLVD
SLDR : ECLR
GRACE AVE
GRACE AVE
GALLEON WAY
MAY ST
GENE AVE
Land Use Change

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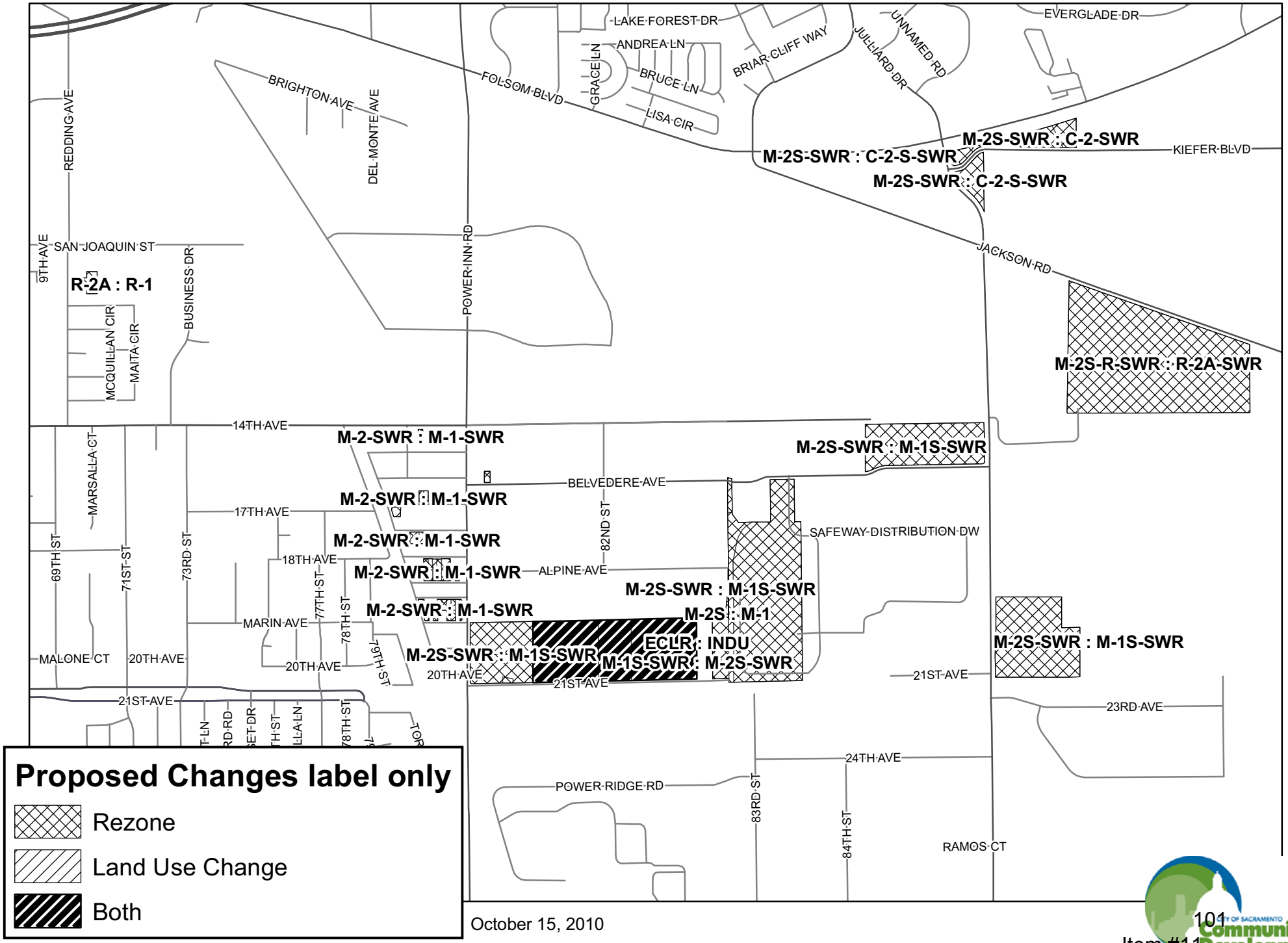
Power Inn Area (North)

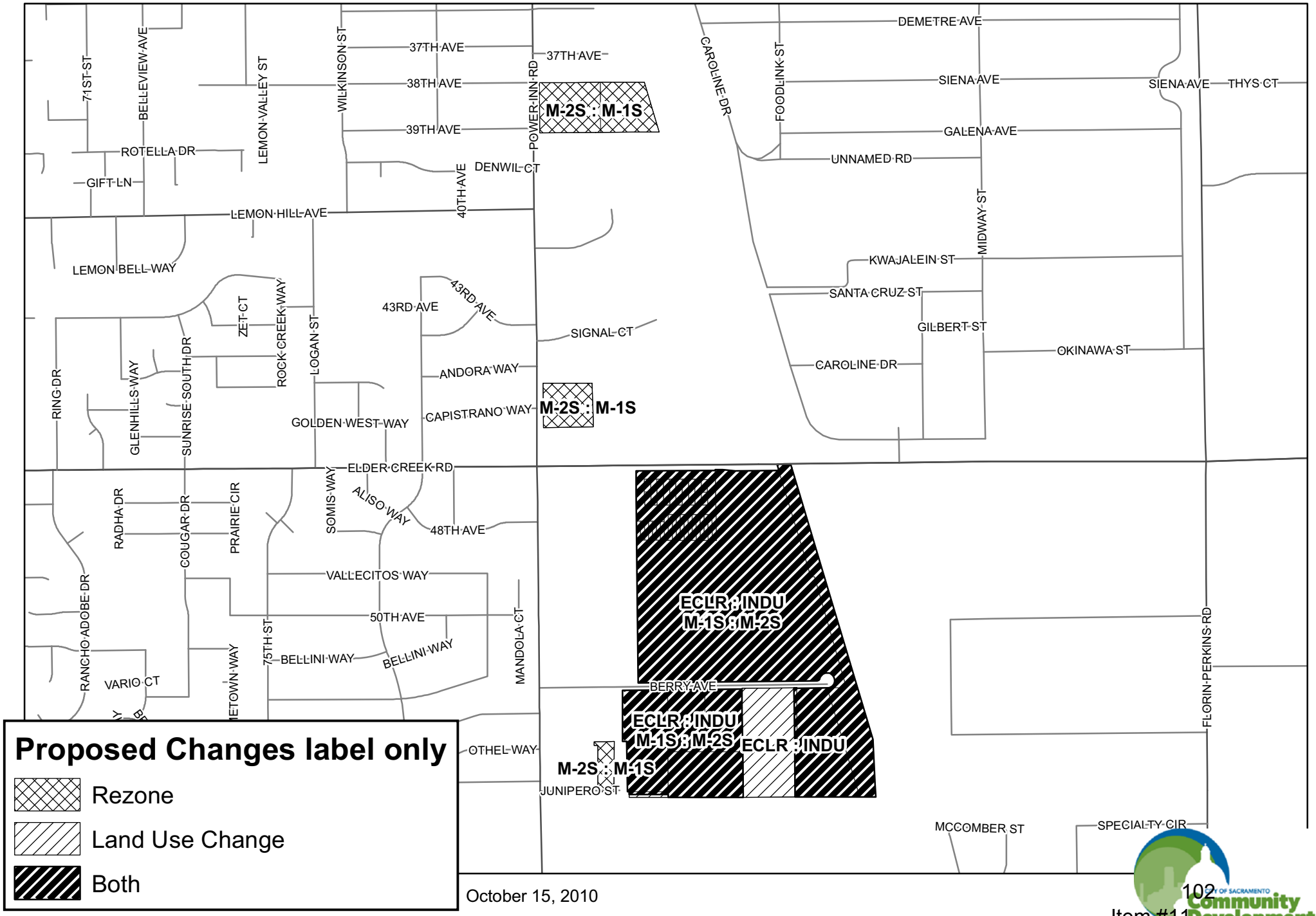


Proposed Changes label only

- Rezone
- Land Use Change
- Both

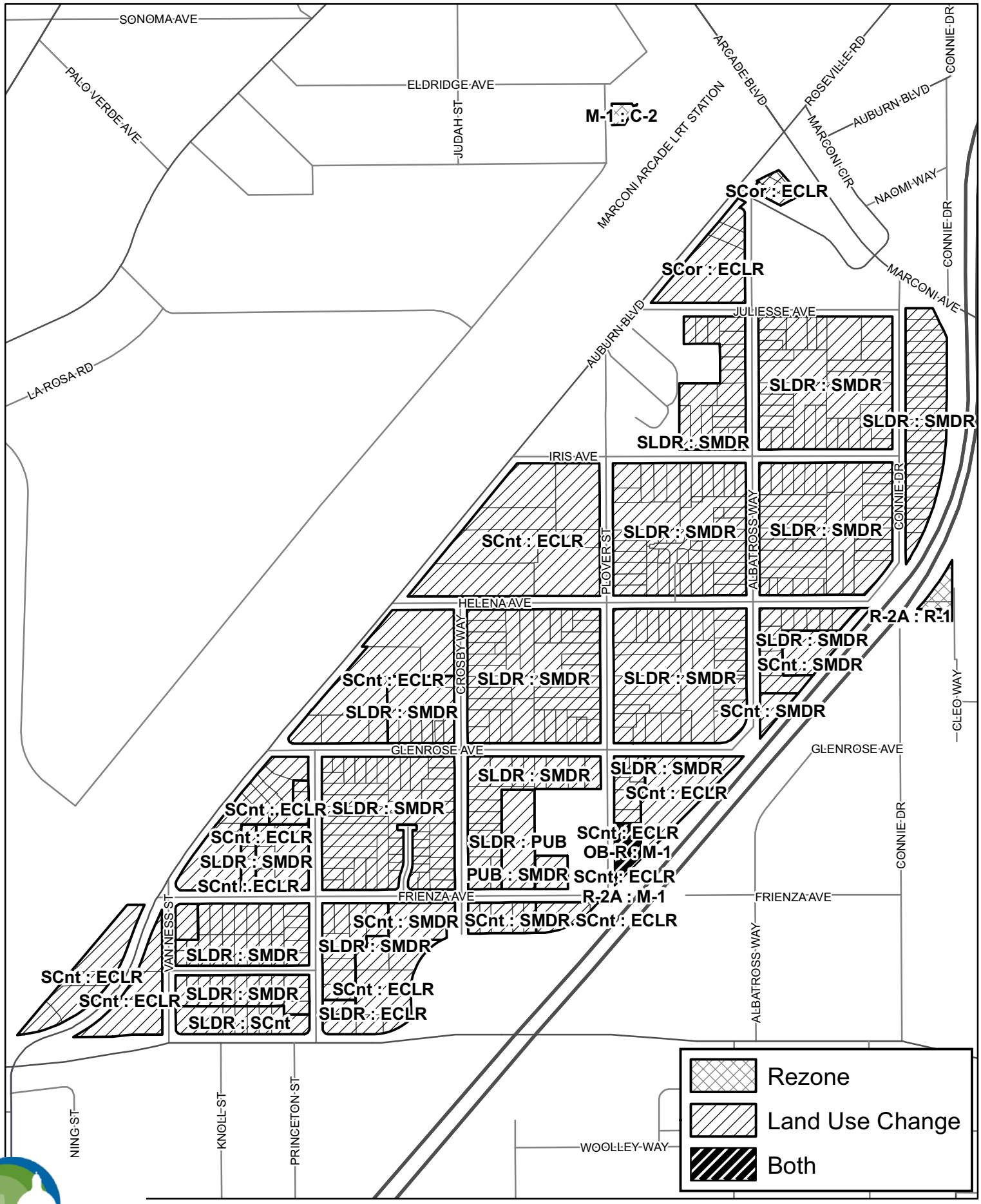
October 15, 2010

Power Inn Area (South)



October 15, 2010

Ben Ali Area


SONOMA AVE
PALO VERDE AVE
ELDRIDGE AVE
JUDAH ST
M-1 : C-2
MARCONI ARCADE LRT STATION
ARCADE BLVD
ROSEVILLE RD
CONNIE DR
AUBURN BLVD
MARCONI CIR
NAOMI WAY
SCor : ECLR
SCor : ECLR
MARCONI AVE
JULIESSE AVE
AUBURN BLVD
LA ROSA RD
SLDR : SMDR
SLDR : SMDR
SLDR : SMDR
IRIS AVE
SCnt : ECLR
PLOVER ST
SLDR : SMDR
ALBATROSS WAY
SLDR : SMDR
CONNIE DR
HELENA AVE
R-2A : R-1
SLDR : SMDR
SCnt : SMDR
SCnt : ECLR
CROSBY WAY
SLDR : SMDR
SLDR : SMDR
SLDR : SMDR
SCnt : SMDR
CLEO WAY
GLENROSE AVE
GLENROSE AVE
SLDR : SMDR
SLDR : SMDR
SCnt : ECLR
SCnt : ECLR
SLDR : SMDR
SCnt : ECLR
SLDR : SMDR
SCnt : ECLR
SLDR : PUB
SCnt : ECLR
OB-R : M-1
PUB : SMDR
SCnt : ECLR
CONNIE DR
FRIENZA AVE
R-2A : M-1
FRIENZA AVE
VAN NESS ST
SCnt : SMDR
SCnt : SMDR
SCnt : ECLR
SLDR : SMDR
SLDR : SMDR
SCnt : ECLR
SCnt : ECLR
SLDR : SMDR
SCnt : ECLR
SLDR : SCnt
SLDR : ECLR
ALBATROSS WAY
NING ST
KNOLL ST
PRINCETON ST
WOOLLEY WAY
Rezone
Land Use Change
Both

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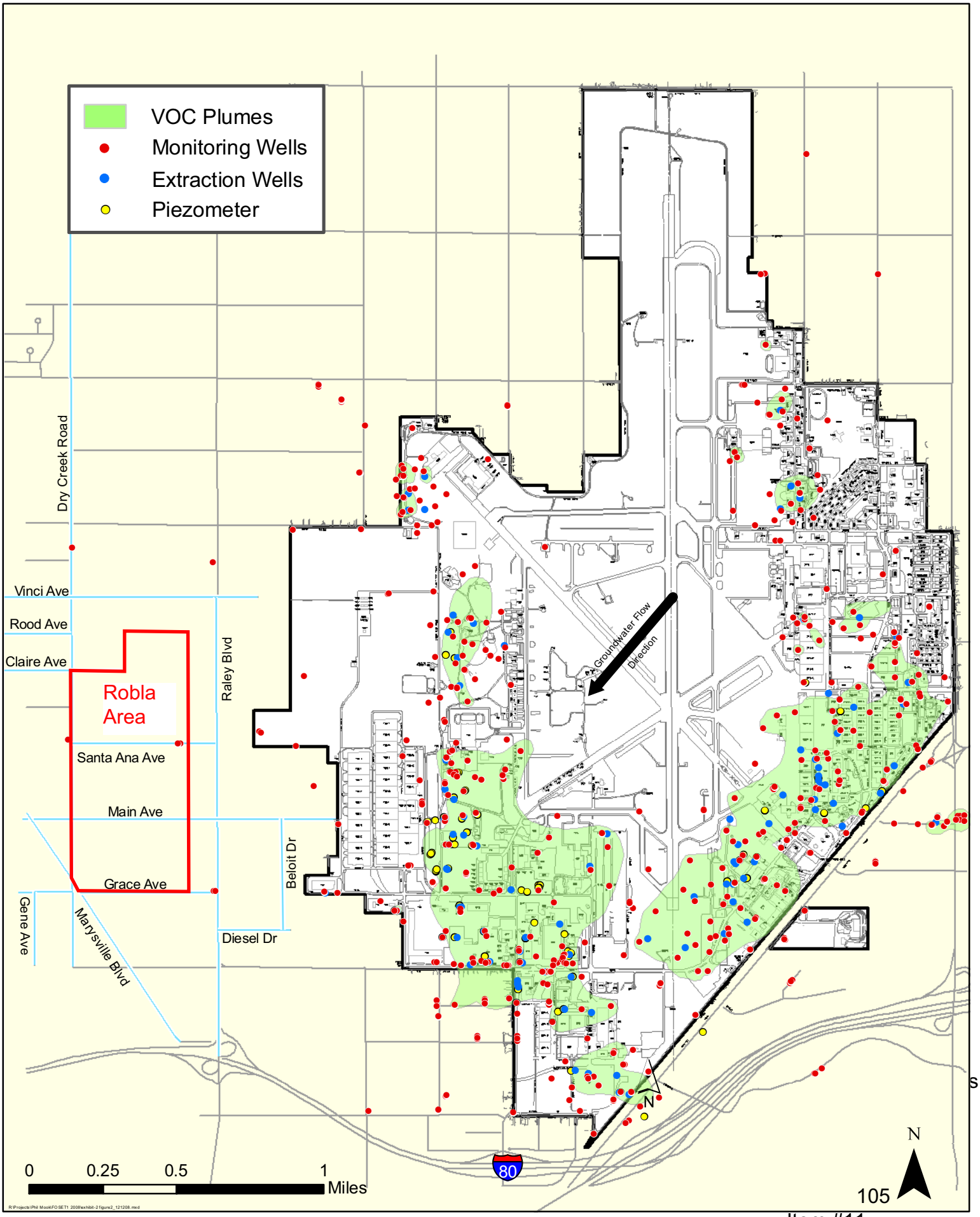
McClellan Groundwater Contamination Status 4th Quarter 2008



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Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Arnold Schwarzenegger
Governor

September 30, 2010

Mr. Jim McDonald
Senior Planner
Community Development Department
City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, California 95811

ROBLA AREA GROUNDWATER CONTAMINATION

Dear Mr. McDonald:

On July 26, 2010, representatives of the California Department of Toxic Substances Control (DTSC) and the Central Valley Regional Water Quality Control Board (Regional Board), as well as representatives of the Air Force Real Property Agency at McClellan met with you, Ms. Teresa Haenggi, and other members of your staff to discuss the potential for contaminated groundwater from the former McClellan Air Force Base to impact groundwater in the Robla area of the City of Sacramento.

At that meeting, the Air Force presented maps to you which depict the extent of contaminated groundwater plumes associated with the former base. Both DTSC and the Regional Board agree that the maps that were presented to you are accurate, and represent the best known approximation of contaminated groundwater from the former McClellan Air Force Base. While the maps indicate that plumes of contaminated groundwater from McClellan do not extend into the Robla area that you are concerned with, the groundwater in the area may be contaminated from other, non Air Force, sources in the neighborhood. DTSC has no direct knowledge regarding the potential for groundwater contamination in the immediate Robla area that is of interest to you.

Printed on Recycled Paper

Should you have any questions, or if I may be of further assistance, please contact me at (916) 255-3683.

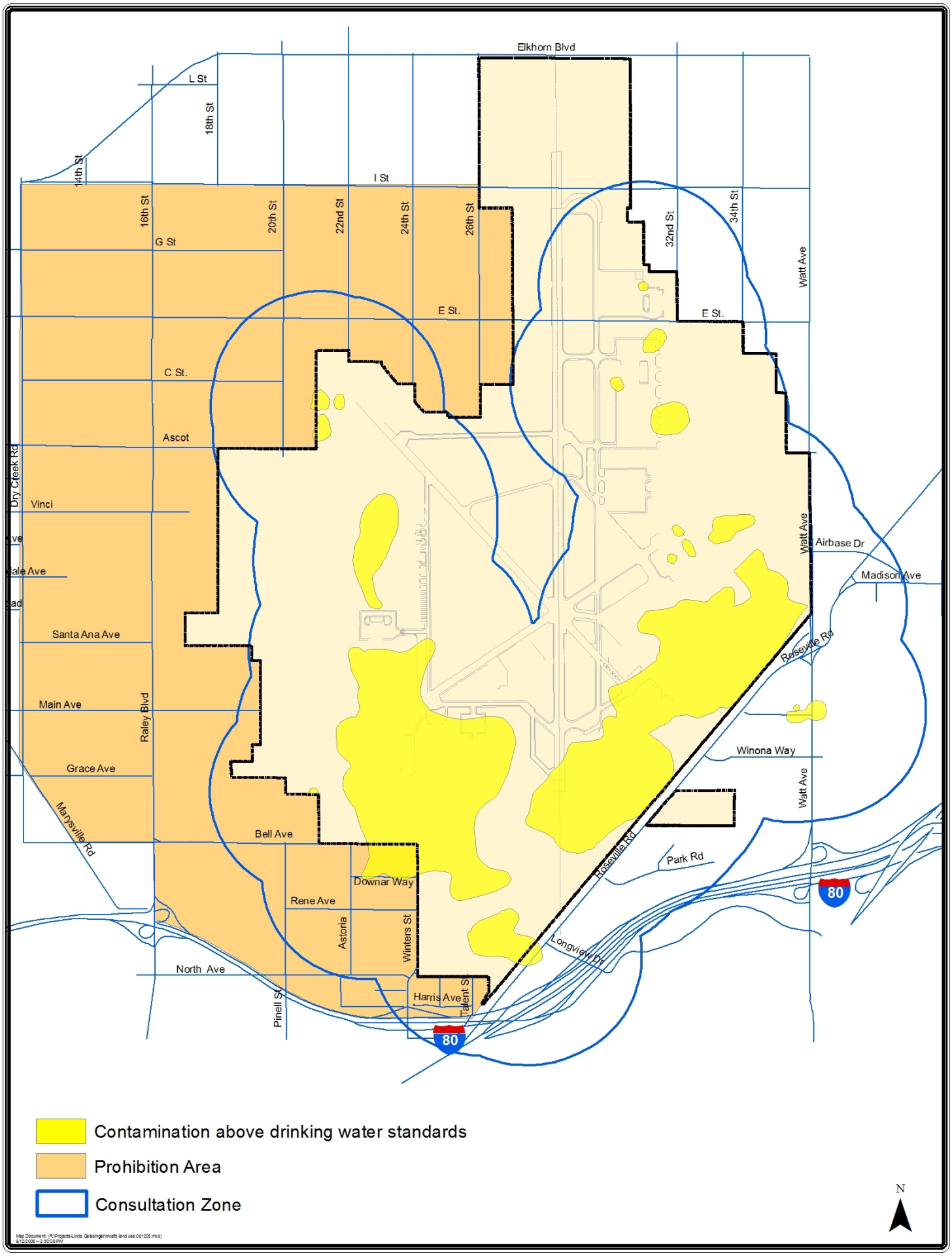
Sincerely,

John Harris
Senior Hazardous Substances Scientist
Remedial Project Manager
Brownfields and Environmental Restoration Program

cc: Mr. James Taylor
Regional Water Quality Control Board
11020 Sun Center Drive #200
Rancho Cordova, California 95670-6114

Ms. Teresa Haenggi
City of Sacramento
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, California 95811

Mr. Steven Mayer, P.E.
AFRPA Western Region Execution Center
3411 Olson Street
McClellan, California 95652-1003


Elkhorn Blvd
L St
18th St
14th St
I St
16th St
20th St
22nd St
24th St
26th St
32nd St
34th St
G St
Watt Ave
E St.
E St.
C St.
Ascot
Dry Creek Rd
Vinci
Airbase Dr
Madison Ave
Santa Ana Ave
Roseville Rd
Main Ave
Raley Blvd
Winona Way
Grace Ave
Marysville Rd
Bell Ave
Park Rd
Downar Way
Rene Ave
Astoria
Winters St
Longview Dr
North Ave
Harris Ave
Talent St
Pinell St
80
80
Contamination above drinking water standards
Prohibition Area
Consultation Zone
N

ATTACHMENT 11

RESOLUTION NO. 2010-XXXX

Adopted by the Sacramento City Council

APPROVING ENVIRONMENTAL REVIEW FOR GENERAL PLAN LAND USE AND TEXT AMENDMENTS AND REZONING (2010) PROJECT

BACKGROUND

A. On October 28, 2010, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the General Plan Land Use and Text Amendments and Rezoning Project.

B. On November 30, 2010, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a) (publication) and received and considered evidence concerning the Project.

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

Section 1. The City Council finds that the Master Environmental Impact Report for the 2030 General Plan was certified on March 3, 2009 and the 2030 General Plan was adopted on that date.

Section 2. The City of Sacramento was the Lead Agency for the Master EIR.

Section 3. An initial study has been prepared for the Project, and concluded that the Project was described in the Master EIR and that the Project would not cause any additional significant environmental effects that were not examined in the Master EIR. No new additional mitigation measures or alternatives are required, and the Project is within the scope of the Master EIR.

Section 4. The City has incorporated all feasible mitigation measures or feasible alternatives appropriate to the Project as set forth in the Master EIR. The City has provided notice of its intended action by publishing the required notice in a newspaper of general circulation in the area affected by the Project, and by posting the notice in the office of the county clerk for a period of thirty days, as required by CEQA Guidelines Section 15177 and 15087.

Section 5. The City Council directs that, upon approval of the Project, the City's Environmental Planning Services shall file a notice of determination with the County Clerk of Sacramento County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA section 21152.

Section 6. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

ATTACHMENT 12

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING VARIOUS PARCELS OF REAL PROPERTY FOR CONSISTENCY WITH THE 2030 GENERAL PLAN

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the properties depicted in the attached Exhibit A and identified by APN and address in the attached Exhibit B, from the existing zone to the proposed zone as set forth in Exhibit B. The attached Exhibits A and B are incorporated herein by reference.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

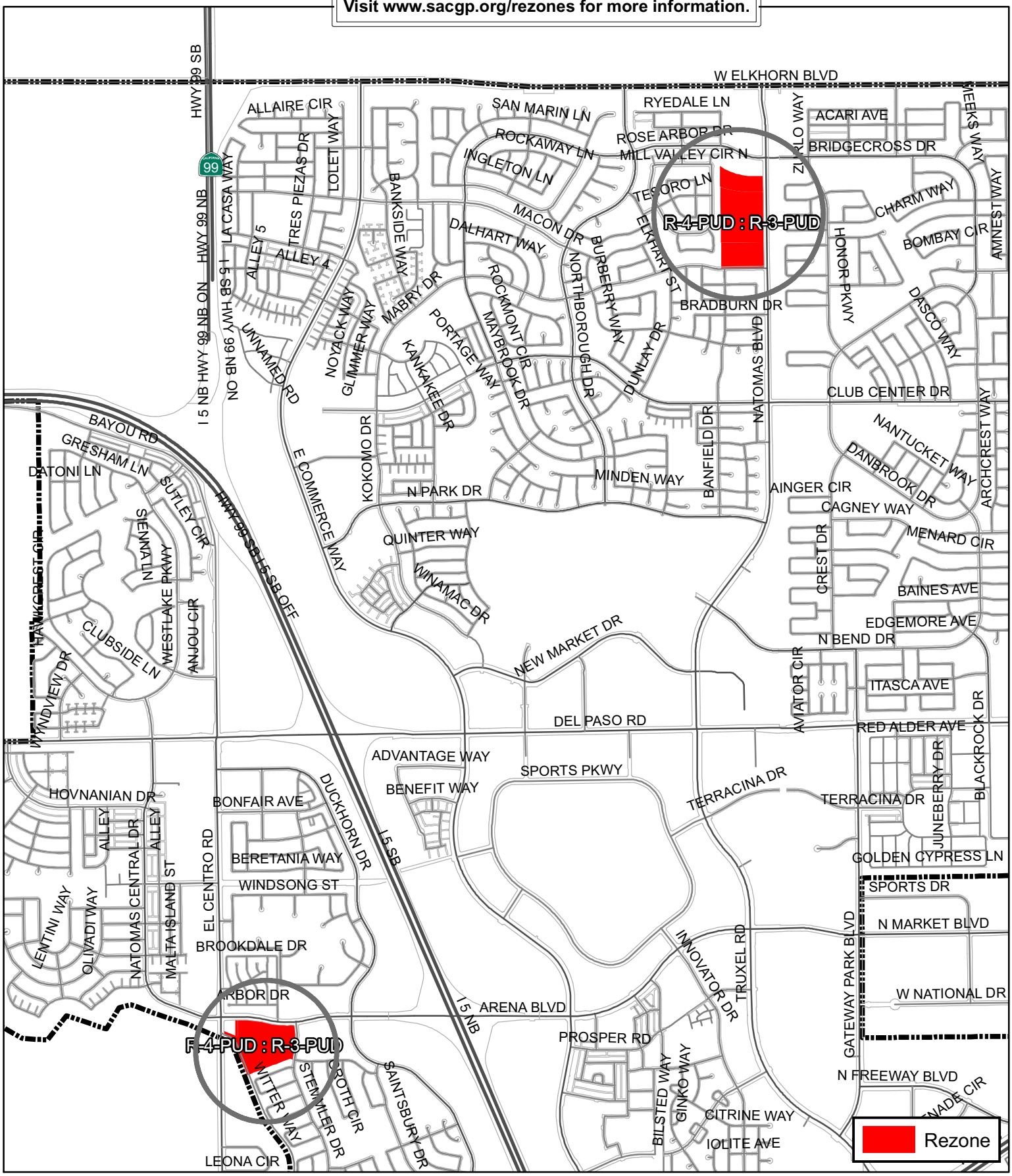
Table of Contents:

Exhibit A – Rezone Maps
Exhibit B – List of Rezone Properties

City of Sacramento
Rezones
Natomas

ATTACHMENT 12
EXHIBIT A

Visit www.sacgp.org/rezones for more information.



City of Sacramento
Rezones
North Area

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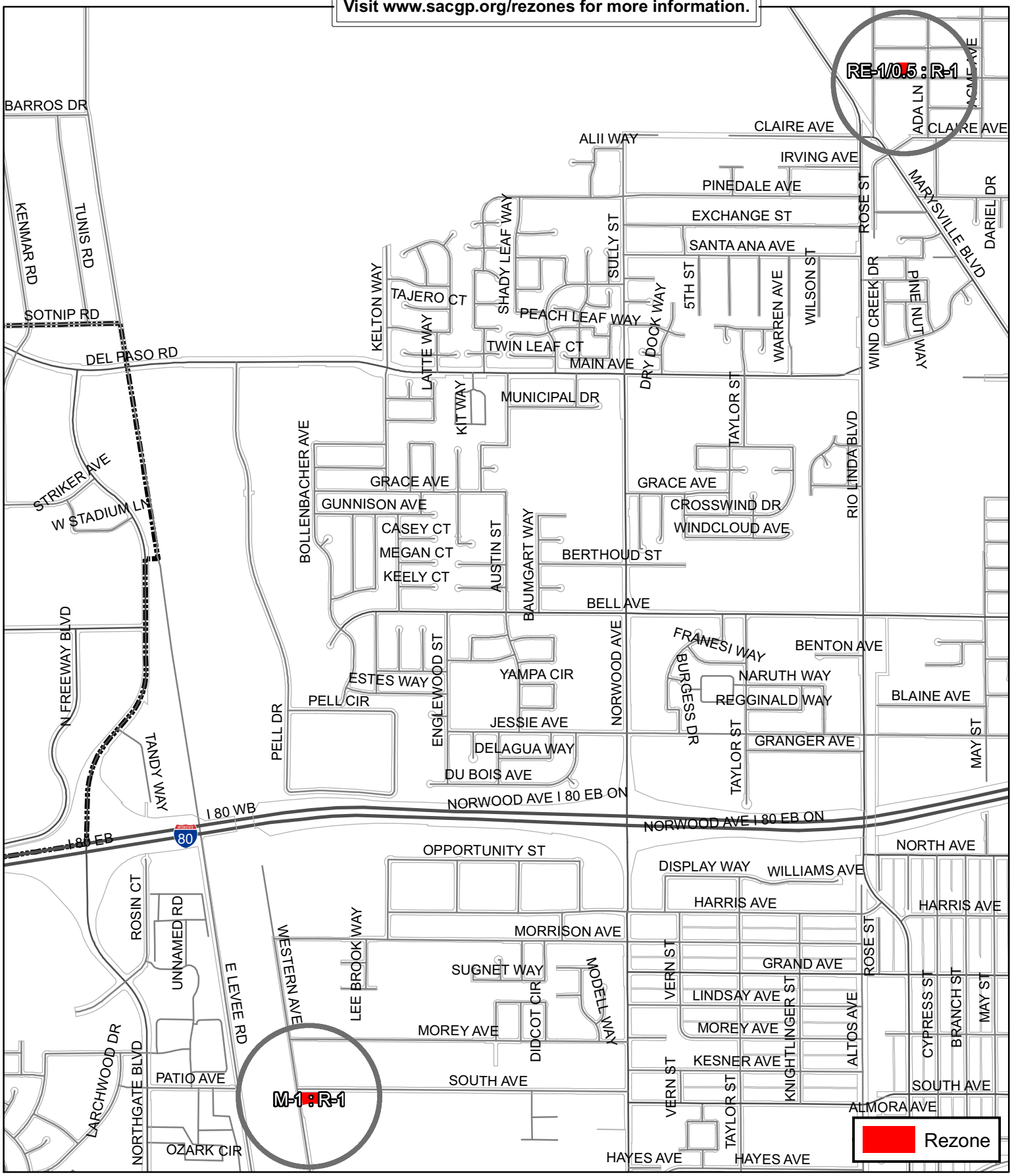

City of Sacramento
Rezones
Ben Ali Area

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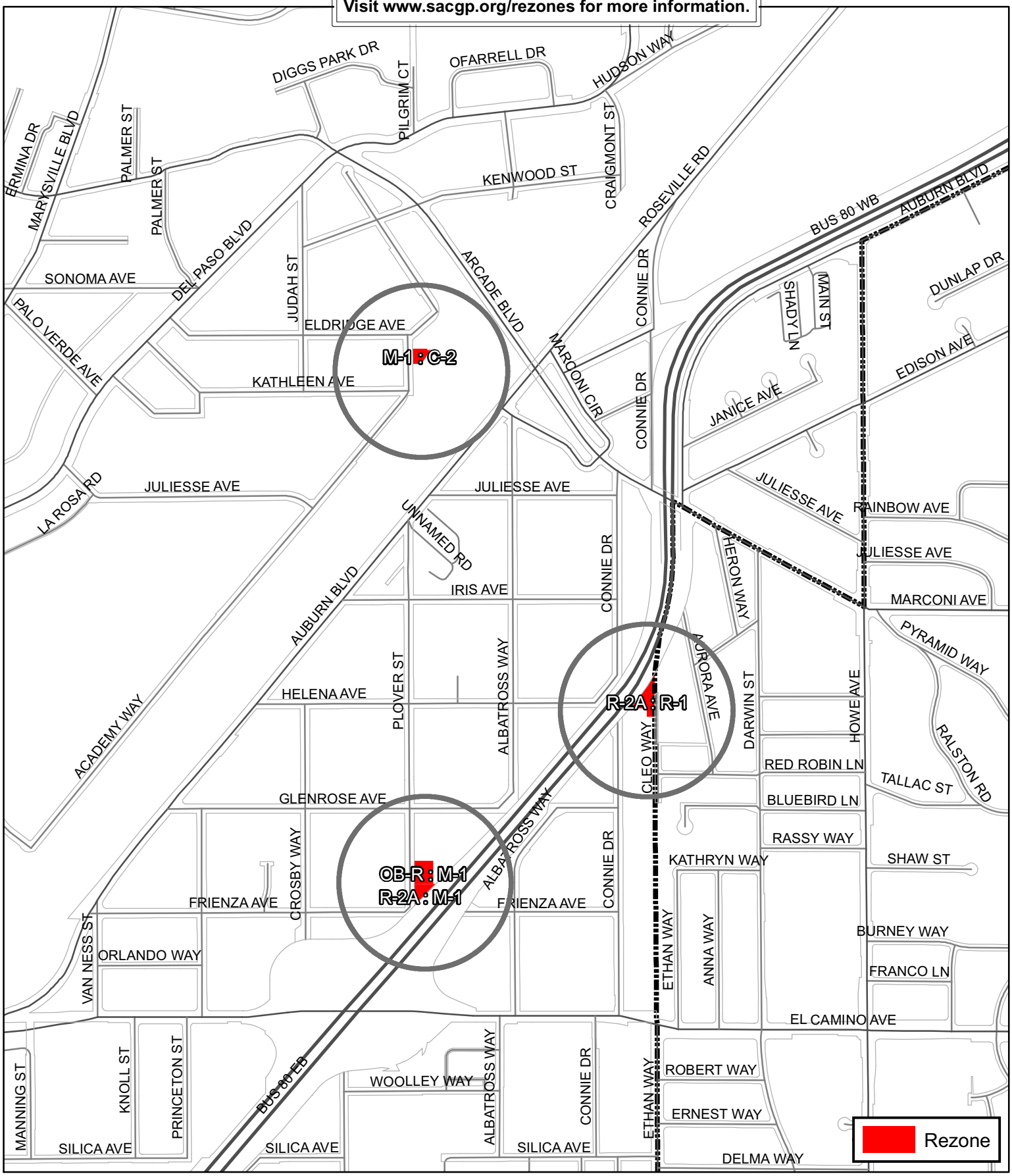
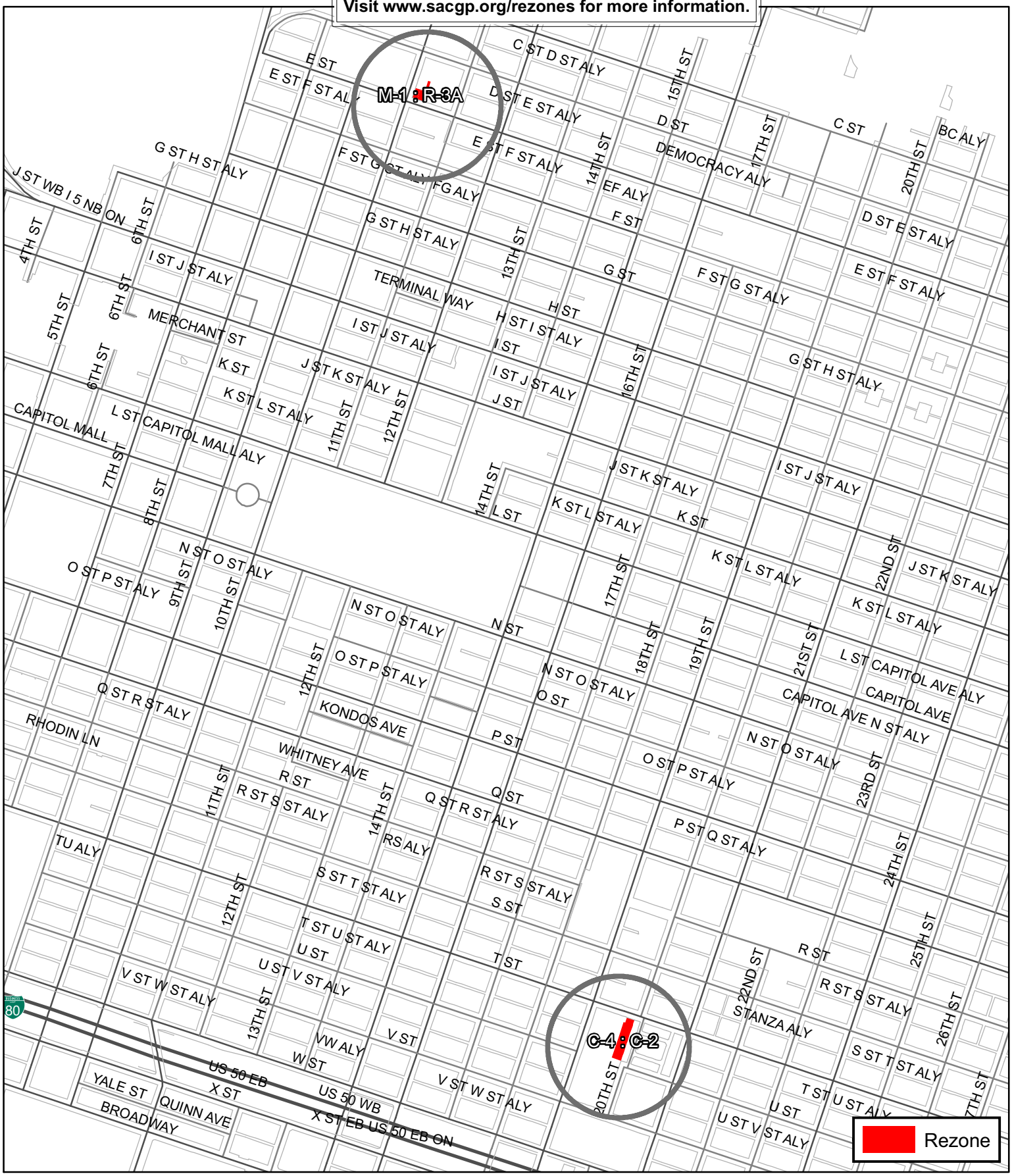


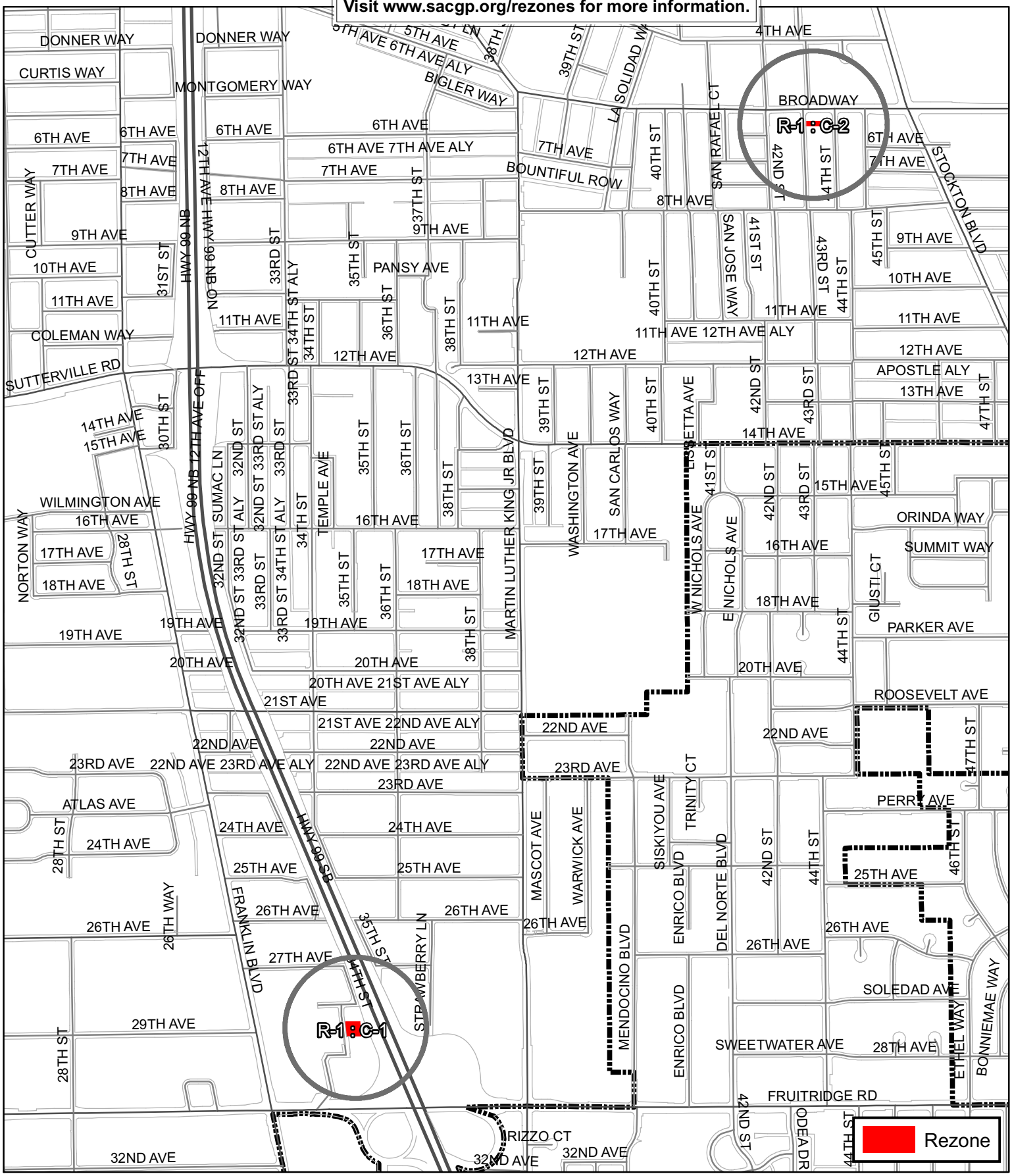
City of Sacramento
Rezones
Central City

Visit www.sacgp.org/rezones for more information.



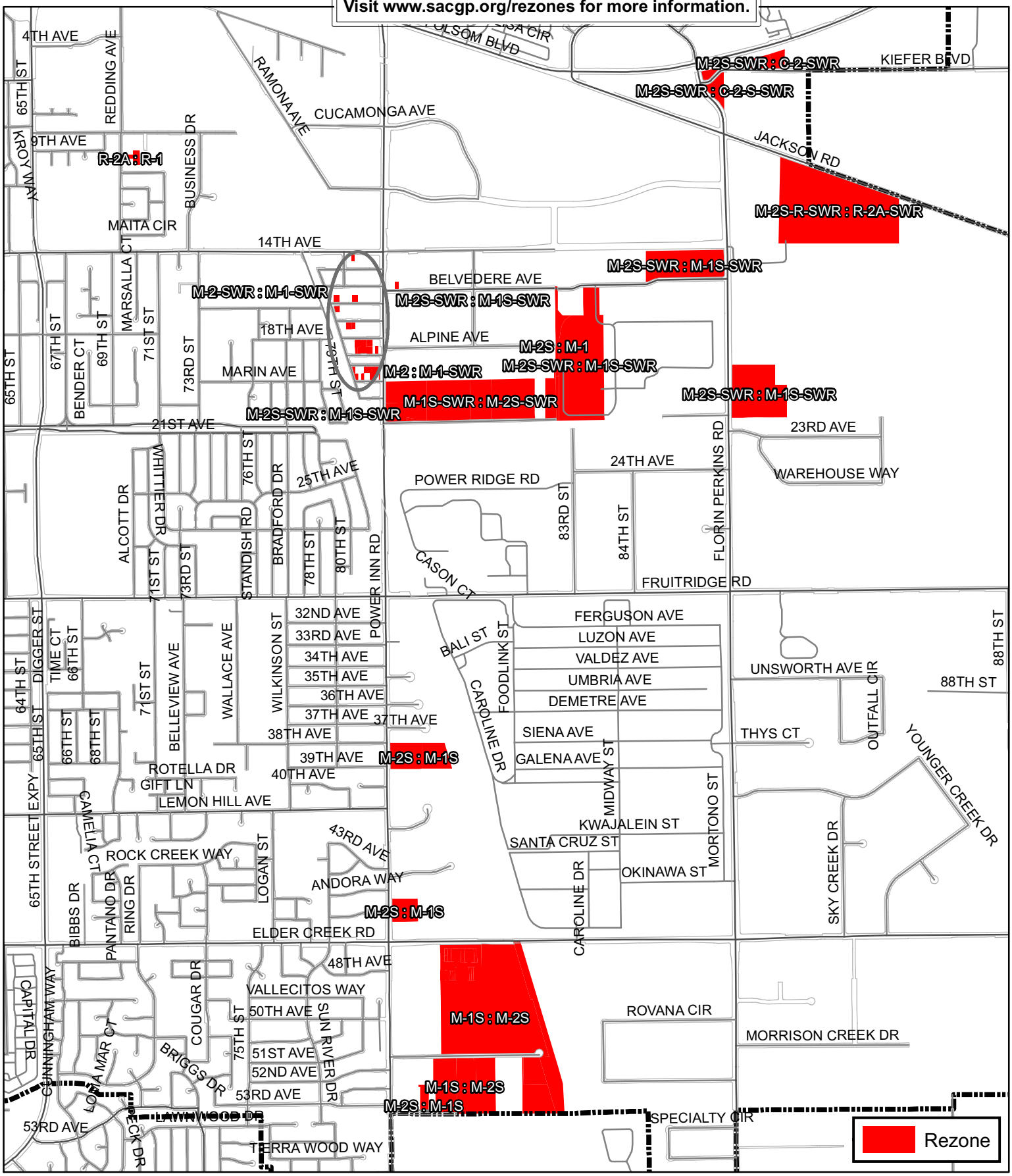
City of Sacramento
Rezones
Oak Park & Franklin Blvd. Area

Visit www.sacgp.org/rezones for more information.



City of Sacramento
Rezones
Power Inn Area

Visit www.sacgp.org/rezones for more information.



2010 Rezones

Parcel #	Street #	Street	Zip Code	Acreage	Current Zone	New Zone
00201130180000	427	10TH ST	95814	0.12	M-1	R-3A
06100230030000	7942	14TH AV	95826	0.11	M-2-SWR	M-1-SWR
06100810040000	0	18TH AV	95826	0.12	M-2-SWR	M-1-SWR
06100810050000	0	18TH AV	95826	0.11	M-2-SWR	M-1-SWR
06100810250000	0	18TH AV	95826	0.23	M-2-SWR	M-1-SWR
06100810060000	7948	18TH AV	95826	0.11	M-2-SWR	M-1-SWR
06100810070000	8000	18TH AV	95826	0.11	M-2-SWR	M-1-SWR
06100830190000	7937	19TH AV	95826	0.14	M-2-SWR	M-1-SWR
06100830170000	7999	19TH AV	95826	0.11	M-2-SWR	M-1-SWR
06100830140000	8015	19TH AV	95826	0.12	M-2-SWR	M-1-SWR
06100830130000	8021	19TH AV	95826	0.11	M-2-SWR	M-1-SWR
06101210020000	0	21ST AV	95826	9.30	M-1S-SWR	M-2S-SWR
06101310020000	0	21ST AV	95826	9.32	M-1S-SWR	M-2S-SWR
06101400840000	0	21ST AV	95826	0.79	M-2S-SWR	M-1S-SWR
06101210040000	8135	21ST AV	95826	0.13	M-2S-SWR	M-1S-SWR
06101310010000	8221	21ST AV	95826	4.65	M-1S-SWR	M-2S-SWR
06101310040000	8309	21ST AV	95826	2.31	M-2S-SWR	M-1S-SWR
02202210340000	5500	34TH ST	95820	0.34	R-1	C-1
01401920370000	3013	43RD ST	95817	0.11	R-1	C-2
26503900130000	3012	ACADEMY WY	95815	0.18	M-1	C-2
06101400830000	0	ALPINE AV	95826	1.72	M-2S-SWR	M-1S-SWR
06100520340000	7908	AMADOR AV	95826	0.18	M-2-SWR	M-1-SWR
06100510330000	7909	AMADOR AV	95826	0.12	M-2-SWR	M-1-SWR
06100510320000	7913	AMADOR AV	95826	0.12	M-2-SWR	M-1-SWR
06100510270000	7933	AMADOR AV	95826	0.12	M-2-SWR	M-1-SWR
06100510260000	7937	AMADOR AV	95826	0.12	M-2-SWR	M-1-SWR
22501400350000	0	ARENA BL	95834	15.85	R-4-PUD	R-3-PUD
22501400520000	0	ARENA BL	95834	0.27	R-4-PUD	R-3-PUD
06101400820000	0	BELVEDERE AV	95826	0.34	M-2S-SWR	M-1S-SWR
06100310110000	8121	BELVEDERE AV	95826	0.16	M-2S-SWR	M-1S-SWR
06101400710000	8340	BELVEDERE AV	95826	27.26	M-2S-SWR	M-1S-SWR
04001210040000	0	BERRY AV	95828	0.20	M-1S	M-2S
04001210060000	0	BERRY AV	95828	4.62	M-1S	M-2S
04001210240000	8174	BERRY AV	95828	3.35	M-1S	M-2S
04001210280000	8200	BERRY AV	95828	3.32	M-1S	M-2S
04001110080000	8205	BERRY AV	95824	45.40	M-1S	M-2S
04001210290000	8210	BERRY AV	95828	3.38	M-1S	M-2S
04001210270000	8220	BERRY AV	95828	4.95	M-1S	M-2S
04001210050000	8272	BERRY AV	95828	2.91	M-1S	M-2S
06100530300000	7924	BUTTE AV	95826	0.24	M-2-SWR	M-1-SWR
06100530050000	7934	BUTTE AV	95826	0.12	M-2-SWR	M-1-SWR
26602840010000	0	CONNIE DR	95815	0.17	R-2A	R-1
00201130170000	1007	E ST	95814	0.11	M-1	R-3A
04001110210000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S

2010 Rezones

Parcel #	Street #	Street	Zip Code	Acreage	Current Zone	New Zone
04001110220000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S
04001110230000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S
04001110240000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S
04001110250000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S
04001110260000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S
04001110270000	0	ELDER CREEK RD	95824	0.11	M-1S	M-2S
04001110280000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110290000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110300000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110310000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110320000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110330000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110340000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110350000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110360000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110370000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110380000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110390000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110400000	0	ELDER CREEK RD	95824	0.15	M-1S	M-2S
04001110410000	0	ELDER CREEK RD	95824	2.96	M-1S	M-2S
06400100950000	0	ELDER CREEK RD	95828	8.07	M-1S	M-2S
04001110090000	8170	ELDER CREEK RD	95824	0.12	M-1S	M-2S
04001110100000	8170	ELDER CREEK RD	95824	0.12	M-1S	M-2S
04001110110000	8172	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110120000	8174	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110130000	8176	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110140000	8178	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110150000	8180	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110160000	8182	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110170000	8184	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110180000	8186	ELDER CREEK RD	95824	0.24	M-1S	M-2S
04001110190000	8188	ELDER CREEK RD	95824	0.12	M-1S	M-2S
04001110200000	8188	ELDER CREEK RD	95824	0.12	M-1S	M-2S
07903100360000	3201	FLORIN PRKNS RD	95826	1.98	M-2S-SWR	C-2-S-SWR
07903100350000	3341	FLORIN PRKNS RD	95826	0.70	M-2S-SWR	C-2-S-SWR
06101400370000	3900	FLORIN PRKNS RD	95826	11.56	M-2S-SWR	M-1S-SWR
06101500590000	4601	FLORIN PRKNS RD	95826	14.45	M-2S-SWR	M-1S-SWR
26602530010000	0	HELENA AV	95821	0.26	R-2A	R-1
07802020060000	0	JACKSON RD	95826	42.52	M-2S-R-SWR	R-2A-SWR
04001210350000	0	JUNIPERO ST	95828	0.16	M-1S	M-2S
04001210150000	8159	JUNIPERO ST	95828	2.97	M-1S	M-2S
07801900480000	8581	KIEFER BL	95826	1.62	M-2S-SWR	C-2-SWR
07801900490000	8583	KIEFER BL	95826	1.16	M-2S-SWR	C-2-SWR
06100810200000	0	MERCED AV	95826	0.11	M-2-SWR	M-1-SWR

2010 Rezones

Parcel #	Street #	Street	Zip Code	Acreage	Current Zone	New Zone
06100810210000	0	MERCED AV	95826	0.11	M-2-SWR	M-1-SWR
06100810180000	8005	MERCED AV	95826	0.11	M-2-SWR	M-1-SWR
06100810190000	8005	MERCED AV	95826	0.11	M-2-SWR	M-1-SWR
06100810240000	8005	MERCED AV	95826	0.23	M-2-SWR	M-1-SWR
06100810140000	8021	MERCED AV	95826	0.12	M-2-SWR	M-1-SWR
06100830010000	7900	NAPA AV	95826	0.11	M-2-SWR	M-1-SWR
06100830050000	8000	NAPA AV	95826	0.11	M-2-SWR	M-1-SWR
06100830060000	8004	NAPA AV	95826	0.11	M-2-SWR	M-1-SWR
06100830070000	8008	NAPA AV	95826	0.10	M-2-SWR	M-1-SWR
06100830080000	8012	NAPA AV	95826	0.11	M-2-SWR	M-1-SWR
06100830090000	8016	NAPA AV	95826	0.11	M-2-SWR	M-1-SWR
20103100530000	5601	NATOMAS BL	95835	13.87	R-4-PUD	R-3-PUD
20103100540000	5601	NATOMAS BL	95835	7.08	R-4-PUD	R-3-PUD
20104400770000	5650	NATOMAS BL	95835	4.62	R-4-PUD	R-3-PUD
26603220130000	2610	PLOVER ST	95815	0.21	R-2A	M-1
26603220080000	2620	PLOVER ST	95815	0.41	OB-R	M-1
04001210340000	0	POWER INN RD	95828	1.20	M-2S	M-1S
06100830100000	4416	POWER INN RD	95826	0.05	M-2-SWR	M-1-SWR
06100830110000	4424	POWER INN RD	95826	0.05	M-2	M-1-SWR
06101210010000	4731	POWER INN RD	95826	4.76	M-2S-SWR	M-1S-SWR
06101210030000	4751	POWER INN RD	95826	4.06	M-2S-SWR	M-1S-SWR
02703600150000	5999	POWER INN RD	95824	4.41	M-2S	M-1S
02703600160000	5999	POWER INN RD	95824	3.69	M-2S	M-1S
03802900220000	6331	POWER INN RD	95824	3.16	M-2S	M-1S
01503210020000	3315	REDDING AV	95820	0.79	R-2A	R-1
22602900760000	841	ROOD AV	95838	0.23	RE-1/0.5	R-1
22602900660000	851	ROOD AV	95838	0.21	RE-1/0.5	R-1
01000930340000	1924	T ST	95811	0.59	C-4	C-2
25001220100000	3580	WESTERN AV	95838	0.61	M-1	R-1
06101000140000			0	0.12	M-2S	M-1

ATTACHMENT 13

RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION AMENDING THE 2030 GENERAL PLAN LAND USE AND URBAN FORM DIAGRAM (LR10-005)

BACKGROUND

A. On March 3, 2009, Council adopted the 2030 General Plan (Resolution No. 2009-131). A priority implementation measure in the General Plan is to achieve zoning and land use designation consistency. This requires making modifications to the Land Use and Urban Form Diagram, and staff has brought forward amendments to achieve this consistency.

B. On October 28, 2010, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve proposed amendments to the 2030 General Plan Land Use and Urban Form Diagram.

C. On November 30, 2010, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a) (publication) and received and considered evidence concerning the proposed amendments to the 2030 General Plan Land Use and Urban Form Diagram.

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

Section 1. Environmental Determination: The City Council has approved the environmental review of the Project as being within the scope of the 2030 General Plan Master EIR by Resolution No. ___.

Section 2. Based on the verbal and documentary evidence received at the hearing, the City Council approves the 2030 General Plan Land Use and Urban Form Diagram Amendment as set forth in Exhibits A and B.

Section 3. Staff is directed to develop an overlay zone – or comparable zoning mechanism – for the Robla Area that will bring existing residential uses into conformity with the zoning code and address combined residential and light industrial uses.

Section 4. Exhibits A and B are a part of this Resolution.

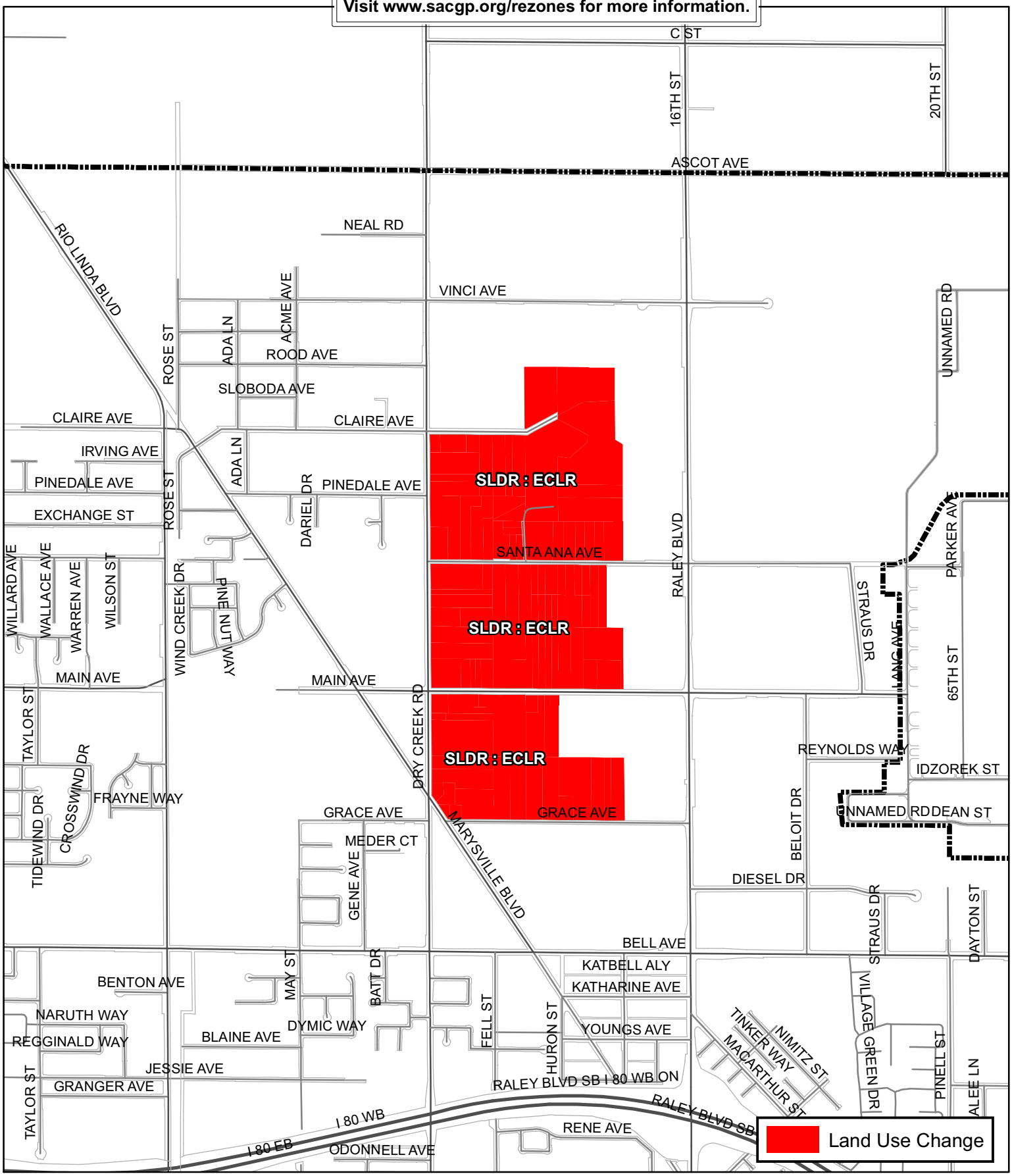
Table of Contents

EXHIBIT A: Land Use Diagram Changes Maps
EXHIBIT B: Land Use Changes Property List

ATTACHMENT 13
EXHIBIT A

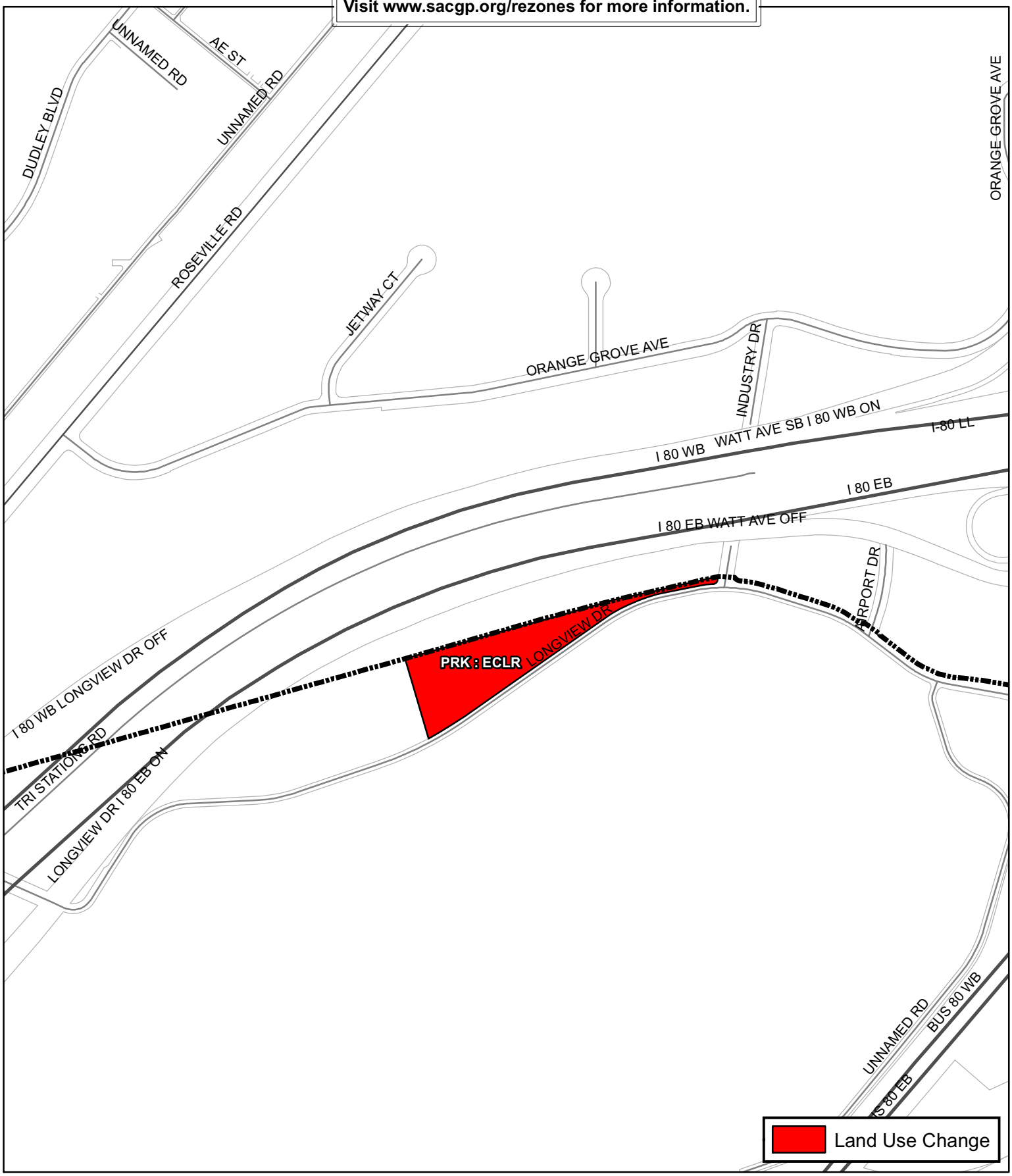
City of Sacramento
Land Use Designation Changes
North Area

Visit www.sacgp.org/rezones for more information.



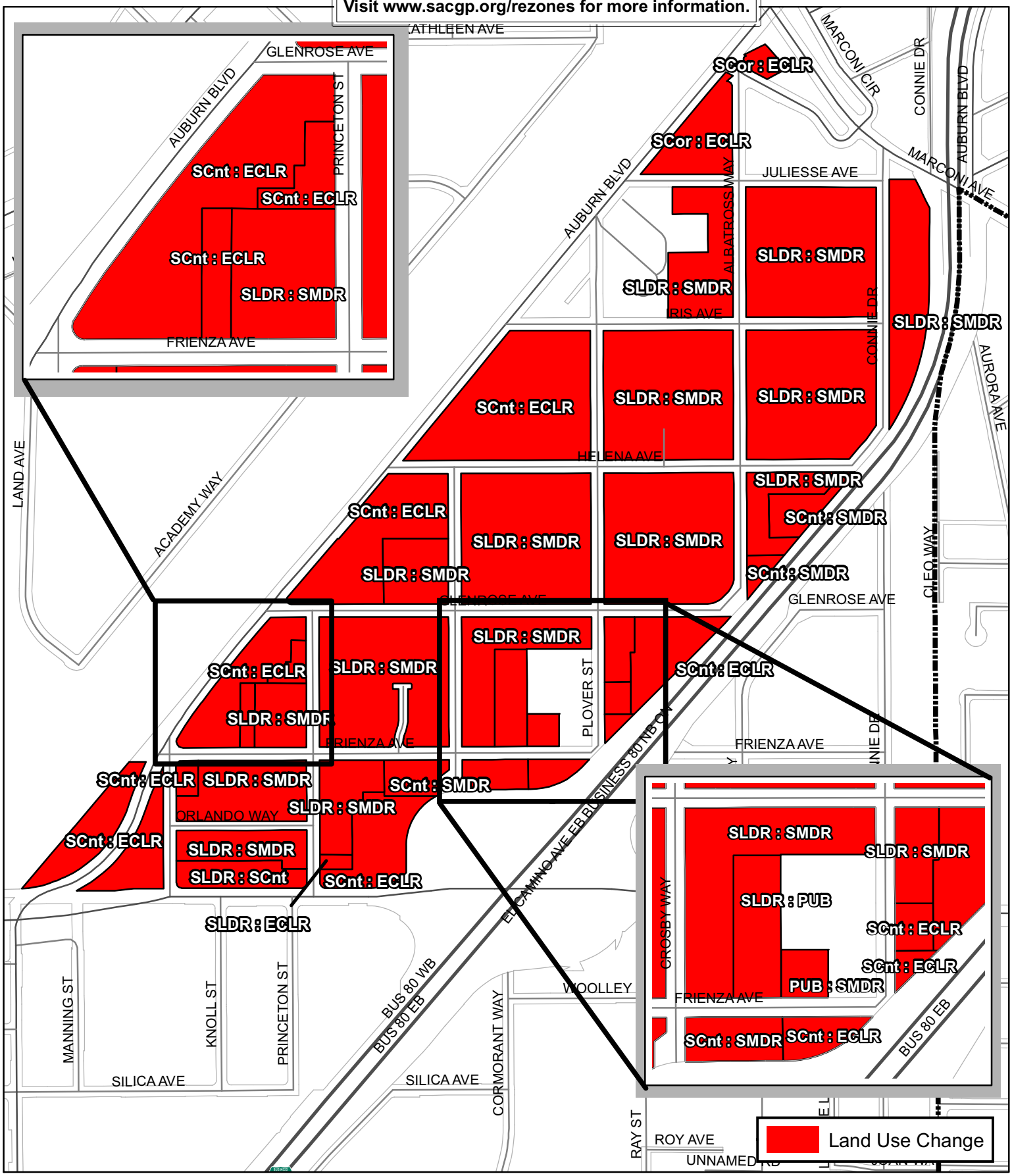
City of Sacramento
Land Use Designation Changes
Del Paso Regional Park

Visit www.sacgp.org/rezones for more information.



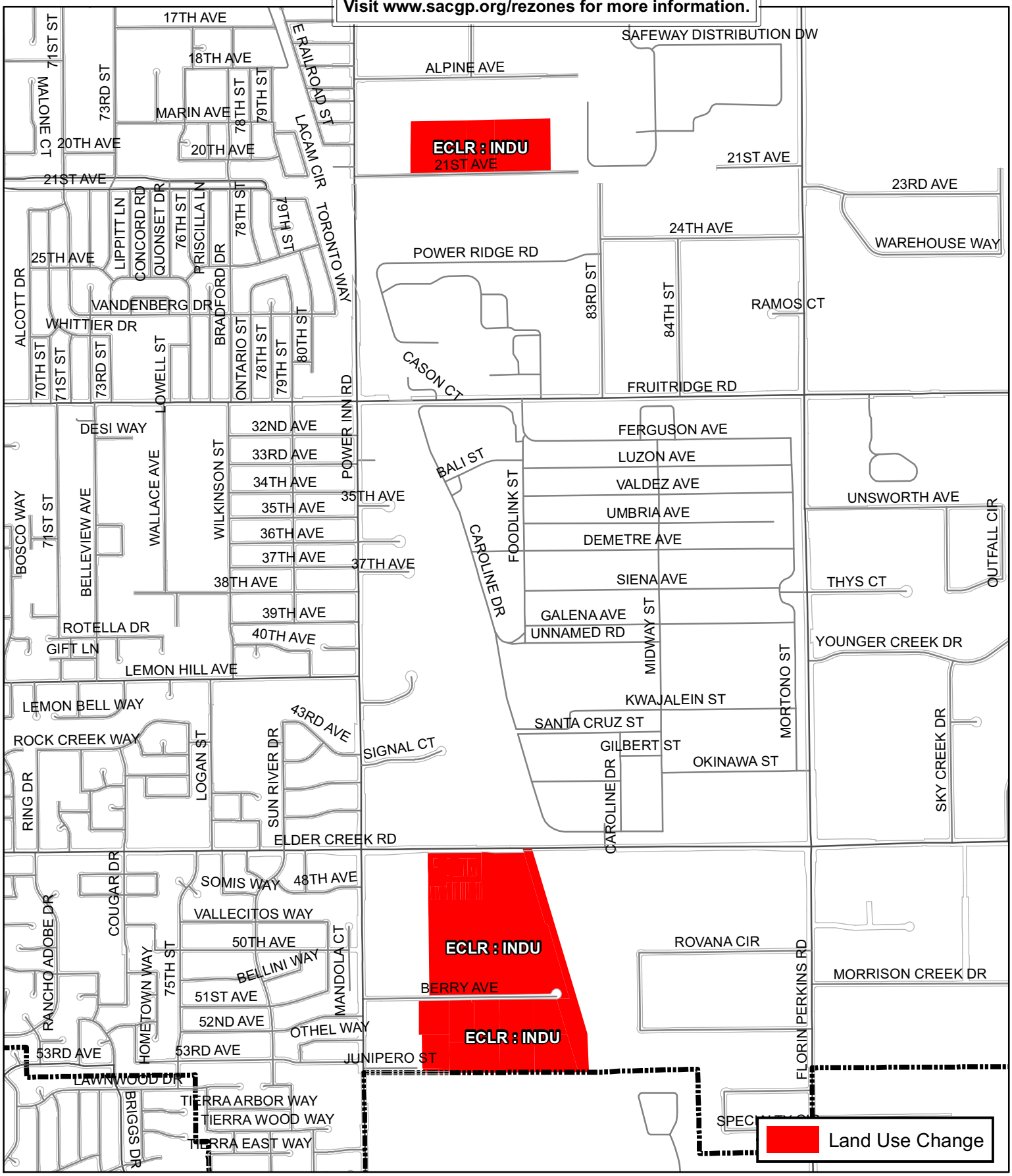
City of Sacramento
Land Use Designation Changes
Ben Ali Area

Visit www.sacgp.org/rezones for more information.



City of Sacramento
Land Use Designation Changes
Power Inn Area

Visit www.sacgp.org/rezones for more information.



APN	Street #	Street	Zip	Existing Land Use Designation	New Land Use Designation	Acreage
06101210020000	0	21ST AV	95826	Employment Center Low Rise	Industrial	9.30
06101310020000	0	21ST AV	95826	Employment Center Low Rise	Industrial	9.32
06101310010000	8221	21ST AV	95826	Employment Center Low Rise	Industrial	4.65
04001210060000	0	BERRY AV	95828	Employment Center Low Rise	Industrial	4.62
04001210050000	8272	BERRY AV	95828	Employment Center Low Rise	Industrial	2.91
04001210040000	0	BERRY AV	95828	Employment Center Low Rise	Industrial	0.20
04001110080000	8205	BERRY AV	95824	Employment Center Low Rise	Industrial	45.40
04001210290000	8210	BERRY AV	95828	Employment Center Low Rise	Industrial	3.38
04001210270000	8220	BERRY AV	95828	Employment Center Low Rise	Industrial	4.95
04001210280000	8200	BERRY AV	95828	Employment Center Low Rise	Industrial	3.32
04001210240000	8174	BERRY AV	95828	Employment Center Low Rise	Industrial	3.35
04001110120000	8174	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110130000	8176	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110100000	8170	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.12
04001110140000	8178	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110260000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110210000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110270000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110220000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110280000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110230000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110240000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110290000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110250000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.11
04001110090000	8170	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.12
04001110110000	8172	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110400000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110390000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110380000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110200000	8188	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.12
04001110190000	8188	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.12
04001110370000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110360000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110180000	8186	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110350000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110170000	8184	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110340000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110330000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110160000	8182	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110320000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110150000	8180	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.24
04001110310000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110300000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	0.15
04001110410000	0	ELDER CREEK RD	95824	Employment Center Low Rise	Industrial	2.96
06400100950000	0	ELDER CREEK RD	95828	Employment Center Low Rise	Industrial	8.07
04001210150000	8159	JUNIPERO ST	95828	Employment Center Low Rise	Industrial	2.97
04001210350000	0	JUNIPERO ST	95828	Employment Center Low Rise	Industrial	0.16
26603220080000	2620	PLOVER ST	95815	Suburban Center	Employment Center Low Rise	0.41
26603220130000	2610	PLOVER ST	95815	Suburban Center	Employment Center Low Rise	0.21
26602810070000	2761	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602810090000	2753	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.42
26602820100000	2734	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602810080000	2755	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602820110000	2730	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602810180000	2749	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602820150000	2720	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.38
26602810200000	2743	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602820160000	2716	ALBATROSS WY	95815	Suburban Center	Suburban Medium Density Residential	0.40

APN	Street #	Street	Zip	Existing Land Use Designation	New Land Use Designation	Acreage
26602810190000	2739	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602030120000	2907	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420110000	2851	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510310000	2828	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.38
26602420060000	2841	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.03
26602510300000	2824	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.33
26602420130000	2839	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26602420440000	2841	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.59
26602420140000	0	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.05
26602510290000	2820	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
26602110360000	0	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.01
26602110320000	2936	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602110310000	2930	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.87
26602110290000	2920	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26602110270000	2912	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602110260000	2908	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602420220000	2801	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602820010000	2746	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602810050000	2767	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.26
26602820080000	2742	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602810060000	2763	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602820090000	2738	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602110280000	2918	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602110010000	2954	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602110330000	2942	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.10
26602110370000	2948	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602110250000	2900	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602030140000	2901	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602030100000	2933	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602030090000	2937	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602030080000	2941	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602030070000	2945	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602030280000	2929	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.30
26602030060000	2949	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602030130000	2905	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602420150000	2835	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420170000	0	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26602510280000	2816	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26602420160000	2831	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510260000	2814	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602510270000	0	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602420180000	2825	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.22
26602420190000	2819	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26602510250000	2810	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.53
26602420200000	2813	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602510240000	2804	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26602420210000	2807	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510360000	2800	ALBATROSS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26604110010000	1435	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.99
26604120010000	1430	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.37
26604110020000	1429	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.32
26604120020000	1436	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.43
26604110050000	0	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.01
26602410180000	1704	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.87
26602410210000	1644	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	1.40
26604110070000	1421	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.58
26604110060000	1417	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.32
26601520050000	1830	AUBURN BL	95815	Suburban Corridor	Employment Center Low Rise	1.96

APN	Street #	Street	Zip	Existing Land Use Designation	New Land Use Designation	Acreage
26604220010000	1562	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.39
26604220230000	1560	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.31
26604220220000	1558	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.27
26604220190000	1556	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.32
26604220180000	1550	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.28
26604220170000	1530	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.11
26604220240000	1520	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	1.39
26601130310000	0	AUBURN BL	95815	Suburban Corridor	Employment Center Low Rise	0.05
26601130260000	1904	AUBURN BL	95815	Suburban Corridor	Employment Center Low Rise	0.16
26601130270000	1900	AUBURN BL	95815	Suburban Corridor	Employment Center Low Rise	0.16
26601520010000	1844	AUBURN BL	95815	Suburban Corridor	Employment Center Low Rise	0.23
26601520020000	1838	AUBURN BL	95815	Suburban Corridor	Employment Center Low Rise	0.26
26602710100000	1604	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	1.78
26602710110000	1600	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.90
26604210010000	1598	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	1.13
26604210030000	1590	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	0.34
26602410170000	1710	AUBURN BL	95815	Suburban Center	Employment Center Low Rise	1.17
04001210220000	8240	BERRY AV	95828	Employment Center Low Rise	Industrial	8.17
21502600580000	1224	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.26
21502600040000	1248	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.94
21502600410000	1236	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.55
21502600570000	0	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.30
21502600020000	1216	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.56
21502500590000	0	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	5.10
21502500110000	1341	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	4.22
21502600710000	1410	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	9.79
21502600050000	1320	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.86
21502600060000	0	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.97
21502600070000	1340	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.92
21502600080000	0	CLAIRE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.17
26602110120000	2903	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26602110130000	2901	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26602510090000	2845	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602120090000	2928	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120100000	2924	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.22
26602120110000	2920	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120120000	2916	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120130000	2912	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120140000	2904	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120150000	2900	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602520010000	2850	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602520050000	2832	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602520060000	2828	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602520070000	2824	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602520080000	2820	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602510130000	2827	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602510120000	2831	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602510110000	2835	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602510100000	2841	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602510140000	2823	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602510170000	2813	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602510160000	2815	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602510150000	2819	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602510180000	2811	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.40
26602520020000	2844	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26602520030000	2840	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602520040000	2836	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602110400000	2991	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.36

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26602110060000	2965	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.27
26602110070000	2933	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
26602110080000	2931	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
26602110090000	2927	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.89
26602110350000	2915	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26602120030000	2950	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602120160000	2944	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120060000	2940	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120070000	2936	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120080000	2932	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602120020000	2954	CONNIE DR	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602720250000	2720	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602720240000	2710	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602720450000	2736	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26603110150000	0	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603110140000	2633	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603110160000	2631	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
26603110170000	2625	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26603110220000	2605	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602710020000	2735	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602710030000	2731	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	1.05
26603110130000	2637	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26603620010000	2540	CROSBY WY	95815	Suburban Center	Suburban Medium Density Residential	0.17
26603110230000	2601	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26603610350000	0	CROSBY WY	95815	Suburban Center	Employment Center Low Rise	0.51
26603120110000	2620	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26603120120000	2624	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26603120130000	2628	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26603120100000	2616	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26603120050000	2632	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.26
26603120090000	2612	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26603120080000	2608	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26603110190000	2617	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26603110180000	2621	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26603110200000	2613	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26603110110000	2645	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603110120000	2641	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603110210000	2609	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602720430000	0	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.29
26602720300000	2742	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602720330000	0	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26602720260000	2730	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602720350000	2770	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26602720340000	2760	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26602720310000	2740	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602720420000	2734	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602720320000	2750	CROSBY WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26603110490000	2675	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26603110430000	2666	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.09
26603110500000	2665	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07
26603110440000	2656	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26603110510000	2655	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07
26603110450000	2646	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26603110520000	2645	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07
26603110460000	2636	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26603110530000	2635	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07
26603110470000	2626	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.05
26603110540000	2625	DOBBINS WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07

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23700600540000	4636	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	2.55
21502600680000	5000	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	1.35
21502800710000	4924	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.74
21502800680000	0	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	1.91
21502600560000	5150	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.28
21502800700000	0	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	1.48
21502800460000	4832	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	2.34
21502800470000	4846	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	2.44
21502800750000	4904	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.44
21502800740000	4912	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.44
21502800760000	4918	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.44
21502800450000	4824	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	2.07
21502600620000	0	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	2.56
21502600480000	5112	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	1.68
21502600490000	5112	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.86
21502600700000	5050	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.46
21502600550000	5148	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.18
23700600610000	4632	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.45
23700600500000	4732	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.73
23700600490000	4724	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	5.30
23700600480000	4640	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	1.88
23700600010000	4730	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.77
23700600510000	4728	DRY CREEK RD	95838	Suburban Low Density Residential	Employment Center Low Rise	0.24
26604140230000	1501	EL CAMINO AV	95815	Suburban Low Density Residential	Suburban Center	0.61
26604120040000	1401	EL CAMINO AV	95815	Suburban Center	Employment Center Low Rise	1.06
26604140180000	1517	EL CAMINO AV	95815	Suburban Low Density Residential	Suburban Center	0.16
26604140160000	1525	EL CAMINO AV	95815	Suburban Low Density Residential	Suburban Center	0.16
26604140170000	1521	EL CAMINO AV	95815	Suburban Low Density Residential	Suburban Center	0.16
26604140150000	1529	EL CAMINO AV	95815	Suburban Low Density Residential	Suburban Center	0.16
26604140220000	1537	EL CAMINO AV	95815	Suburban Low Density Residential	Suburban Center	0.39
26603610370000	1601	EL CAMINO AV	95815	Suburban Center	Employment Center Low Rise	0.30
26603610310000	1651	EL CAMINO AV	95815	Suburban Center	Employment Center Low Rise	1.34
26603610290000	1655	EL CAMINO AV	95815	Suburban Center	Employment Center Low Rise	0.47
26603610110000	1625	EL CAMINO AV	95815	Suburban Center	Employment Center Low Rise	0.25
26604220080000	0	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26603110290000	1621	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26604130090000	1536	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26603610010000	1610	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604130080000	1534	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130060000	1524	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604130040000	1518	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603610020000	1620	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.21
26604130050000	1520	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130070000	1528	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604220070000	1563	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.79
26604220090000	1561	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26604220100000	1559	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26604220130000	1551	FRIENZA AV	95815	Suburban Center	Employment Center Low Rise	0.22
26604220110000	1555	FRIENZA AV	95815	Suburban Center	Employment Center Low Rise	0.15
26604220120000	1557	FRIENZA AV	95815	Suburban Center	Employment Center Low Rise	0.09
26604130020000	1510	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604130030000	1514	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130010000	1500	FRIENZA AV	95815	Suburban Center	Employment Center Low Rise	0.38
26603110260000	1645	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.29
26603110270000	1641	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603110280000	1631	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603110550000	1655	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26603710020000	1724	FRIENZA AV	95815	Suburban Center	Employment Center Low Rise	0.61

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26603620080000	1720	FRIENZA AV	95815	Suburban Center	Suburban Medium Density Residential	0.17
26603620040000	1740	FRIENZA AV	95815	Suburban Center	Suburban Medium Density Residential	0.16
26603620030000	1714	FRIENZA AV	95815	Suburban Center	Suburban Medium Density Residential	0.31
26603620020000	1710	FRIENZA AV	95815	Suburban Center	Suburban Medium Density Residential	0.16
26603110560000	1651	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.10
26603610390000	1660	FRIENZA AV	95815	Suburban Center	Suburban Medium Density Residential	1.06
26603110480000	1661	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.10
26603610200000	1650	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26603610030000	1630	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
26603120060000	1741	FRIENZA AV	95815	Suburban Low Density Residential	Public/Quasi-Public	1.53
26603120070000	1719	FRIENZA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603210050000	1725	FRIENZA AV	95815	Public/Quasi-Public	Suburban Medium Density Residential	0.51
26603710040000	0	FRIENZA AV	95815	Suburban Center	Employment Center Low Rise	0.02
26602810160000	1857	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26603220150000	1850	GLENROSE AV	95815	Suburban Center	Employment Center Low Rise	2.42
26602730100000	1851	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.28
26602730090000	1847	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.22
26602810210000	1875	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.94
26602810140000	1861	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.40
26602710060000	1681	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26602710080000	1675	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602710070000	1679	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602710090000	1661	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604210050000	1621	GLENROSE AV	95815	Suburban Center	Employment Center Low Rise	0.25
26604210040000	1607	GLENROSE AV	95815	Suburban Center	Employment Center Low Rise	0.63
26602710050000	1681	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.09
26603110020000	1610	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26603110060000	1644	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603110040000	1626	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603110080000	1660	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26603110030000	1618	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603110050000	1634	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603110570000	1670	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26603110070000	1650	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26603210010000	1764	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602720190000	1755	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603120040000	1714	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602720200000	1751	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.46
26603120030000	1710	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602720210000	1731	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26603120020000	1708	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.31
26602720220000	1721	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603120010000	1700	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.31
26602720230000	1701	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602710040000	1685	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602730200000	1809	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26603220020000	1804	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26603220010000	1800	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602720130000	1775	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602720140000	1771	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602720150000	0	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.01
26603210060000	1774	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.25
26602720160000	1767	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602720170000	1763	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603210020000	1768	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26602720180000	1759	GLENROSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
23700600350000	1449	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.96
23700600370000	1441	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.98

2010 Land Use Designation Changes

APN	Street #	Street	Zip	Existing Land Use Designation	New Land Use Designation	Acreage
23700600360000	1441	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.99
23700600680000	1409	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.82
23700600400000	1335	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.44
23700600420000	1309	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.46
23700600390000	1349	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.43
23700600410000	1317	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.42
23700600580000	1239	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.13
23700600440000	1225	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.42
23700600590000	1245	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.43
23700600670000	1425	GRACE AV	95838	Suburban Low Density Residential	Employment Center Low Rise	4.04
26602420460000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07
26602420290000	1817	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420520000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.05
26602420570000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.07
26602420510000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26602420580000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26602420470000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26602420560000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26602820070000	1926	HELENA AV	95815	Suburban Center	Suburban Medium Density Residential	1.16
26602820060000	1920	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602510380000	0	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.52
26602510370000	1910	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26602510200000	0	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.02
26602820050000	1916	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602810040000	1844	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602820030000	1908	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602820040000	1912	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602820020000	1904	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602810020000	1828	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602810030000	1832	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602410190000	1755	HELENA AV	95815	Suburban Center	Employment Center Low Rise	1.61
26602720410000	1762	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602720400000	1758	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602720390000	1754	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.26
26602720380000	1742	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.43
26602720370000	1732	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.30
26602720360000	1720	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602410060000	1685	HELENA AV	95815	Suburban Center	Employment Center Low Rise	1.74
26602810100000	0	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26602810010000	1824	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420270000	1825	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602730020000	1820	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602420450000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.36
26602730170000	1816	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602730160000	1812	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602420330000	1815	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602730150000	1808	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602730140000	1800	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.36
26602420590000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26602420600000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.05
26602420550000	1821	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26602420230000	1833	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420240000	1829	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510350000	0	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06
26602510220000	1917	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602510210000	1925	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602510340000	1909	HELENA AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
26602110150000	1941	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17

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26602110170000	1937	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602110380000	1909	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602110410000	1929	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.22
26602110230000	1905	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26602110160000	1939	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602110140000	1933	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26602510330000	0	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.28
26602510410000	1938	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.57
26602510400000	1934	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.25
26602030150000	1817	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602030160000	1815	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602030290000	1813	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.61
26602030180000	1811	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602510050000	1910	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602510030000	1906	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510010000	1900	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602420090000	1824	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420070000	1812	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420100000	1860	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420080000	1814	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510040000	1908	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510020000	1904	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602510060000	1930	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602110420000	1907	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.58
26602420010000	1800	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.32
26602420040000	1808	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26602420020000	1804	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26602420030000	1806	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602420050000	1810	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26602410040000	1750	IRIS AV	95815	Suburban Center	Employment Center Low Rise	1.35
26602110240000	1903	IRIS AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.12
21502600590000	5034	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	2.60
21502600370000	0	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	0.12
21502600100000	5041	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	9.10
21502600120000	5100	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	2.01
21502600110000	5070	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	3.63
21502600090000	5037	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	0.72
21502600510000	5035	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	0.32
21502600500000	5033	JOYCE LN	95838	Suburban Low Density Residential	Employment Center Low Rise	0.34
26602030050000	1828	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602030040000	1824	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602030030000	1820	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602110040000	1930	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26602110020000	1920	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.32
26602110390000	1960	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.70
26602110030000	1924	JULIESSE AV	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
04001210360000	0	JUNIPERO ST	95828	Employment Center Low Rise	Industrial	0.17
24003300080000	3185	LONGVIEW DR	95821	Park and Recreation	Employment Center Low Rise	4.36
21502800620000	1233	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.36
21502800610000	1229	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.35
21502800950000	1225	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.68
21502800790000	1339	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.97
21502800810000	1347	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.94
21502800780000	1335	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.92
21502800800000	1343	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.92
21502800400000	1321	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.44
21502800630000	1241	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.87
21502800390000	1325	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.46

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21502800320000	1421	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.94
21502800920000	1437	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.62
21502800350000	1401	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.54
21502800340000	1415	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.84
21502800360000	0	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.32
21502800770000	1329	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.97
21502800410000	1309	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	3.84
21502800940000	1451	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	3.25
23700600050000	1242	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.23
23700600040000	1224	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.30
23700600030000	1222	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.30
23700600020000	1220	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.06
23700600100000	1348	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.13
23700600060000	1246	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.20
23700600690000	1336	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.52
23700600570000	0	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.06
23700600520000	1304	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.85
23700600700000	1336	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.23
23700600090000	1340	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.90
23700600530000	1320	MAIN AV	95838	Suburban Low Density Residential	Employment Center Low Rise	3.94
26601130250000	0	MARCONI AV	95815	Suburban Corridor	Employment Center Low Rise	0.05
23700600600000	0	MARYSVILLE BL	95838	Suburban Low Density Residential	Employment Center Low Rise	0.71
23700600450000	0	MARYSVILLE BL	95838	Suburban Low Density Residential	Employment Center Low Rise	0.24
26604130200000	1509	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604130230000	1503	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26604140030000	1510	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604140010000	1500	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26604140020000	1506	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26604140040000	1512	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130170000	1521	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130150000	1529	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130160000	1525	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130180000	1517	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604130140000	1533	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604140090000	1532	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604140050000	1516	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604140070000	1524	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604140080000	1528	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604140060000	1520	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130190000	1513	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130210000	1505	ORLANDO WY	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602420420000	2836	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.86
26602420480000	2830	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602410150000	2829	PLOVER ST	95815	Suburban Center	Employment Center Low Rise	0.36
26602420380000	2824	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602720050000	2737	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602720030000	2745	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26602720110000	2725	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.38
26602720090000	0	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.34
26602720100000	2727	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.32
26602720440000	2741	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.62
26602420430000	2850	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.19
26602730060000	2720	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603220110000	2642	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26603220090000	2630	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603220100000	2638	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.25
26602730180000	2718	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602730190000	2714	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14

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26603210070000	2645	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26602720120000	2713	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.13
26602730050000	2722	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.45
26602730110000	2732	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.67
26602730120000	2740	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.37
26602730040000	2728	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.58
26602420340000	2800	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420360000	2812	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420370000	2818	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26602420350000	2806	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26602720020000	2749	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26602720010000	2753	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26602720060000	2733	PLOVER ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.20
26603610320000	2530	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26604140110000	2513	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26603610270000	2528	PRINCETON ST	95815	Suburban Low Density Residential	Employment Center Low Rise	0.23
26603110300000	2600	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.10
26604130100000	2537	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26604130110000	2533	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26603610190000	2570	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.18
26604130120000	2529	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.14
26603610180000	2560	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26604130130000	2525	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26603610170000	2550	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.17
26603610330000	2540	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26604140100000	2517	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.15
26604220060000	2653	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.24
26604220050000	2651	PRINCETON ST	95815	Suburban Center	Employment Center Low Rise	0.19
26604140120000	2509	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26604220030000	2673	PRINCETON ST	95815	Suburban Center	Employment Center Low Rise	0.08
26603110380000	2656	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.36
26604220040000	2665	PRINCETON ST	95815	Suburban Center	Employment Center Low Rise	0.11
26603110370000	2650	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.31
26603110360000	2650	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.23
26603110350000	2644	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
26603110340000	2640	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.29
26603110330000	2634	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.30
26603110320000	2630	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.16
26603110310000	2620	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26603110010000	2678	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.08
26603110420000	2674	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.11
26604220020000	2675	PRINCETON ST	95815	Suburban Center	Employment Center Low Rise	0.08
26603110390000	2662	PRINCETON ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.35
21502600660000	1227	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.89
21502800560000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.60
21502800550000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	3.19
21502600530000	1233	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.11
21502600690000	1209	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	2.73
21502600440000	1423	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.85
21502800820000	1410	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.53
21502800500000	1414	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.63
21502800720000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.62
21502800830000	1404	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.63
21502600600000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.11
21502800530000	1350	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.63
21502800540000	1350	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.59
21502600610000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.98
21502800900000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.47

2010 Land Use Designation Changes

APN	Street #	Street	Zip	Existing Land Use Designation	New Land Use Designation	Acreage
21502800910000	1336	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.91
21502800890000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.51
21502800880000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.51
21502800850000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.49
21502800870000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.53
21502800840000	0	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.50
21502800040000	1320	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.91
21502600270000	1323	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.40
21502600280000	1315	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.41
21502800030000	1316	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.92
21502600740000	1305	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.28
21502800020000	1302	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.95
21502600310000	1241	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.98
21502600200000	1459	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.89
21502600210000	1443	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.87
21502800110000	1432	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.25
21502600220000	1441	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.87
21502800100000	1428	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	1.22
21502600430000	1431	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.94
21502800090000	1414	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.63
21502800080000	1416	SANTA ANA AV	95838	Suburban Low Density Residential	Employment Center Low Rise	0.58
26604130220000	0	VAN NESS ST	95815	Suburban Low Density Residential	Suburban Medium Density Residential	0.06

RESOLUTION NO.

Adopted by the Sacramento City Council

RESOLUTION AMENDING THE 2030 GENERAL PLAN (TECHNICAL CORRECTIONS 2010) (LR10-005)

BACKGROUND

A. On March 3, 2009, Council adopted the 2030 General Plan (Resolution No. 2009-131). Staff identified a number of errors and omissions in the adopted General Plan, and has brought forward amendments to correct these errors and omissions.

B. On October 28, 2010, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve proposed amendments to the 2030 General Plan policies and text.

C. On November 30, 2010, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(2)(a) (publication) and received and considered evidence concerning the proposed amendments to the 2030 General Plan policies and text.

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

Section 1. Environmental Determination: The City Council has approved the environmental review of the Project as being within the scope of the 2030 General Plan Master EIR by Resolution No. ___.

Section 2. Based on the verbal and documentary evidence received at the hearing, the City Council approves the 2030 General Plan Amendment (Technical Corrections 2010) as set forth in Exhibit A.

Section 3. Exhibit A is a part of this Resolution.

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EXHIBIT A: 2030 General Plan Text Amendments

EXHIBIT A
2030 General Plan Amendments

I. Policy LU 1.1.13 is added to the 2030 General Plan, Part 2, Land Use Element, Page 2-9:

LU 1.1.13 Development Intensity at Less than the Minimum Floor-Area-Ratio (FAR). The City shall permit development at less than the required minimum FAR if only a ministerial permit is required. Where a discretionary permit is required, a development with a FAR at less than the required minimum may be deemed consistent with the General Plan if the City finds that (1) the use involves no building or by its nature normally conducts a substantial amount of its operations outdoors, or (2) the initial site development is being phased and an overall development plan demonstrates compliance with the FAR standard, or (3) the use is temporary and would not interfere with long-term development of the site consistent with the FAR standard, or (4) the building size or lot coverage is constrained beyond what is otherwise allowed by the zoning designation of the site, due to the existence of an overlay zone or because of environmental features, such as wetlands (*RDR*).

II. Policy NN.LU 1.5 of the 2030 General Plan (Part 3, North Natomas Land Use and Urban Design section) is deleted because it is a duplicate of policy NN.U 1.6:

~~**NN.LU 1.5 Development Agreements.** The City shall ensure that all phased drainage facilities be implemented in accordance with the Finance Plan. Development agreements formalizing financial commitments for the CDP must be in place prior to approval of any phased incremental development. *(RDR/MPSP)*~~

III. Policy NN.LU 1.5 of the 2030 General Plan (Part 3, North Natomas Land Use and Urban Design section) replaces existing NN.LU 1.5, page 3-NN-15:

NN.LU 1.5 Financing Plan. The City shall require all property owners in the Plan area to: 1) participate equitably in the financing mechanisms necessary to finance the design, engineering, and construction of all library, fire, police, street, traffic, water, sewer, drainage improvements and all monitoring programs provided for in this Plan, and 2) pay an equitable share of all the costs incurred in the process of development of the Financing Plan. Guarantees for this shall be via development

agreements or other means acceptable to the City staff. All property owners in North Natomas will be required to reimburse the City in an equitable manner for all planning expenses incurred in developing this Community Plan and related documents. The costs will be divided equally by each acre receiving urban land use designations by this Plan. Payment of this cost will be a condition of the development agreements. *(RDR, FB)*

IV. Policy LU 4.3.2 of the 2030 General Plan (Part 2, Land Use Element, Page 2-59) is modified:

LU 4.3.2 ~~Replacement of~~ Non-Conforming Densities in Traditional Neighborhoods. The City shall preserve the existing diversity of housing types and densities on each block of Traditional Neighborhoods. Where proposed residential development on a parcel within a Traditional Neighborhood block would exceed the maximum allowed density, the City may allow the development if it would not cause the overall density for the block to be exceeded. Where the density of existing development on a Traditional Neighborhood block falls outside the applicable density range of its land use designation, the City shall allow replacement development on the parcel that maintains the same density.

V. Add a footnote (h) to column labeled *Highest Level of Noise Exposure That is Regarded as "Normally Acceptable"* in Table EC-1 of the 2030 General Plan, Part Two, Environmental Constraints Element, page 2-338:

h. These standards shall only apply to usable outdoor yard space (rear yards for single-family and duplex dwellings, and accessible common areas in multi-family developments) and should not apply to balconies or small attached patios in multi-storied structures, provided that the development includes alternative open space.