

**RESOLUTION NO. 98-047**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF OCT 1 1998

**APPROVING AND ADOPTING A NEGATIVE  
DECLARATION FOR THE FOURTH AMENDMENT  
TO THE REDEVELOPMENT PLAN FOR THE OAK PARK  
REDEVELOPMENT PROJECT**

**WHEREAS**, the Redevelopment Agency of the City of Sacramento (the "Agency") has proposed a fourth amendment (the "Fourth Amendment") to the Redevelopment Plan (the "Redevelopment Plan") for the Oak Park Redevelopment Project (the "Project") which would (1) extend the time limits for debt establishment, debt repayment, Redevelopment Plan duration, and the exercise of eminent domain authority, (2) increase the tax increment and bonded debt limits, (3) provide that the land uses permitted in the Project Area shall be the same as permitted under the City of Sacramento General Plan, and (4) replace the existing Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Redevelopment Plan's provisions to current legal requirements and terminology; and

**WHEREAS**, in accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq., the "State CEQA Guidelines"), an initial study was made to determine whether the proposed Fourth Amendment will have a significant effect on the environment; and

**WHEREAS**, based on the results of the initial study, the Agency, as the lead agency, prepared a Negative Declaration for consideration by the Agency and the City Council in connection with their consideration of the proposed Fourth Amendment; and

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 98-047  
DATE ADOPTED: OCT 1 1998

**WHEREAS**, notice of the intent to adopt the Negative Declaration was published in the *Sacramento Bee* on July 2, 1998, and the Negative Declaration was made available for public review and comment during the period of July 2, 1998, through July 22, 1998; and

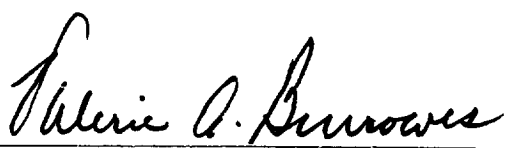
**WHEREAS**, on October 1, 1998, the Agency and the City Council held a joint public hearing on the proposed Fourth Amendment, and the Agency has considered all comments and testimony received pertaining thereto;

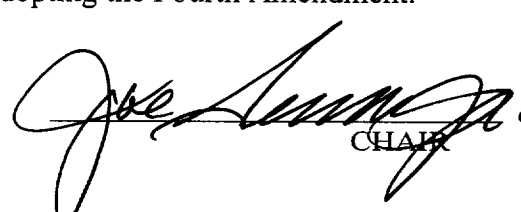
**NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:**

Section 1. The Agency has considered the Negative Declaration together with any public comments received during the public review process. The Agency hereby finds, on the basis of the whole record before it, that the Negative Declaration is adequate and complete and reflects the independent judgment and analysis of the Agency, and that there is no substantial evidence that the proposed Fourth Amendment will have a significant effect on the environment.

Section 2. The Negative Declaration, in the form attached to this resolution, is hereby approved and adopted by the Agency. The Legal Department of the Sacramento Housing and Redevelopment Agency, 630 I Street, Sacramento, California, is the custodian of the documents or other materials that constitute the record of proceedings upon which this decision is based.

Section 3. The Executive Director of the Agency is authorized to file a Notice of Determination with the County Clerk of the County of Sacramento following the adoption by the City Council of an ordinance adopting the Fourth Amendment.

  
SECRETARY

  
CHAIR

F:\AK\STAFFRES\BRITA\DPHTWO.OP

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RESOLUTION NO.: 98-047  
DATE ADOPTED: OCT 1 1998

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

**NEGATIVE DECLARATION**

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the Sacramento Housing and Redevelopment Agency pursuant to Resolution Number SHRC-94-039, and pursuant to City of Sacramento Environmental Procedures, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration. The Project is described as follows:

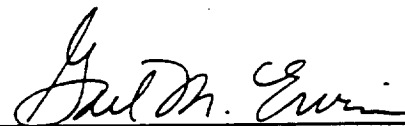
1. **PROJECT TITLE AND SHORT DESCRIPTION: OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT.**  
The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project ("Redevelopment Plan" or "Plan") Area in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to extend, as permitted, the time limits and financial limits of the redevelopment plan and extend the limit for commencement of eminent domain proceedings to the maximum permitted by the law.
2. **PROJECT LOCATION AND ASSESSOR'S PARCEL NUMBERS:** The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City. The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south. APN: Various
3. **PROJECT PROPONENTS:** Redevelopment Agency of the City of Sacramento
4. **SAID PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT FOR THE FOLLOWING REASONS:**
  - a) It does not 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.
  - b) It does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
  - c) It will not have impacts which are individually limited, but cumulatively considerable.
  - d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. This Initial Study has been performed by the Sacramento Housing and Redevelopment Agency in support of this Negative Declaration. For additional information, contact the Agency at 630 I Street, Sacramento, California 95814, (916) 440-1330.

DATE RECEIVED FOR FILING:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY, Sacramento County, State of California

98-047

By:



GAIL M. ERVIN, Acting Environmental Coordinator

RESOLUTION No. \_\_\_\_\_

OCT 1 1998

Date: 5/28/98

**OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT**  
**INITIAL STUDY**

*SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY*  
*for the*

**REDEVELOPMENT AGENCY**  
**OF THE**  
**CITY OF SACRAMENTO**

*Prepared for:*

*Sacramento Housing and Redevelopment Agency*  
*630 I Street*  
*Sacramento, California 95814*  
*916/440-1330*

*Prepared By:*

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*May 29, 1998*

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## I. DESCRIPTION OF THE PROPOSED PROJECT

### A. The Project

The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project Area ("Redevelopment Plan" or "Plan") in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to 1) extend the time limits for debt establishment, debt repayment, Plan duration, and the exercise of eminent domain authority; 2) increase the tax increment and bond debt limits; 3) provide that land uses permitted in the Project Area shall be the same as permitted under the City's General Plan; and 4) replace the existing amended Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Plan's provisions to current legal requirements and terminology. The Fourth Amendment does not add territory to the Project Area or alter the existing boundaries in any way.

The Agency is within approximately \$6.9 million of reaching the established \$34 million tax increment cap. To allow the Agency to implement additional programs through the collection of additional tax increment, the Agency is proposing to increase the tax increment limit to \$172 million. The Agency is also proposing to increase the bond debt limit to \$59 million to allow the Agency adequate bonding capacity relative to the increased tax increment limit. Extending the Redevelopment Plan's time limits for incurring debt and collecting tax increment will provide the Agency the ability to issue bonds for a longer period of time. This will result in additional resources to fund and complete redevelopment projects and programs.

Extending the duration of the Redevelopment Plan will provide additional time for the Agency to employ land use controls to facilitate blight elimination. The proposed Fourth Amendment, by providing additional resources, will preserve and increase the availability of low- and moderate-income housing within the Project Area and the City of Sacramento. In addition, extending the Agency's eminent domain authority will provide the Agency with the ability to acquire land at a fair market value in instances where the assembly of parcels is necessary to facilitate development which will benefit the larger community.

The Redevelopment Plan establishes a set of guidelines and provides the Agency with the authority and tools to eliminate conditions of blight by revitalizing and upgrading the commercial and residential properties and public properties/facilities within the Project Area. Since Project adoption in 1973, a major focus of the Redevelopment Agency was to rehabilitate the housing stock and correct public infrastructure deficiencies, and more than \$31.1 million of tax increment and federal Community Development Block Grant (CDBG) funds were invested in projects and programs to eliminate blighting conditions in the Project Area. By 1985, the Agency had achieved its initial goals, rehabilitating a significant segment of the housing stock, and completing a number of public improvements such as areawide street improvements. Since 1985, the Agency's efforts have also moved toward economic development in addition to continued residential rehabilitation and public

infrastructure improvements. In 1996, the Agency adopted the Oak Park Five-Year Investment Strategy, which outlines the Agency's focus of activities in the Project Area for the next five years. The primary focus of the Agency activities will be to continue to encourage economic development throughout the revitalization of existing commercial corridors, as well as provide incentives for the private sector to rehabilitate existing dwelling units and construct new housing on infill sites in the Project Area.

The proposed Fourth Amendment is intended to facilitate the removal of remaining blight and assist the Agency in continuing these efforts to improve the neighborhoods and the economic base of Oak Park. Over the life of the redevelopment plan, continuing redevelopment activities could include: removal or rehabilitation of buildings characterized by deterioration and dilapidation, faulty or inadequate utilities, defective design and character of physical construction; elimination of parcels of irregular form, shape or inadequate size which make development problematic; incompatible uses; improvements to the circulation system, streets, sidewalks, curbs, and gutters; upgrading the sewer, storm drain, and water distribution systems; and construction of public facilities, such as parking facilities.

The Sacramento Housing and Redevelopment Agency, for the Redevelopment Agency of the City of Sacramento (herein called "Agency"), is responsible for the preparation of amendments to the Owner Participation and Preference Rules, the Redevelopment Plan, the environmental documentation, and other materials that document the need for redevelopment and the financial feasibility of amending the redevelopment plan.

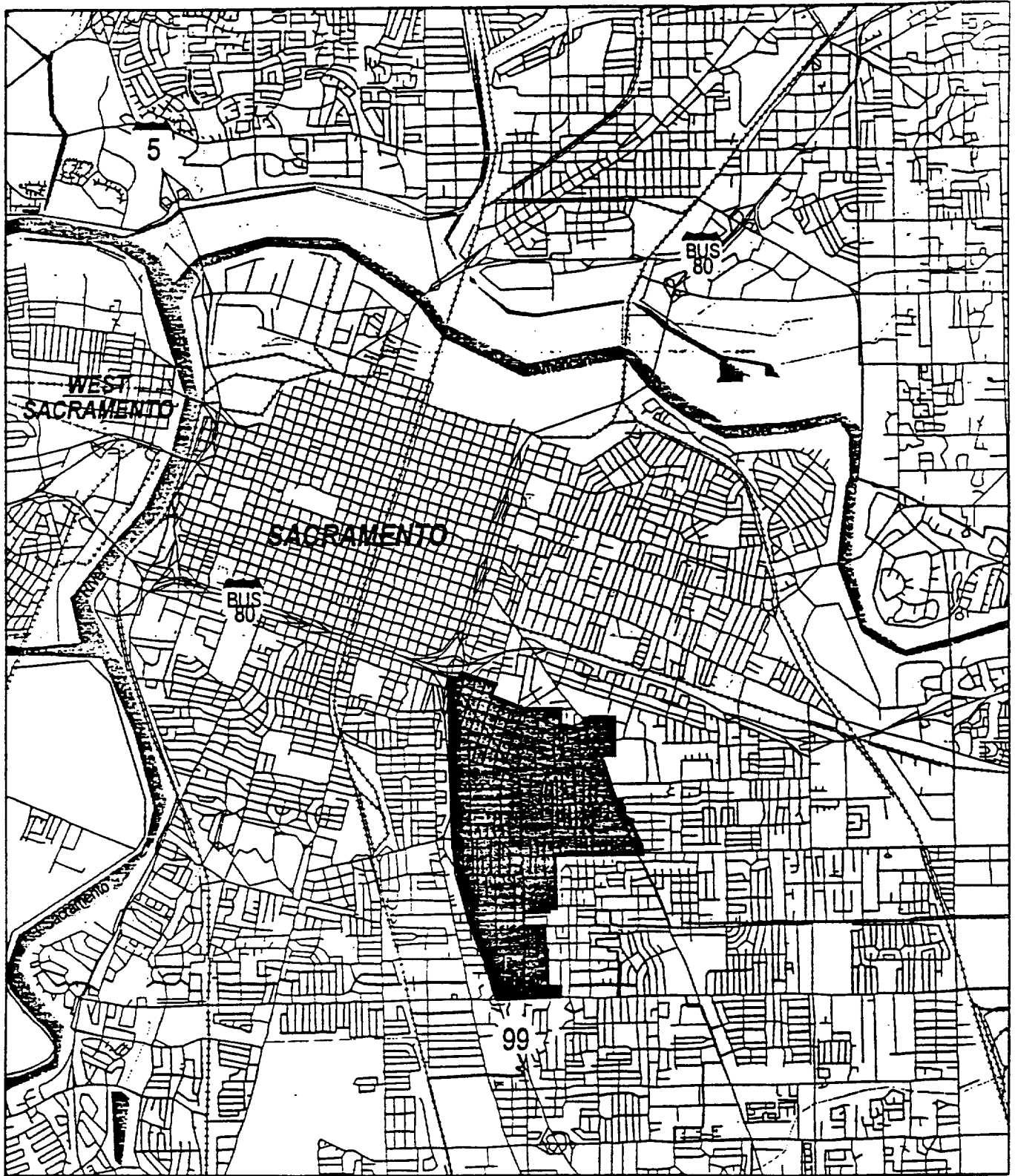
#### **B. Project Location**

The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City (Figure 1). The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south. The Project Area encompasses approximately 1,305 acres, and is illustrated in Figure 2.

#### **C. Project Objectives**

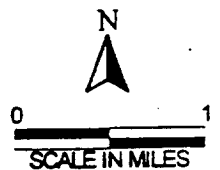
A redevelopment plan provides an agency with powers, duties, and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a project area. It is long-term in nature, thus there is the need to maintain the flexibility to respond to market conditions, property owner and developer interests, and other opportunities as they arise. Therefore, a redevelopment plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of a project area.

# OAK PARK REDEVELOPMENT PLAN AMENDMENT LOCATION MAP



 **FOOTHILL ASSOCIATES**  
ENVIRONMENTAL CONSULTANTS  
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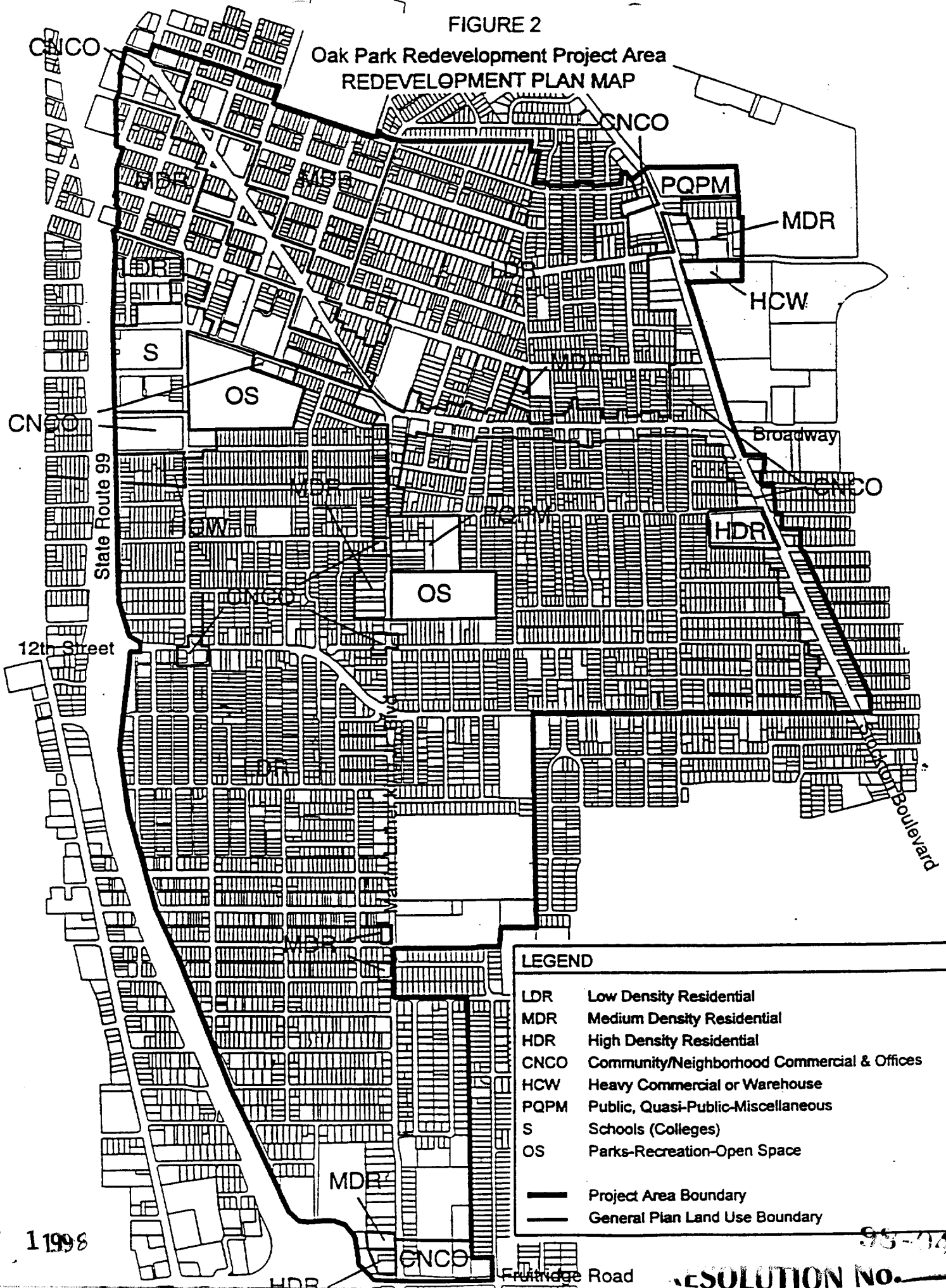
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FIGURE 1





FIGURE 2

Oak Park Redevelopment Project Area  
REDEVELOPMENT PLAN MAP



LEGEND

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- CNCO Community/Neighborhood Commercial & Offices
- HCW Heavy Commercial or Warehouse
- PQPM Public, Quasi-Public-Miscellaneous
- S Schools (Colleges)
- OS Parks-Recreation-Open Space
-  Project Area Boundary
-  General Plan Land Use Boundary

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Rather, a redevelopment plan represents a process and a basic framework within which specific plans are presented, specific projects are established and specific solutions are proposed, and by which tools are provided to a redevelopment agency to fashion, develop and proceed with such specific plans, projects and solutions.

Certain goals and objectives, as defined in the Amended and Restated Redevelopment Plan and the existing five-year implementation plan, have been identified in connection with the Project. The accomplishment of these goals and objectives will achieve the purposes of the California Community Redevelopment Law. In general, the goals and objectives of redevelopment in the Project Area are as follows:

1. **Housing Goals:** To provide quality housing for all families presently residing in the Oak Park area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.
2. **Social Goals:** To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.
3. **Environmental Goals:** To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.
4. **Economic Goals:** To increase and develop economic activity in the area by attracting new business (thereby increasing employment opportunities for Oak Park residents), assisting exist(ing) business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

**D. Project Technical, Economic and Environmental Characteristics**

The Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project (as contained in the proposed Fourth Amendment) identifies the redevelopment implementation mechanisms available to the Agency to eliminate and prevent the spread of remaining blight and blighting influences. In addition to extending the Agency's ability to collect tax increment for the repayment of debt until 2023, the proposed Redevelopment Plan Amendment authorizes the Agency to continue to undertake in the Project Area, through the year 2013, the redevelopment actions and activities listed below:

1. The acquisition of real property (until 2010 by eminent domain if necessary) as may be needed to carry out the Plan throughout the Project Area;
2. The management and operation of such property under the ownership and control of the Agency until it's resold;
3. The relocation and re-housing of displaced occupants and displaced businesses;
4. The demolition, clearance and site preparation for the construction of buildings and public improvements;
5. The rehabilitation and preservation of buildings and structures;
6. The installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public improvements and public facilities;
7. The execution of agreements with existing owners and occupants of property desiring to remain and participate in the project in accordance with the Redevelopment Plan;
8. The disposition of land to private developers and public agencies for the construction of new improvements in accordance with the Redevelopment Plan;
9. The establishment and retention of controls, restrictions, and covenants running with the land so that property will continue to be used in accordance with the Redevelopment Plan;
10. The construction and enhancement of low- and moderate-income housing; and
11. Other actions as appropriate.

In addition to the above, the Agency is required to replace on a one-for-one basis within four years any low- and moderate-income housing units destroyed or removed from the market by redevelopment actions, and to expend 20 percent of all tax increment revenues received from the Project Area on preserving, improving and increasing the supply of low- and moderate-income housing in the community.

#### **E. Project Development Characteristics**

##### **1. Existing Development**

Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The area started deteriorating during the Great Depression, and shifts to rental units during the housing

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shortages after World War II contributed to continued substantial decline due to deferred housing maintenance. By the late 1960s Oak Park had become characterized by deteriorated housing and commercial properties, a high rate of absentee ownership, a high number of rental units, an excessive number of vacant lots and buildings, inadequate public infrastructure, and economic and social unrest. These conditions were exacerbated by the construction of the freeway system that served to physically and psychologically isolate Oak Park from the City.

Oak Park is a predominately residential neighborhood. Approximately 785 acres (60 percent) of the total Project Area is developed with mostly single-family residential uses, and some multi-family development. There are over 5,490 housing units in the Oak Park Project Area. Of the 272 residential structures surveyed in the Residential Survey Area (Draft Preliminary Report), 77 (28 percent) are in need of moderate to extensive rehabilitation, and only 16.5 percent were considered sound. In addition, many of the structures suffer from inadequate design such as inadequate setbacks from the street. In the total Project Area, 158 residential structures are boarded and vacant, or over two percent of the total housing stock.

The residential uses are served by major commercial corridors along Broadway and Stockton Boulevard, and to a lesser extent, Martin Luther King, Jr. Boulevard. Remaining commercial development is either scattered in small clusters in the Project Area or adjacent to Broadway. The recent expansion of the U.C. Davis Medical School in the north part of the Project Area and related developments have attracted new development to Stockton Boulevard north of 4th Avenue. A new grocery store and retail building are under construction at the northwest corner of Stockton Boulevard and Broadway. However, physical blighting conditions remain along the Broadway and Stockton Boulevard commercial corridors. Broadway and Stockton Boulevard (south of 4th Avenue) form a continuous commercial strip that transverses the Project Area from Y Street to 14th Street ("Broadway/Stockton Boulevard Corridor" or "Corridor"). Commercial properties on the far northern end of Martin Luther King, Jr. Boulevard form an extension of the commercial strip along Broadway and are therefore considered part of the Broadway/Stockton Boulevard Corridor.

There are 323 commercially zoned parcels within the Broadway/Stockton Boulevard Corridor totaling 1,891,607 square feet, or 43.4 acres. Of this, only 28.2 percent of the commercially zoned land is used for commercial purposes. A substantial portion, 24.7 percent, is occupied with residential structures, 17.6 percent is owned by non-profit corporations, and 33.4 percent is vacant. Of the 78 buildings surveyed within the Corridor for the Draft Preliminary Report, 24 (31 percent) are in need of moderate to extensive rehabilitation, and only 32 percent were determined to be sound. Parcels of inadequate size for new commercial development constitute approximately 55 percent of the commercially zoned parcels within the Corridor. A lack of parking is also prevalent throughout the Corridor, where 28 parcels had either no parking or the parking facilities were inadequate. There are only eight parcels being utilized as parking lots (with an estimated 113 spaces) serving the tenants on the Corridor.

A brief windshield survey of Martin Luther King, Jr. Boulevard disclosed that many of the commercial buildings in this section of the Project Area have either outlived their economic usefulness

or require substantial rehabilitation. Commercial uses consist of automobile repair and a service station, small markets, and small retail stores. At the corner of 12th Avenue are three abandoned gas stations and a vacant automobile repair shop. These properties, in addition to being physically blighted, pose potential environmental hazards to the neighborhood.

The Project Area is served by several parks and public facilities. McClatchy Park and the Oak Park Community Center are part of approximately 15 acres devoted to public park and recreation uses. Private and public schools include McGeorge School of Law, Christian Brothers High School, Oakridge Elementary School, Keith B. Kenny Elementary School and the American Legion School. The U.C. Davis Medical Center is located just outside the Project Area to the northeast on Stockton Boulevard.

## 2. Anticipated New Development

The proposed Redevelopment Plan Amendment, both by the continued removal of barriers to development and by continued direct assistance, may encourage additional development in residential and commercial sectors to the extent allowed under the City's General Plan. The greatest amount of new development that may be encouraged by redevelopment activities is anticipated to occur within the Broadway/Stockton Boulevard Corridor, where there are 13.15 acres of vacant land, and where there is the potential to consolidate substandard parcels for new development. All anticipated development which may occur as a result of redevelopment activities in the Project Area would be consistent with development levels anticipated in the City's General Plan and Central City Community Plan. Anticipated Agency engendered new development, which includes the recycling of existing properties, is assumed to include 131,166 square feet of new commercial space, 222 new infill housing units, and 158 rehabilitated vacant and boarded structures.

### F. Proposed Projects, Public Improvements and Public Facilities

The central purpose of a redevelopment project is the elimination of blighting conditions and the overall revitalization of the Project Area. The ongoing redevelopment projects, programs and activities of the Agency, identified in the Redevelopment Plan for the Project Area, include: 1) property owner, tenant and business owner participation; 2) construction, reconstruction, and installation of public improvements and facilities; 3) demolition, clearance and site preparation for the construction of buildings and public improvements; 4) relocation assistance; 5) construction and enhancement of low- and moderate- income housing; 6) property acquisition; 7) property disposition; 8) public and private cooperation; 9) establishment of restrictions and enforcement programs; and 10) other actions as appropriate.

The projects and programs identified in the Implementation Plan, adopted in November 1994 and implemented over a five-year period, will remain consistent with the projects, programs and activities discussed below. However, since the Implementation Plan covers only the two years following adoption of the Amended and Restated Redevelopment Plan, additional activities within each of the

programs have been included and will be implemented in later years of the Amended and Restated Redevelopment Plan.

Redevelopment activities in the Project Area, including public improvements and facilities, will be financed through: tax increment revenues allocated to the Agency pursuant to the Redevelopment Plan; costs borne by private developers; City and County general fund revenues; federal revenue sharing; and any other funding becoming available to the Agency. The Report to the City Council on the proposed Fourth Amendment to the Redevelopment Plan, of which this Initial Study/Negative Declaration will be a part, will include detailed explanations of the method of financing and the economics of the project.

### 1. Development Assistance Program

The Agency intends to a) rehabilitate and where necessary eliminate the most blighted structures and promote new economic activity, primarily within the Broadway/Stockton Boulevard Corridor; and b) continue to encourage commercial development within the Project Area by providing incentives to encourage business to locate in the Project Area. As part of this program, the Agency enters into agreements with developers or property owners which call for the redevelopment of developed sites or new development of vacant sites in the Project Area. The Agency assists with land assembly, site preparation, off-site improvements, and provides relocation assistance to existing property owners and tenants.

The Agency also assists new development activity in the Project Area by providing low interest or deferred payment loans. The recruitment and retention of existing businesses is a part of this program as well. Programs have or may include: business outreach programs, promotional programs for businesses, assistance to spur a business incubation program and other programs of this nature.

The Agency is currently working on a number of specific projects as part of the Development Assistance Program. One of the major projects is construction of a grocery store and neighborhood serving retail at the intersection of Broadway and Stockton Boulevard. Other projects being considered for assistance under the Development Assistance Program include:

- ▶ Post office site developer assistance loan.
- ▶ Grey Victorian developer assistance loan. Broadway @ 5th Avenue.
- ▶ Broadway/Martin Luther King Jr. site developer assistance loan.
- ▶ Additional funds for grocery store project.
- ▶ Possible acquisition of vacant/boarded commercial properties.
- ▶ 12th/Martin Luther King Jr. developer assistance loans, 3 corners.
- ▶ Possible financial assistance for the Made Rite site and adjacent building.

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## 2. **Rehabilitation Program (Commercial)**

This program is designed to eliminate blighting conditions resulting from defective design, deterioration and dilapidation. The program encourages existing property owners/businesses to substantially upgrade deteriorated storefronts, correct code violations, and renovate the interiors of stores in order to upgrade the appearance of commercial properties. This program provides deferred payment and low interest loans to property owners in the Project Area for these types of upgrades. Expenses are also reimbursed to business property owners and tenants for facade improvements. Projects being considered for assistance under the Commercial Rehabilitation Program include:

- ▶ Woodruff Hotel tenant improvement loan, Broadway @ 35th.
- ▶ 10 to 15 facade improvements on Broadway Corridor.
- ▶ Dunlap Dining Room historic rehabilitation loan, 4th Ave./44th Street.

## 3. **Public Improvements Program**

The focus of redevelopment activities in Oak Park in the initial years following Project adoption was the installation of public improvements. Many of the deficiencies in the Project Area's infrastructure have been remedied. Two final public improvements are proposed to be completed over the extended term of the Project. These include assisting in the provision of adequate parking, and traffic circulation improvements including medians and the installation of street lights along the Broadway/Stockton Boulevard Corridor. Projects being considered for assistance under the Public Improvements Program include:

- ▶ Public Parking lot, Broadway @ 35th.
- ▶ Public improvement project, Stockton Boulevard and Broadway.

## 4. **Housing Program**

The Agency's housing program includes both a rehabilitation component and assistance for housing construction designed to increase and preserve the supply of low- and moderate-income housing.

The Agency's rehabilitation loan program focuses on preserving existing housing. Loans are available both for units housing low-income households (80 percent of area median income) and those housing very low-income (50 percent of median income) households. Typical repairs that can be made with these loans include: roof repair or replacement; new plumbing; replacement of water heaters, heating and air conditioning systems; repair of termite and pest damage; and interior or exterior painting of the units. General property improvement such as new appliances and carpeting may be permitted, if accompanied by all structural repairs necessary to bring the unit(s) to community standards.

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The Agency also participates in the rehabilitation of vacant and boarded homes in the Project Area. The rehabilitation of such units can follow a self help model in which the future owners assist in the actual rehabilitation of the units. The Agency has also utilized the service of individuals who receive job training in all aspects of residential construction as part of the rehabilitation effort.

The Agency also has worked with Habitat for Humanity to assist in the construction of new housing on infill sites in the Project Area. The use of the self help model or the construction of units in conjunction with the job training program described above may also occur as part of this element of the housing program. Other housing programs include the First Time Homebuyer program designed to encourage homeownership and the paint plus program designed to assist property owners in maintaining their properties. Projects being considered for assistance under the Housing Program include:

- ▶ Developer Incentive Program to build-out residential infill lots.
- ▶ Preapprenticeship Construction Training Program.
- ▶ Multi-Family acquisitions, rehabilitations.
- ▶ Boarded Homes Program (acquisition, rehabilitation).
- ▶ Oak Park Partnership Housing Program (down payment assistance).
- ▶ New infill construction, assistance to non-profit housing developers.

#### 5. Other Redevelopment Activities

The above summary of proposed projects and public improvements may not be complete in that other projects may be proposed by the Agency to eliminate blighting conditions, facilitate rehabilitation and development, or to otherwise carry out the Agency's purposes in the Project Area. In addition, the Agency will continue to have various administration and operational requirements associated with carrying out the above programs and activities. These will include program staff, conducting planning and other studies, and securing legal and other technical assistance.

#### G. Intended Uses of the Initial Study/Negative Declaration (IS/ND)

The IS/ND will be used by the following public agencies in the adoption of the proposed Redevelopment Plan Fourth Amendment and approval of implementation activities thereunder:

1. City Council of the City of Sacramento;
2. Redevelopment Agency of the City of Sacramento;
3. Sacramento Housing and Redevelopment Commission;
4. Planning Commission of the City of Sacramento;

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5. Design Review and Preservation Board;
6. All Departments of the City of Sacramento who must approve implementation activities undertaken in accordance with the Redevelopment Plan; and
7. All other public agencies who may approve implementation activities undertaken in accordance with the Redevelopment Plan.

The IS/ND will be used in the adoption of the Redevelopment Plan Amendment and the adoption of and approval of any Project implementation activities that may be necessary, as listed below. As individual projects are brought forward over the life of the Amended Redevelopment Plan, they will be subject to further environmental review. Per CEQA Guidelines section 15180, actions in furtherance of the Amended Redevelopment Plan are deemed approved at the time of plan adoption, subject to the subsequent review requirements of Guidelines sections 15162 and 15163.

1. Approval of Disposition and Development Agreements;
2. Approval of Owner Participation Agreements;
3. Approval and funding of public facilities and improvements projects;
4. Sale of tax increment and/or other bonds, certificates of participation and other forms of indebtedness;
5. Acquisition and demolition of property;
6. Rehabilitation of property;
7. Relocation of displaced occupants;
8. Approval of certificates of conformance;
9. Approval of development plans, including zoning and other variances and conditional use permits; including those low- and moderate-income housing units; and
10. Issuance of permits and other approvals necessary for implementation of the Redevelopment Plan.

#### **H. Documents Incorporated by Reference**

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, applicable maps, aerial photographs, and independent field investigations. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following

documents are incorporated herein by reference and are listed with numbers which correspond to those in ( ) in the attached CEQA checklist:

1. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
2. *Oak Park Redevelopment Plan Amendment Draft Environmental Impact Report*, Sacramento Housing and Redevelopment Agency, City of Sacramento, January 1985.
3. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
4. *City of Sacramento Zoning Code*, City of Sacramento.
5. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
6. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
7. *Sacramento County Hazardous Materials Toxistite Report*, August, 1995; *Cortese List; National Priority List; CalEPA List; and CALSITES List*.
8. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.
9. *Airport CLUPs for Sacramento County: Mather, McClellan, Metro and Executive Airports*.
10. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
11. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
12. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
13. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
14. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum*, City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.

The documents incorporated by reference are available for review at the Sacramento Housing and Redevelopment Agency, 630 I Street, and the City of Sacramento, Neighborhoods, Planning and Development Services Division, 1231 I Street, Suite 300, Sacramento, California 95814.

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**ENVIRONMENTAL ANALYSIS**

**A. Environmental Factors Potentially Affected**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- |  |   |
|--|---|
| <input type="checkbox"/> Land Use and Planning         | <input type="checkbox"/> Transportation/Circulation         |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Population and Housing        | <input type="checkbox"/> Cultural Resources                 |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Geological Problems                |
| <input type="checkbox"/> Energy and Mineral Resources  | <input type="checkbox"/> Aesthetics/Urban Design            |
| <input type="checkbox"/> Water                         | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Hazards                       | <input type="checkbox"/> Mandatory Findings of Significance |

**B. CEQA Determination**

On the basis of the initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on an attached sheet have been incorporated into the proposed project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT or MITIGATED NEGATIVE DECLARATION is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is "a potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

*Gail M. Ervin*

GAIL M. ERVIN,  
Acting Environmental Coordinator  
Sacramento Housing and Redevelopment Agency

5/28/98  
DATE

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	Potentially	Potentially	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	Unless	Impact	Impact
		Mitigation		
		Incorporated		

**CEQA Initial Study Checklist**

Source Documentation is listed above with numbers corresponding to those in (). below.

**I. LAND USE AND PLANNING. Would the proposal:**

- a) Conflict with general plan designation or zoning? — — — X  
(source #(s): 4-Section D) See Section 1 discussion.
- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? — — — X  
(1,2,3,4,5,7,8,9,12) See Section 1 discussion.
- c) Be incompatible with existing land use in the vicinity? — — X —  
(1,2,3,4,8,9,11) See Section 1 discussion.
- d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? — — — X  
(1, 4-Sections D,T)
- e) Disrupt or divide the physical arrangement of an established community? (including a low-income or minority community)? (1,2,3) — — — X

**II. POPULATION AND HOUSING. Would the proposal:**

- a) Cumulatively exceed official regional or local population projections? (4-Section E) — — — X
- b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? (4-Section E) — — — X
- c) Displace existing housing, especially affordable housing? (1,4-Section F) — — X —

**III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:**

- a) Fault rupture? (4-Section T) — — — X
- b) Seismic ground shaking? (4-Section T) See Section 3 discussion. — — X —
- c) Seismic ground failure, including liquefaction? (4-Section T) See Section 3 discussion. — — X —
- d) Seismicity: seiche, tsunami or volcanic hazard? (4-Section T) — — — X

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Landslides or mudflows? (4-Section T)	—	—	—	X
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (1,4-Section T) See Section 3 discussion.	—	—	X	—
g) Subsidence of the land? (4-Section T)	—	—	—	X
h) Expansive soils? (4-Section T)	—	—	X	—
i) Unique geologic or physical features? (4-Section T)	—	—	—	X
<b>IV. WATER. <i>Would the proposal result in:</i></b>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (4-Sections J & W) See Section 3 discussion.	—	—	X	—
b) Exposure of people or property to water related hazards such as flooding? (4-Section W,12) See Section 3 discussion.	—	—	X	—
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperatures, dissolved oxygen or turbidity)? (4-Sections J & W) See Section 3 discussion.	—	—	X	—
d) Changes in the amount of surface water in any water body? (4-Section W)	—	—	—	X
e) Changes in currents, or the course or direction of water movements? (4-Section W)	—	—	—	X
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through substantial loss of groundwater recharge capability? (4-Section W)	—	—	—	X
g) Altered direction or rate of flow of groundwater? (4-Section W)	—	—	—	X
h) Impacts to groundwater quality? (4-Section W)	—	—	—	X
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (4-Section W)	—	—	—	X
<b>V. AIR QUALITY. <i>Would the proposal:</i></b>				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?(4-Section Z,5) See Section 5 discussion.	—	—	X	—

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Potentially Significant Impact    Potentially Significant Unless Mitigation Incorporated    Less Than Significant Impact    No Impact

- b) Expose sensitive receptors to pollutants? (4-Section Z) See Section 5 discussion.    —    —    X    —
- c) Alter air movement, moisture, or temperature, or cause any change in climate? (4-Section Z)    —    —    —    X
- d) Create objectional odors? (4-Section Z)    —    —    X    —

**VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:***

- a) Increased vehicle trips or traffic congestion? (4-Section Y,10) See Section 6 discussion.    —    —    X    —
- b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (4-Section Y) See Section 6 discussion.    —    —    X    —
- c) Inadequate emergency access or access to nearby uses: See Section 6 discussion.    —    —    X    —
- d) Insufficient parking capacity on-site or off-site? (10) See Section 6 discussion.    —    —    X    —
- e) Hazards or barriers for pedestrians or bicyclists? (7,10) See Section 6 discussion.    —    —    X    —
- f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?(4-Section Y,7,10)    —    —    X    —
- g) Rail, waterborne or air traffic impacts? (4-Section Y)    —    —    —    X

**VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:***

- a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (4-Section U) See Section 7 discussion.    —    —    X    —
- b) Locally designated species (e.g. heritage trees)? See Section 7 discussion.    —    —    X    —
- c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? (4-Section U)    —    —    —    X
- d) Wetland habitat (e.g. marsh, riparian and vernal pool)? (4-Section U)    —    —    —    X

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Wildlife dispersal or migration corridors? (4-Section U)	—	—	—	<u>X</u>
<b>VIII. ENERGY AND MINERAL RESOURCES. <i>Would the proposal:</i></b>				
a) Conflict with adopted energy conservation plans? (4-Section R)	—	—	—	<u>X</u>
b) Use non-renewable resources in a wasteful and inefficient manner? (2,4-Section R)	—	—	—	<u>X</u>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?(4-Section R)	—	—	—	<u>X</u>
<b>IX. HAZARDS. <i>Would the proposal involve:</i></b>				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (6, 4-Section X) See Section 9 discussion.	—	—	<u>X</u>	—
b) Possible interference with an emergency response plan or emergency evacuation plan? (4-Sections L,M,O,W,X)	—	—	—	<u>X</u>
c) The creation of any health hazard or potential health hazard? (6) See Section 9 discussion.	—	—	—	<u>X</u>
d) Exposure of people to existing sources of potential health hazards? (6,4-Section X) See Section 9 discussion.	—	—	<u>X</u>	—
e) Increased fire hazard in areas with flammable brush, grass, or trees? (4-Sections U&M)	—	—	—	<u>X</u>
<b>X. NOISE. <i>Would the proposal result in:</i></b>				
a) Increases in existing noise levels? (4-Section AA) See Section 10 discussion.	—	—	<u>X</u>	—
b) Exposure of people to severe noise levels? (4-Section AA) See Section 10 discussion.	—	—	<u>X</u>	—
<b>XI. PUBLIC SERVICES. <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i></b>				
a) Fire protection? (4-Section M) See Section 11 discussion.	—	—	<u>X</u>	—
b) Police protection? (4-Section L) See Section 11 discussion.	—	—	<u>X</u>	—

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools? (4-Section P) See Section 11 discussion.	—	—	X	—
d) Maintenance of public facilities, including roads? (4-Section Y)	—	—	X	—
e) Other governmental services? (12) See Section 11 discussion.	—	—	X	—

**XII. UTILITIES AND SERVICE SYSTEMS.** *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (4-Section R) See Section 12 discussion.	—	—	X	—
b) Communications systems? See Section 12 discussion.	—	—	X	—
c) Local or regional water treatment or distribution facilities? (4-Section H)	—	—	X	—
d) Sewer or septic tanks? (4-Section I) See Section 12 discussion.	—	—	X	—
e) Storm water drainage? (4-Section J) See Section 12 discussion.	—	—	X	—
f) Local or regional water supplies? See Section 12 discussion.	—	—	X	—
g) Solid waste disposal? (4-Section K) See Section 12 discussion.	—	—	X	—

**XIII. AESTHETICS.** *Would the proposal:*

a) Affect a scenic vista or scenic highway? (4-Section S) See Section 13 discussion.	—	—	—	X
b) Have a demonstrable negative aesthetic effect? (10) See Section 13 discussion.	—	—	—	X
c) Create light or glare? See Section 13 discussion.	—	—	X	—

**XIV. CULTURAL RESOURCES.** *Would the proposal:*

a) Disturb paleontological resources? (4-Section V) See Section 14 discussion.	—	—	X	—
b) Disturb archaeological resources? (4-Section V) See Section 14 discussion.	—	—	X	—
c) Affect historical resources? (11, 4-Section V) See Section 14 discussion.	—	—	X	—
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?(4-Section V)	—	—	—	X

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Restrict existing religious or sacred uses within the potential impact area? (4-Section V)	—	—	—	<u>X</u>

**XV. RECREATION. *Would the proposal:***

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (4-Section Q) See Section 15 discussion.	—	—	<u>X</u>	—
b) Affect existing recreational opportunities? (4-Section Q) See Section 15 discussion.	—	—	<u>X</u>	—

**XVI. 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?	—	—	<u>X</u>	—
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	—	—	<u>X</u>	—
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	—	—	<u>X</u>	—
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	<u>X</u>	—

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## DISCUSSION

### Section I: Land Use and Planning

The City of Sacramento treats the discussion of land use and planning effects differently from technical environmental issues. Any indirect physical impacts associated with development that may be encouraged by proposed redevelopment activities would be addressed in the appropriate environmental sections of this Initial Study.

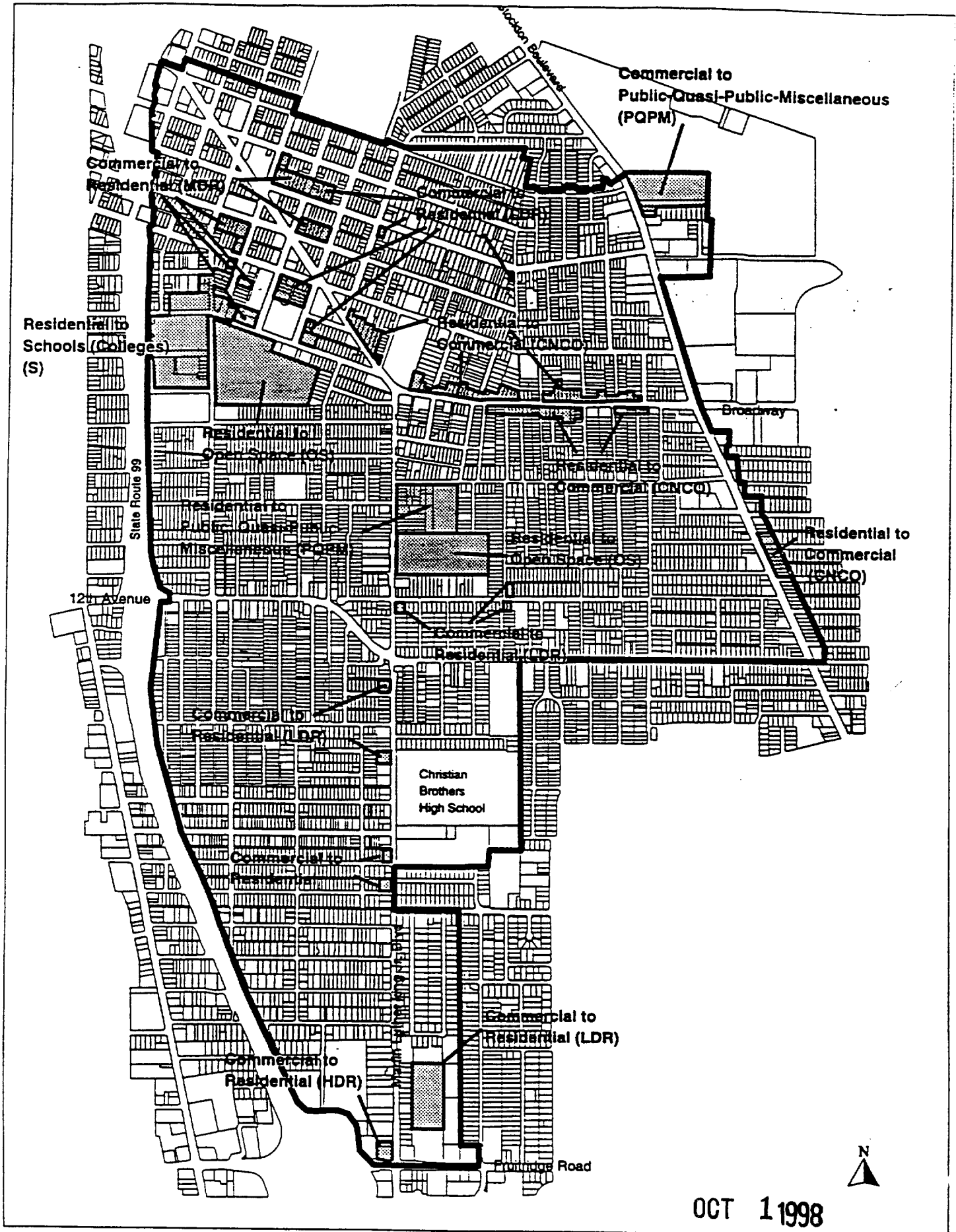
a.b) Generally, development encouraged by redevelopment activities will not result in a substantial alteration of the present or planned use of an area. On sites which are currently vacant, development in accordance with existing land use regulations will alter the undeveloped nature of that given site. Some intensification of existing land uses within the Project Area may also occur, especially adjacent to areas opened up by improved circulation. Any intensification that may occur must be consistent with adopted land use policy in place at the time of project approval.

The City of Sacramento General Plan is a twenty-year policy guide for physical, economic, and environmental growth and renewal of the City. The General Plan is comprised of goals, policies, programs and actions that are based on an assessment of current and future needs and available resources. The document is the City's principal tool for evaluating public and private projects and municipal service improvements. The Fourth Amendment to the Redevelopment Plan provides that the major and other land uses to be permitted within the Project Area must be consistent with the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

The currently effective version of the Oak Park Redevelopment Plan specified land uses pursuant to an attached, 1985 General Plan land use map, and did not provide for consistency with the City's General Plan as it may from time to time be amended. The General Plan was adopted in January 1988, and is an update that replaces the previous 1974 General Plan. Since the 1985 Redevelopment Plan land use map was adopted, the City has amended General Plan land use designations for numerous parcels in the Project Area. Therefore, to the extent the land use maps in the 1985 Redevelopment Plan and the current General Plan disagree, land use changes are being made by the Fourth Amendment. These land use changes were previously approved by the City as General Plan amendments with appropriate CEQA review and compliance. A new map reflecting current General Plan land use designations is included in the proposed Fourth Amendment (Figure 3). Adoption of the map will bring the current General Plan into consistency with the Redevelopment Plan. No other land use changes are proposed by the Fourth Amendment.

Major General Plan land use designations for the Project Area include:

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LAND USE CHANGES  
 Sacramento Redevelopment Agency  
 Oak Park Park Redevelopment Project

RESOLUTION No. 98-047

FIGURE 3

- ▶ Community/Neighborhood Commercial & Offices
- ▶ Low Density Residential
- ▶ Medium Density Residential
- ▶ High Density Residential
- ▶ Public, Quasi-Public-Miscellaneous
- ▶ Parks-Recreation-Open Space
- ▶ Schools
- ▶ Heavy Commercial or Warehouse

All construction in the Project Area must also comply with all applicable state and local laws in effect from time to time, including the City of Sacramento Comprehensive Zoning Ordinance. The purpose of the City's Zoning Ordinance is to regulate the use of land, building, or other structures for residences, commerce, industry, and other uses required by the community. Additionally, it regulates the location, height, size of buildings or structures, yards, courts, open spaces, amount of building coverage permitted in each zone, and population density. The Ordinance also divides the City of Sacramento into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement, and ensure the provision of adequate open space for aesthetic and environmental amenities. All proposed redevelopment activities generally conform to the Zoning Ordinance. *The proposed Redevelopment Plan Fourth Amendment would provide for activities which would be consistent with general plan designations, zoning, and adopted plans and policies.*

c.e) The Project Area includes a broad mix of land uses, including commercial, residential and warehouse. The Broadway/Stockton Boulevard Corridor is the most active commercial strip in the Project Area, but still contains a mix of uses with only 33 percent commercial use. A substantial portion, 23 percent, is occupied with residential structures, and 24 percent is owned by non-profit corporations. There are also a high number of vacant parcels along the Broadway/Stockton Boulevard Corridor, and vacant lots are scattered in the residential portions of the Project area. Vacant lots are for the most part concentrated in the area bounded by Broadway, 14th Street, Stockton Boulevard, and Martin Luther King Jr. Boulevard. Vacant, boarded residential buildings also continue to be an issue in Oak Park.

Proposed redevelopment activities include commercial and housing rehabilitation and new construction, and public improvements such as parking and street improvements. These projects must be consistent with the City's general plan and zoning requirements prior to construction, which are designed to ensure compatibility of projects with existing land uses. *The proposed Redevelopment Plan Fourth Amendment would be compatible with existing land uses in the Project Area, and would not impact the physical arrangement of the Oak Park community.*

d) Agricultural resources are not located within the Project Area, *thus the proposed Redevelopment Plan Fourth Amendment would have no effect on agricultural resources or operations.*

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## Section II: Population and Housing

Population and housing is considered a socio-economic, rather than a physical impact on the environment. CEQA does not require review of socio-economic impacts, except where a clear chain of cause and effect results in physical impacts. The City has developed policies and plans to provide for long-term population and housing needs, with documents such as the General Plan and the Oak Park Redevelopment Plan. Socio-economic needs such as low-income housing are addressed by the Amended Plan through the use of at least 20% of all increased property taxes (tax increment) generated to provide for housing in the project vicinity. In addition, individual development projects are required to pay into the Housing Trust Fund, which provides funding for the development of low- and moderate-income housing in the City.

a,b) Redevelopment activities and development encouraged by redevelopment has the potential to encourage localized daytime population growth in the Project Area's employment market area by providing additional jobs that would otherwise locate elsewhere. Residential infill development and rehabilitation occurring within the Project Area could incrementally increase the permanent population of the area. Increases in population are expected to occur gradually over time as public improvements and development progresses, and be within the anticipated population levels identified in the City's General Plan. There is no change in zoning proposed as part of the Redevelopment Plan amendment, nor any major new infrastructure improvements/extensions. *The proposed Redevelopment Plan Fourth Amendment would not result in changes in population beyond those identified in regional and local population projections, nor induce substantial growth.*

c) The proposed Fourth Amendment is expected to have a beneficial impact on existing housing by assisting in the reconstruction or rehabilitation of dilapidated structures. Providing housing for persons of low- and moderate-incomes is an objective of the proposed Fourth Amendment. Some relocation of residents may be required in areas of severely deteriorated housing which may be beyond rehabilitation. The Amended Plan provides that no persons or families of low- and moderate-income will be displaced unless and until there is a suitable housing unit available and ready for occupancy at rents comparable to those at the time of their displacement. The Amended Plan further provides that permanent housing facilities must be made available within three years from the time occupants are displaced.

Within 30 days of executing an agreement for acquisition and/or disposition of property that would result in the destruction or removal of dwelling units, the Agency must adopt a replacement housing plan. This plan must identify the location of such housing, a financing plan for rehabilitation, development or construction, the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and a timetable for replacing the units on a one for one basis.

The Amended Plan proposes several residential programs to increase the supply of low- and moderate-income housing. These include the a) Developer Incentive Program to build-out residential infill lots; b) Preapprenticeship Construction Training Program; c) Multi-Family acquisitions,

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rehabilitations; d) Boarded Homes Program (acquisition, rehabilitation); e) Oak Park Partnership Housing Program (down payment assistance); and f) New infill construction, assistance to non-profit housing developers. In addition, the Agency uses several programs such as the First Time Homebuyers Program to encourage home ownership for low- and moderate-income households.

Community Redevelopment Law requires that not less than 20 percent (20%) of all tax increment be set aside for preserving, improving and increasing the City's supply of low- and moderate-income housing. The Project Area will also benefit from the Sacramento Housing Trust Fund Ordinance (also known as Section 33, Housing Requirements for Non-Residential Development Projects) as non-residential development is encouraged in the area. The Agency requires that a project developer pay in-lieu funds for housing as a condition of an OPA or DDA. The funds are paid to the Redevelopment Agency for use as allowed by the Ordinance. The fee structure and amount is negotiated between the Agency and the project proponent during preparation of the OPA or DDA.

The proposed Redevelopment Plan Fourth Amendment is not anticipated to alter the location, distribution, density or growth rate of the human population or reduce the supply of low- and moderate-income housing. All low- and moderate-income housing stock removed due to Agency involvement will be replaced through Agency programs. *Therefore, no significant impacts on population or housing would occur as a result of the proposed Plan Amendment.*

### Section III: Geology

a,b,c,d,g) Development encouraged by redevelopment activities could be exposed to potentially damaging seismically-induced ground shaking. However, no known active faults occur in or adjacent to the City of Sacramento. During the past 150 years, there has been no documented movement on faults within Sacramento County. However, the region has experienced numerous instances of ground shaking originating from faults located to the west and east. According to the *Preliminary Map of Maximum Expectable Earthquake Intensity in California*, prepared by the California Department of Mines and Geology, Sacramento is located near the border between the "low" and "moderate" severity zones, representing a probable maximum earthquake intensity of VII on the Modified Mercalli Scale. In Sacramento, the greatest intensity earthquake effects would come from the Dunnigan Hills fault, Midland fault, and the Foothill Fault System. The maximum credible earthquake for those faults is estimated at 6.5 on the Richter-scale. Currently, the City requires that all new structures be designed to withstand this intensity level.

Additional development encouraged by redevelopment activities in the Project Area could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support which could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material which leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults

would be strong enough in the Project Area to induce liquefaction in susceptible sand layers. Per local building requirements, however, site-specific geologic investigations would be required to evaluate liquefaction potential and to recommend appropriate designs in order to avoid major structural damage, thus reducing this impact to less-than-significant.

The City of Sacramento has adopted policies as a part of the General Plan Health and Safety Element which consider seismic related hazards, including liquefaction. These policies require that the City: 1) protect levees and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible; 2) prohibit the construction of structures for permanent occupancy across faults; 3) require reports and geologic investigations for multiple story buildings; and 4) ensure the use of Uniform Building Code requirements that recognize State and federal earthquake protection standards in construction. Development in the Project Area would not occur across any currently identified fault. In addition, the City requires soils reports and geological investigations for determining liquefaction, expansive soils and subsidence problems on sites for new multiple-story buildings as a condition of approval, and that such information be incorporated into the project design and construction to eliminate hazards. *The policies listed above are required for new construction projects and reduce potential seismic impacts to less than significant levels.*

e.h.i) Soils in the Project Area are categorized as Urban Land and consists of areas covered by up to 70 percent impervious surfaces. Topography is flat, and there are no outstanding topographic or ground surface relief features in the Project Area which would be disturbed as a result of the proposed redevelopment activities.

The Project Area is underlain by the Victor Formation (SGPU EIR, T-2) which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. It is a complex mixture of consolidated, ancient river-borne sediments of all textures. Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate to low rate of rainwater infiltration (SGPU EIR, T-1). Exhibit T-4 of the SGPU EIR further indicates that the subject site correlates with the San Joaquin soil type, a moderately deep, well-drained soil underlain by cemented hardpan. These soils are characterized as nearly level to gently rolling on low terraces and in basins of low terraces. Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the City. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in impacts relative to landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.*

f) New development in the Project Area encouraged by the redevelopment activities could result in the excavation, displacement, backfill and compaction of a minor amount of soil. Redevelopment activities may also result in the removal of dilapidated structures to accommodate new development on currently vacant land which will result in additional grading, compaction, and overcovering of exposed soils. Minor increases in the volume and rate of water runoff from development encouraged

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by redevelopment activities may increase offsite soil erosion during future construction periods. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of any future development or improvement. This impact would be temporary and would be controlled by standard grading practices.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. These requirements ensure that development sites are graded such that new topography makes a smooth transition to existing adjacent topography. City Ordinance includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities, Engineering Services Division before beginning construction. *No impact is anticipated to occur due to required compliance with the City's Grading, Erosion, and Sediment Control Ordinance.*

#### Section IV: Water

a,d,e) Much of the Project Area is served by the City of Sacramento's Combined Sewer Service System (CSS). The Combined Sewer System (CSS) area is bounded by the Sacramento River on the west, 65th Street on the east, the American River on the north, and Sutterville Road on the south.

This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges from the downtown area. Drainage from redevelopment supported development activities would have a potentially significant effect on the City's Combined Sewer System if it exceeded the screening criteria provided by the City of Sacramento Department of Utilities (Brent, 1997). This criteria would be exceeded if the proposed project or project alternatives would increase the impervious surface area by greater than 0.25 acre.

If a proposed project would exceed City stormwater screening criteria, the City would require the project developers to develop and implement a mitigation plan, or enter into an Impact Mitigation Agreement with the City. The mitigation plan could include such measures as on-site storage and/or detention of site-generated storm water flows, CSS pipe up-sizing, and replacement of pipes. The Impact Mitigation Agreement would include, but is not limited to, the following:

1. Agreement to pay associated CSS impact fees and a waiver of all rights to protest fees, assessment districts, or Mello Roos districts.

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2. Consent to all conditions by any lienholder.
3. Indemnification of the City in implementing the Agreement.

The mitigation plan or Impact Mitigation Agreement is required by local regulations to be reviewed and approved by the City of Sacramento Department of Utilities prior to the issuance of building permits. The City prefers the use of drainage mitigation. The Impact Mitigation Agreement is to be used only if mitigation is not feasible (Dave Brent, August 13, 1997).

In the southern portion of the Project Area that is not served by the CSS, drainage is carried in a series of swales and creeks to the Sacramento River. Additional development encouraged within the Project Area may increase the amount of land covered with impervious surfaces. This overcovering of the land will increase the speed and amount of runoff during storms. Any increase in runoff would be minor and would not be expected to significantly change the amount of surface water in any water body. The City Utilities Department encourages all new construction to include such measures as on-site storage and/or detention of site-generated storm water flows. Adequate drainage facilities will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in significant changes in absorption rates, drainage patterns, increase in the amount of surface runoff or change in the amount of surface water or direction of flow within local water bodies.*

b) The Project Area is mostly in Zone X of the Federal Emergency Management Agency's Flood Insurance Rate Maps, an area protected by levees from a 100-year flood event. During preparation of this document, the remainder of the Project Area was located within an area of the 100-year floodplain currently designated as an A99 Flood Hazard Zone on the Sacramento Community's Official Flood Insurance Rate Map (FIRM), dated November 15, 1989 (Map Numbers 060266 0010E and 060266 0025E). This A99 floodplain is a broad swath that runs diagonally through the Project Area from southwest to northeast. The A99 zone is defined by the Federal Emergency Management Agency (FEMA) as a "special flood hazard area (SFHA), where enough progress has been made on a protective system such as dikes, dams, and levees, to consider it complete for insurance rating purposes." The A99 Flood Hazard Zone does not designate flood elevations, and there are no FEMA regulations restricting development in the zone. However, development within the A99 zone is subject to certain construction design regulations and flood insurance is required for any development that includes federal financing.

In recent years, the Sacramento Area has been subjected to numerous storm events resulting in high flows in the American and Sacramento rivers. In response to these flood events, the U.S. Army Corps of Engineers (COE) has revised flow frequency curves that indicate that portions of the area are only protected against a 77-year flood event. Even when additional levee protection that would be constructed along the American River in 1998 is considered, the level of protection is less than the 100-year level.

FEMA has a congressional mandate to establish a SFHA to deal with flood control systems that no longer provide 100-year protection. Based on the refined COE hydrologic calculations, FEMA has issued a final flood elevation determination letter and revised FIRM for portions of the Sacramento area. FEMA intends to issue new FIRMs on July 6, 1998 that would redesignate the A99 zones to a more restrictive "AR" zone ("A" denoting that the area is a SFHA, and the "R" denoting that restoration of a levee system to a level of base flood protection is underway). The area affected includes large areas of the City south of the American River, and smaller parts of the City north of the river and east of the Natomas East Main Drain Canal (NEMDC), generally contiguous with the area of the existing A99 flood zone. The AR zone is intended for communities such as Sacramento, where a previously certified 100-year or greater flood protection system has been de-certified due to updated hydrologic or other data.

The AR zone allows development to continue with some restriction while progress is being made toward restoring a 100-year flood protection level. Like the A99 zone, the AR zone is also temporary and will expire ten years from the date of classification or when certification of 100-year flood protection is obtained. The FEMA letter established the base flood elevations and initiated a six month compliance period that will end in July 1998, at which time the AR restrictions will be imposed. During the compliance period, the City is required to amend the existing floodplain management ordinance to incorporate and implement the AR zone requirements based on the flood hazard information shown on the maps.

The AR zone contains two categories: "Developed" and "Undeveloped". The Project Area is anticipated to be categorized as "Developed", or areas adjacent to existing public infrastructure or infill areas that are currently surrounded by existing development pursuant to FEMA definition. All new residential and non-residential development in the AR zone will be required to be constructed with the lowest floor including the basement at or above the base flood elevation, or three (3) feet above the highest adjacent grade, whichever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Development in the Project Area would be required to comply with federal regulations imposed on the site whether it be a A99 or AR designation. At this time, no significant environmental impact will result since development would not be allowed unless it complies with the federal regulations regarding development in areas subject to this particular flood hazard. The City is currently preparing environmental review for amendments to sections 9.26 and 9.27 of the City Code relating to Flood Management.

Under applicable provisions of the Sacramento City Code, which will not be modified until July 1998, new development is permitted in the Project Area, provided building permit applicants, by agreement with the City, a) assume the risk of all flood-related damage to any permitted new construction; b) agree to notify subsequent purchasers of the flood risk; and c) ensure that any new construction complies with City-imposed design restrictions aimed at reducing the risk of flood-related property damage and personal injury. A project applicant, as part of standard City approval procedures, will

be required to execute an agreement that acknowledges the flood risk of the project and that requires compliance with the provisions of the Sacramento City Code.

The City has evaluated the impacts of approving development within the flood zone in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. That document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. Flood-related risks created by activities encouraged by the Redevelopment Plan Fourth Amendment fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to the Project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento ("Findings"). That document is appended to the Program EIR available through the Department of Planning and Development.

The Project Area is also served by the City's combined storm/sanitary sewer system which has been subject to localized flooding. The terrain in the City is flat and many of the sewers and facilities are undersized and in need of rehabilitation. As a result, localized flooding occurs during large storm events. Local flooding occurs when the CSS is full and storm water runoff cannot enter the system. An objective of the CSS Rehabilitation and Improvement Plan is to reduce localized flooding problems. *All development assisted by the proposed Redevelopment Plan Fourth Amendment would be required, by City regulations, to provide adequate on-site drainage or sign a mitigation agreement, and would not expose people or property to water-related hazards such as localized flooding.*

c) Redevelopment activities and development encouraged by redevelopment will contribute additional runoff to these systems on a case by case basis over the life of the Redevelopment Plan. Construction activities may contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic as a result of redevelopment activities which may contribute grease, oils, and other materials that may contaminate runoff from streets and parking lots.

Construction encouraged by redevelopment would include temporary earth disturbing activities. This could result in a minor increase in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. The GESC includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. Implementing accepted dust control practices, revegetating or covering exposed soils with straw or other materials,

constructing ingress/egress roads and adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways, covering trucks containing loose and dry soil, and providing interim drainage measures during the construction period are measures intended to minimize soil erosion and fugitive dust emissions.

This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities before beginning construction. The primary objective of the BMP's is to reduce nonpoint source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMP's for construction sites. Components of the BMP's include:

- Maintenance of structures and roads
- Flood control management
- Comprehensive development plans
- Grading, erosion and sediment control ordinances
- Inspection and enforcement procedures
- Educational programs for toxic material management
- Reduction of pesticide use
- Specific structural and non-structural control measures

BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. BMP's are approved by the Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities Engineering Services Division, 5770 Freeport Boulevard, Suite 100, Sacramento). *Soil erosion would be limited to the construction period of the project. Minor increases in the volume and rate of water runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the required BMPs, resulting in a less than significant impact.*

f,g,h,i) Redevelopment activities in the Project Area would not affect the direction or rate of flow of groundwater. Water supplies are provided by the City of Sacramento through a system of pipelines that currently exist within the streets. Development within the Project Area will not require new withdrawals from groundwater sources or affect aquifers by cuts or excavations. The proposed Redevelopment Plan Fourth Amendment also would not be expected to result in development that requires excavations to a depth that typically require continuous dewatering. The City does not rely on groundwater in this area for its source of public water supply. *As such, the project has no effect on groundwater used for public water supplies.*

#### Section V: Air Quality

a.b) The Project Area is located within the Sacramento metropolitan area which is considered a non-attainment area for selected pollutants. The 1986-2006 SGPU DEIR identified urban emission

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sources as the primary source for existing air quality problems (SGPU DEIR, Z-6). The federal air quality standards for ozone and particulate matter ( $PM_{10}$ ) are being exceeded several times per year in Sacramento City and County.

Ozone is a secondary pollutant produced over time by a complicated series of chemical reactions involving nitric oxide, nitrogen dioxide, various organic compounds, ultraviolet light, and normal components of the atmosphere. Ozone problems have been identified as the cumulative result of regional development patterns, rather than the result of a few incremental significant emissions sources (SGPU DEIR, Z-9).

The Sacramento Metropolitan Air Quality Maintenance District (SMAQMD) collects ambient air quality data through a network of air monitoring stations. This data is summarized annually and published in the California EPA CARB's California Air Quality Data Summaries. Table V-1 is a five year summary listing the highest annual concentration observed in the SUA for non-attainment designated criteria pollutants for the years 1992-1996. This data was collected at the SMAQMD's 13th & T Street gaseous and particulate monitoring station located in downtown Sacramento. This station was selected because it is the closest gaseous and particulate monitoring station to the Project Area. The CARB has not yet released monitoring data for the full 1997 calendar year.

The Redevelopment Plan Fourth Amendment would continue to eliminate barriers to development within the Project Area, allowing development to proceed up to General Plan densities. Development activities would result in additional emissions relating to both construction and operations. Each development project as it is proposed over the life of the Redevelopment Plan Fourth Amendment will be assessed against the following SMAQMD recommended significance criteria:

- **Criteria Pollutants:** Construction and operation impacts are considered potentially significant if the project would result in a net increase of 85 pounds per day (lbs/day) of ROGs, 85 lbs/day of  $NO_x$ , 275 lbs/day of  $PM_{10}$  or 150 lbs/day of  $SO_2$ . Operational impacts for CO are considered potentially significant if CO "hot spots" exceeding state 1-hour and 8-hour SAAQS are generated near major thoroughfares and congested surface streets.

With future development of the Project Area air pollutants would be emitted by construction equipment, and fugitive dust would be generated during interior grading and site preparation. Construction activities are regulated by the City and County, as well as the Air Quality Management District. Construction in the Project Area over the life of the Redevelopment Plan Fourth Amendment will include demolition of some structures and grading preparation for all new construction.  $PM_{10}$  emissions in the form of fugitive dusts would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather. Phase I emissions from construction equipment (i.e. graders, back hoes, haul trucks etc.) would generate  $PM_{10}$ ,  $NO_x$ , and ROG emissions.

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**TABLE V-1  
AIR QUALITY DATA SUMMARY (1992-1996) FOR THE PROJECT AREA**

Pollutant	Monitoring Data By Year /a/					
	Std. /b/	1992	1993	1994	1995	1996
Ozone (O <sub>3</sub> ):						
Highest 1-hour average, ppm/c/ Days/Hours /d/	0.09	<b>0.12</b> 11/21	<b>0.13</b> 4/9	<b>0.11</b> 3/3	<b>0.13</b> 7/16	<b>0.12</b> 5/12
Carbon Monoxide (CO): /e/						
Highest 1-hour average, ppm Number of excesses	20.0	11 0	12 0	11 0	10 0	9 0
Highest 8-hour average, ppm Number of excesses	9.0	8.6 0	<b>9.4</b> 1	6.4 0	6.5 0	6.8 0
Particulate Matter (PM <sub>10</sub> ): /e/						
Highest 24-hour average, ug/m <sup>3</sup> /c/ Days/Samples /f/	50	<b>72</b> 8/71	<b>77</b> 11/97	<b>99</b> 6/79	<b>85</b> 14/82	<b>75</b> 4/77
Annual Geometric Mean, ug/m <sup>3</sup>	30	29.1	25.3	26.1	26.3	22.2

Note: **Bold values are in excess of applicable standards**

na not available

/a/ All data are from the 13th and T streets monitoring station in downtown Sacramento.

/b/ State standard, not to be exceeded.

/c/ ppm = parts per million; ug/m<sup>3</sup> = micrograms per cubic meter.

/d/ Days/Hours refers to the number of days during which excesses of the state standard were recorded in a given year and the total number of hours in which the standard was exceeded during that year.

/e/ Particulate is usually measured every sixth day (rather than continuously like the other pollutants). "Days/Samples" indicates the number of excesses of the state standard that occurred in a given year and the total number of samples that were taken that year, respectively.

SOURCE: California Air Resources Board, *California Air Quality Data Summaries*, 1992, 1993, 1994, 1995, 1996.

The largest source of construction-related PM<sub>10</sub> emissions would be associated with the demolition of existing structures. Demolition activities are required to conform to the rules and guidelines outlined in the SMAQMD Rule 403 concerning fugitive dusts associated with construction activities, including demolition. Rule 403 requires the application of water or chemicals for the control of fugitive dust associated with demolition, clearing of land, construction of roadways, and any other construction operation that may potentially generate dust, including the stockpiling of dust-producing materials. Although PM<sub>10</sub> emissions associated with demolition can be quite large, these emissions will be reduced by Rule 403, and will take place over a very short period of time.

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Phase II construction emissions are primarily associated with construction employee commute vehicles, asphalt paving operations, mobile construction equipment (i.e., bull dozers, fork lifts, etc.), stationary construction equipment, and architectural coatings. Phase II construction emissions will principally be generated from diesel-powered mobile construction equipment as well as architectural coatings. Phase II construction emission mitigation measures involve the routine maintenance and tuning of all mobile and stationary powered construction equipment, as well as construction employee commute vehicle trip reductions. Construction paving materials and coatings are required to conform to the rules outlined in the SMAQMD's Rule 453 and Rule 442 governing the manufacture and use of asphalt and architectural coatings.

Resident, employee, customer and/or delivery vehicle trips associated with new development would generate NO<sub>x</sub> and ROG emissions, contributing to regional ambient O<sub>3</sub> concentrations, and would generate vehicular dust emissions that would contribute to regional ambient PM<sub>10</sub> concentrations. Additionally, the combustion of natural gas for space heating will contribute NO<sub>x</sub> and ROG emissions.

SMAQMD requires site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed over time in the Project Area. However, all development anticipated under the Redevelopment Plan Fourth Amendment must be consistent with the City's General Plan. Therefore, air quality impacts associated with development occurring as a result of redevelopment activities have already been considered in the SGPU EIR. At the time of General Plan adoption, the EIR identified a regional unavoidable significant adverse impact, and the City Council adopted findings of overriding considerations. *The Redevelopment Plan Fourth Amendment would not encourage development beyond that considered in the SGPU EIR.*

- c) Due to the small scale of proposed and typical redevelopment activities, changes in local or regional climate conditions are not expected as a result of the Redevelopment Plan Fourth Amendment.
- d) Development encouraged by redevelopment activities is expected to be commercial, residential or light manufacturing development typical of the area and is not expected to create objectionable odors.

#### Section VI: Transportation/Circulation

Major public streets within the Project Area include Alhambra Boulevard, Broadway, Martin Luther King, Jr. Boulevard, Stockton Boulevard, 33rd Street, 2nd Street, 12th Avenue, 14th Avenue, 21st Street, and 5th Avenue. Over the life of the Redevelopment Plan Fourth Amendment, additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. It is anticipated that Project development may entail abandonment and/or realignment of certain streets, alleys, and other rights-of-way. Any changes in the existing street layout would be in accord with the General Plan, the objectives of the Redevelopment Plan, and the City's design standards. At this time, proposed street improvements include off-street parking on

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Broadway and Stockton Boulevard, installation of street medians, improved street lighting and landscaping, and other traffic calming measures. The diagonal orientation of Broadway tends to impede traffic flow in the northern portion of the Project Area. In order to correct this deficiency, selected streets that intersect Broadway between Y Street and 5th Avenue will need to be converted to one-way or partially vacated.

a) Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. In 1989, the UCDCMC adopted their Long Range Development Plan which allowed for new growth and expansion of medical facilities in the area. This growth coupled with regional growth has resulted in increased traffic along the Stockton Boulevard and Broadway corridors. As a result of increased traffic, the level of service (LOS) has degraded along Stockton Boulevard and some portions of Broadway. Traffic encroachment has begun to occur in the adjacent residential neighborhoods (Stockton Boulevard and Broadway Area Circulation Study - Summary and Strategy Guide).

Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. This additional development will generate additional vehicular movements throughout the Project Area and the City/County over existing conditions. However, build-out of the Project Area is anticipated to be consistent with General Plan densities, and generate the same number of average daily trips anticipated with the General Plan.

Traffic service is generally characterized by examining peak period operations. Operations are described in terms of the peak hour Volume to Capacity (V/C) ratio, as well as Level of Service (LOS). The V/C ratio indicates the amount of capacity utilized, with 1.0 representing 100 percent utilization. The LOS provides a letter grade that describes the quality of flow, ranging from the best conditions (LOS A) through extreme congestion associated with at or over-capacity conditions (LOS F).

Traffic conditions are best characterized by the peak hour LOS at signalized intersections, since signalized intersections generally have more limited capacity than midblock roadway sections. Intersection LOS is usually computed using the "Planning Methodology" from Transportation Board Circular 212, which is commonly used in EIRs and is the method currently preferred by the City. This method provides generally conservative estimates of intersection capacity.

The City of Sacramento has a current policy to maintain LOS C conditions where possible. This policy is more conservative than other jurisdictions, which may accept LOS D conditions (or LOS E at intersections affected by regional traffic such as freeway ramps). The most congested freeway segments serve the eastern suburbs of Sacramento along I-80 and U.S. 50. Both of these freeways are operating at or near their designated capacity. Currently, the Stockton/Broadway intersection operates at LOS A in the am peak hour, and LOS B in the pm peak hour. Under future 2010 roadway network operating conditions, the intersection LOS for Stockton Boulevard and Broadway has been estimated to be at LOS D in the pm peak hour. In addition, the future 2010 roadway network is anticipated to experience pm peak hour LOS E at the intersection of Martin Luther King,



Jr. Boulevard and Broadway (Broadway/Stockton Supermarket Project Negative Declaration). At General Plan buildout all other Project Area intersections and roadway segments are anticipated to maintain LOS of C or better except for Stockton Boulevard and Broadway (SGPU). The City of Sacramento has adopted a Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento General Plan Update for impacts to City streets and the freeways. The Redevelopment Plan Fourth Amendment will eliminate barriers to General Plan growth in the Project Area, as anticipated in the SGPU DEIR. *The Fourth Amendment will not generate any impacts not previously considered in the SGPU EIR.*

b-f) Additional development encouraged by redevelopment activities will result in an increased demand in parking. Parking in some areas is already constrained, and additional development may exacerbate this situation. Lack of parking can also interfere with pedestrian and vehicular circulation, creating disruptions in traffic flow as drivers are forced to circle blocks in search of a space and block traffic entering and exiting inadequately sized and poorly designed parking lots. The Stockton Broadway Corridor has inadequate parking facilities that contribute to the stagnation of the area's development and, more specifically, limit the use and reuse of the Project Area (*Preliminary Report*, pg. 13). The Agency intends to assist in the provision of adequate parking in the Project Area.

The Project Area is well served by alternative transportation modes. Seven bus routes, Routes 38, 50, 51, 67, 68, 83, and 115 serve Oak Park. There are existing bikeways through the Project Area along Martin Luther King, Jr. Boulevard, 34th and 32nd streets, and 9th and 12th avenues. The 2010 Bikeway Master Plan identifies proposed bikeways running north-south on Broadway, 43rd and 44th streets and Stockton Boulevard, and east-west along 2nd, 5th, 7th, 8th, 9th, 21st and 27th Avenues and Broadway. Light Rail is available about one-half mile north of the Project Area, with the closest stations at 29th, 39th and 48th streets. The proposed South Area Light Rail Extension would parallel the UP Rail Line approximately one half to three quarter miles west of the Project Area.

The Redevelopment Plan Fourth Amendment would also assist in the construction of medians, traffic circulation improvements, and street lights to upgrade the appearance and safety of the Broadway/Stockton Boulevard Corridor. As development occurs in the Project Area, site design, including parking and driveway locations, and alternative transportation modes will be subject to review by the City's Public Works Department. All city departments, including fire and police, review the site design to ensure safe and adequate access. *The Redevelopment Plan Fourth Amendment is expected to have a beneficial impact on Project Area parking, circulation, alternative transportation modes, and pedestrian and cyclist safety.*

g) The proposed Redevelopment Plan Fourth Amendment does not affect rail, waterborne or air traffic.

## Section VII: Biological Resources

a-e) The proposed Project Area is in Urban Land Habitat (SGPU U-14). There are no wetlands or water features in the Project Area. Urban Land Habitat does not support foraging or nesting habitat

for any animal species on the State or Federal Threatened or Endangered Species lists. The Project Area is currently developed with existing structures, and vacant areas where buildings have been previously demolished.

The dominant vegetation consists of artificially irrigated ornamental plantings. Most of the vacant parcels in the Project Area support non-native annual grassland habitat. Most of the developed parcels support a variety of non-native ornamental species including street trees, shrubs, herbaceous flower beds, and lawns. Native trees and shrubs are occasionally interspersed in native landscapes. No records of special state plant species in the Project Area are included in the California Natural Diversity Data Base (CNDDDB, 1997). However, potential habitat exists in the Project Area for the valley oak (*Quercus lobata*), a special status plant.

Development that may be encouraged through redevelopment activities would be required to assess any potential project specific construction impacts to trees, in coordination with the City Arborist. Heritage trees in the Project Area would be protected by the City of Sacramento Heritage Tree Ordinance. Heritage trees are defined by the Ordinance as trees of any species having a trunk circumference of 100 inches or more measured 4.5 feet above ground level, which are of good quality in terms of health, vigor of growth, and conformity to generally accepted horticultural standards of shape for its species.

The proposed Redevelopment Plan Fourth Amendment will encourage new landscaping in the Project Area. As a result, new species of plants could be introduced to the area. City policies encourage revegetation and landscaping with native plant species, avoidance of non-indigenous species and protection of native trees and oaks. Landscaping plans are subject to review and approval by the Design Review Board.

A variety of trees and shrubs used for landscaping of urban areas provides nest sites and cover for wildlife. In general, the density and diversity of urban wildlife depend on the extent and type of landscaping and open space, as well as the proximity to natural habitats. Records of the CNDDDB indicate that the burrowing owl (*Athene cunicularia*) and the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) are known to occur near the Project Area. The longhorn beetle has been observed along the American River Parkway. Elderberry plants are frequently associated with riparian habitats, and no riparian habitat has been observed in the Project Area. As such, the valley elderberry longhorn beetle is not expected to occur in the Project Area.

The nearest record for the burrowing owl is approximately ½ mile east of the Project Area at the old Fairgrounds, and just north at the UCD Medical Center. The owl is a California Department of Fish and Game species of special concern, and is a year-round resident in the Central Valley. This species prefers open annual or perennial grasslands, including heavily disturbed areas with existing burrows, elevated perches, large areas of bare ground or low vegetation, and few visual obstructions. Burrows are typically located near water where large numbers of prey species, primarily insects, are found. Redevelopment activities may encourage development that could impact burrowing owls. All such development must go through the City of Sacramento entitlement process prior to construction.

which includes site-specific environmental review and mitigation of potential burrowing owl impacts in this area. Therefore, the potential for the Redevelopment Plan Fourth Amendment and subsequent activities to have an adverse impact on burrowing owls, or any other special status species or habitat is considered low. *Therefore, the Redevelopment Plan Fourth Amendment and subsequent activities would have a less than significant impact on biological resources.*

### Section VIII: Energy and Mineral Resources

a) The proposed Redevelopment Plan Fourth Amendment would not require the expansion of energy-supply infrastructure. Both PG&E and SMUD have adequate infrastructure in place to serve the Project Area. In addition, the proposed Redevelopment Plan Fourth Amendment would not conflict with applicable energy conservation plans or exceed the maximum energy consumption threshold set by Title 24, State Building energy Efficiency Standards. *No impacts to energy conservation plans would occur.*

b) As development occurs within the Project Area, non-renewable energy, water, and materials resources will be consumed by increased vehicle travel, heating and cooling of living and working spaces, and electrical power generation. New construction will involve the use of additional building material and natural resources. In a regional and statewide context, this level of consumption of materials and energy resources is not considered significant.

The proposed Redevelopment Plan Fourth Amendment would result in the loss of those natural resources associated with the construction activities. New development in the Project Area is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources. *Therefore, this impact is considered to be less-than-significant.*

c) The proposed Redevelopment Plan Fourth Amendment would not result in the loss of availability of a known mineral resource in the Project Area. Please refer to the discussion under "III. Geology", item "e.h.i".

### Section IX: Hazards

a) Some designated uses within the Project Area may use, store, or transport hazardous substances to a limited degree. The Redevelopment Plan Fourth Amendment itself would not result in an increase in unusual or unique risks of explosion or release of hazardous substances beyond that risk typical of commercial or business land uses that may be assisted with redevelopment. State law requires detailed planning to ensure that hazardous substances are properly handled, used, stored, and disposed of, and to prevent or minimize injury to human health or the environment in the event such substances are accidentally released. Federal laws, such as the Emergency Planning and Community-Right-to-Know Act of 1986 (also known as Title IH of the Superfund Amendments and Reauthorization Act, or SARA Title III) impose similar requirements.

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The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act) requires that a business that uses, handles, or stores hazardous substances prepare a plan, which must include: 1) details, including floor plans, of the facility; 2) an inventory of hazardous substances handled or stored; 3) an emergency response plan; and 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

In addition, under the terms of State legislation passed in 1989, AB 3777-LaFollette, the responsible local agency is to be provided with a Risk Management and Prevention Plan (RMPP). A RMPP is the sum total of programs aimed at minimizing acutely hazardous substance incident risks. This can include, but is not limited to: 1) systems safety review of design for new and existing equipment; 2) safety evaluation of standard operating procedures; 3) system review for reliability, both human and equipment/facility; 4) preventive maintenance procedures; 5) risk assessment for failure of specific pieces of equipment or operating alternatives; 6) emergency response planning; and 7) internal or external auditing procedures to ensure that safety programs and safety engineering controls are being executed as planned.

In general, this law requires that users of hazardous chemicals include in their RMPPs a hazards operations analysis (HAZOP) to be performed if specified quantities of approximately 30 acutely hazardous chemicals are used. In particular, the HAZOP must consider the off-site consequence of the release of any acutely hazardous substance, as defined. Should any toxic and/or flammable materials be proposed for any new commercial uses in the Project Area, a disclosure statement must be filed with the Sacramento County Environmental Management Department (SCEMD) which includes a list of these materials, the maximum amounts anticipated and how and where these materials are stored and used. *The Fire Department prepares an emergency plan which contains this information, thereby minimizing the release of hazardous substances in the event of an explosion or fire, and reducing potential impacts to a less than significant level.*

b) Future development in the Project Area and/or redevelopment activities would not interfere with either an adopted emergency response plan or an emergency evacuation plan. *No routes used for emergency access and response would be adversely affected by the Redevelopment Plan Fourth Amendment.*

c.d) Implementation of the Redevelopment Plan Fourth Amendment does not involve unique or unusual human health concerns. Redevelopment activities are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials.

Development in the Project Area may involve the recycling of properties, thus future development may be subject to hazards created by contamination resulting from existing or past land uses on a development site or adjacent site. Prior to development on any project sites that have the potential to be contaminated, applicants must coordinate with and obtain approval from the SCEMD. This procedure is required to assure that a proposed development does not interfere with the cleanup of potential groundwater or soil contaminants.

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The Redevelopment Agency thoroughly investigates any proposed acquisition sites for the possible presence of hazardous substances in soil or groundwater. In the event contamination is discovered, a site remediation plan is prepared and implemented prior to any property transfer and construction. *Existing federal, state and local laws and requirements would mitigate any potential impacts in the Project Area to a less than significant level.*

The demolition of older buildings could expose construction workers and the public to carcinogenic asbestos fibers. Asbestos may be present in a variety of forms in the existing structures. If "friable," it could become loose and airborne where it can be inhaled. Loose insulation, ceiling panels, and brittle plaster could be sources of friable asbestos. Non-friable asbestos is generally bound to other substances such that it does not become airborne under normal conditions. In most cases, asbestos in older structures is contained in linoleum, insulation, and similar building materials. These non-friable materials do not present an intrinsic health hazard by their mere presence, because the asbestos is encapsulated in another material. However, any activity that involves manipulation of these materials (i.e., cutting, grinding, or drilling) could release hazardous airborne asbestos fibers.

The City requires that if asbestos fibers are suspected or identified in soils or existing building materials, then additional sampling must be performed prior to any demolition activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations. *Existing federal, state and local regulations would mitigate any potential impacts in the Project Area to a less than significant level.*

e) The proposed Redevelopment Plan Fourth Amendment would not create an increased fire hazard in areas with flammable brush, grass or trees.

#### Section X: Noise

a, b) Increased vehicular traffic resulting from roadway improvements and development encouraged by redevelopment activities may incrementally increase ambient noise levels on arterial streets and freeways. Construction related noise impacts may exceed acceptable levels and will have potentially significant short-term impacts on adjacent residential development. Construction noise represents a temporary impact on ambient noise which will terminate upon completion of an individual project.

A change in noise levels of less than three dBA is not discernible to the general population. An increase in average noise levels from three to five dBA is clearly discernible to most people, and an increase greater than 5 dBA is considered subjectively substantial and constitutes a significant noise impact.

The City of Sacramento Noise Control Ordinance sets limits for exterior noise levels on designated agricultural and residential property. The ordinance states that noise shall not exceed 55 dBA during

any cumulative 30-minute period in any hour during the day (7:00 a.m. to 10:00 p.m.), and 50 dBA during any cumulative 30 minute period in any hour during the night (10:00 p.m. to 7:00 a.m.). The ordinance sets somewhat higher noise limits for noise of shorter duration; however, noise shall never exceed 75 dBA in the day and 70 dBA at night.

Construction activities, including the erection, excavation, demolition, alteration or repair of any building or structure, are conditionally exempt from the Noise Ordinance. Construction activities are exempt from the noise standard from 7:00 a.m. to 6:00 p.m. Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday. Internal combustion engines that are not equipped with suitable exhaust and intake silencers that are in good working order are not exempt.

The City of Sacramento monitored existing ambient noise for Oak Park surface streets at a normalized distance of 75 feet from the center of the roadway (SGPU Exhibit AA-47). The existing noise levels monitored were identified as 67 dBA on Stockton Boulevard between Highway 50 and 14th Avenue; 66 dBA on Broadway from Franklin to MLK, Jr. Boulevard, then 62 dBA to Stockton Boulevard; and 64 dBA on 12th/14th Avenue from SR 99 to Stockton Boulevard. The City's land use noise compatibility guidelines identifies a "normally acceptable" range up to 65 dBA for commercial buildings and up to 60 dBA for residential. A "conditionally acceptable" range for commercial is up to 80 dBA. The SGPU estimates that at General Plan buildout, anticipated noise levels along major roadways in the Project Area would increase 1 dBA on Stockton and Broadway, and actually decrease 3 dBA on MLK, Jr. Boulevard. With conventional construction, such an increase would still be within acceptable levels for commercial areas, and the decrease would put MLK, Jr. Boulevard close to acceptable levels for residential. However, most ambient noise levels in the Project Area would require mitigation (i.e. soundwalls) to protect new residential development along major streets.

Noise generated by the redevelopment activities and development encouraged by redevelopment will include temporary noise from construction activities and long term operational noise from vehicles accessing and exiting Project Area land uses. The Project Area is located in an urbanized environment which is subject to noise from traffic corridors, trucks, and other noise sources typical of a location near major arterials and commercial activities such as auto repair. Surface traffic noise is the dominant noise source in the City. The Redevelopment Plan Fourth Amendment would eliminate barriers to and encourage development in the Project Area consistent with the City's General Plan. In addition, proposed rehabilitation activities would decrease interior noise levels for many existing Project Area homes and commercial structures. *No increases in noise levels beyond those anticipated in the General Plan and already considered in the SGPU EIR would occur as a result of the Redevelopment Plan Fourth Amendment.*

b) Proposed redevelopment activities are not expected to expose people to severe noise levels greater than incremental increases in traffic noise that were previously considered in the SGPU EIR.

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**Section XI: Public Services**

a-e) The City's General Fund and other special collections such as Measure G, state school funds and developer fees provide the financial support to achieve basic safety, school, library and park services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views police, fire, school, maintenance of public facilities, library and park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Police/fire personnel, schools, libraries and parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment.

Any proposed new development in the Project Area will be required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. Both the Police Department and the Fire Department are given the opportunity to review and comment on the design of any proposed new development that could affect public or fire safety. The Redevelopment Plan Fourth Amendment would result in elimination of barriers to General Plan growth, thus potentially increasing Project Area population over existing conditions. It would also provide private and public improvements such as housing and commercial rehabilitation, street improvements and job training programs. The need for fire and emergency services, however, should not be substantially increased because the Project would reduce existing fire hazards through the rehabilitation of substandard residential and commercial buildings. In addition, efforts to eliminate blight in the Project Area and public service programs may have a beneficial impact on police service levels. *The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the redevelopment activities to a less than significant level.*

By removing barriers to growth, the proposed Redevelopment Plan Fourth Amendment could result in an incremental increase in new housing construction in the Project Area. Such increases could result in an increase in student demand on local schools. All schools within the Sacramento City Unified School District are considered by the SCUSD to be currently at or over capacity. Any new students added to the District as an indirect result of the Project would increase existing local school capacity problems. It is important to note, though, that new residential development must be consistent with the City General Plan, and could eventually develop in the Project Area in the absence of the Redevelopment Plan.

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The policies and implementation measures outlined below are contained in the City's General Plan (1988). These policies are expected to be sufficient to provide adequate school facilities to accommodate General Plan growth within the Project Area.

Goal A: Continue to assist school districts in providing quality education facilities that will accommodate projected student enrollment growth.

Policy 1: Assist school districts with school financing plans and methods to provide permanent schools in existing and newly developing areas in the City.

Policy 2: Involve school districts in the early stages of the land use planning process for the future growth of the City.

Policy 3: Designate school sites on the General Plan and applicable specific plans of the City to accommodate school district needs.

Policy 5: Continue to assist in reserving school sites based on each district's criteria, and upon the City's additional locational criteria as follows:

- ▶ Locate elementary schools on sites that are safely and conveniently accessible, and free from heavy traffic, excessive noise and incompatible land uses.
- ▶ Locate schools beyond the elementary level adjacent to major streets. Streets that serve as existing or planned transit corridors should be considered priority locations.
- ▶ Locate all school sites centrally with respect to their planned attendance areas.

Goals and Policies adopted as mitigation measures for the City's General Plan Update (1988) were determined to mitigate impacts of growth on schools to less than significant levels. These policies and measures are the responsibility of the City to implement for the Project Area.

Under Assembly Bill 1290 that amended California Redevelopment Law, the State recognized the potential adverse impact on schools from redevelopment, and mitigated that effect by specifically providing a net increase in funding for school capital improvements. The impact of any new residential development on impacted schools in the Project Area would nevertheless be significant, since the District lacks sufficient funds to alleviate existing overcrowding. However, the legislature specifically found in Article 16.5, Section 31, amending Section 33607.5 (g)(2) of the Health and Safety Code, that "(n)otwithstanding any other provision of law, a redevelopment agency shall not be required, either directly or indirectly, as a measure to mitigate a significant environmental effect or as part of any settlement agreement or judgment brought in any action to contest the validity of a redevelopment plan pursuant to Section 33501, to make any other payments to affected taxing entities, or to pay for public facilities that will be owned or leased to an affected taxing entity."

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**Section XII: Utilities and Service Systems**

In the context of energy service, a significant impact is defined as capacity demand that cannot be met by existing or presently programmed supply, transmission and distribution facilities, and that requires the construction of significant amounts of additional facilities.

a) Natural Gas/Electrical. Increased demands on natural gas resources are met either by current PG&E infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities on a case-by-case basis if required because of the increased demand. New developments are required to coordinate through PG&E to assure that gas is efficiently supplied. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require PG&E to secure a new gas source beyond their current suppliers.

As is the case with gas supply, increased electrical demands are met either by current infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities if required because of the increased demand. A significant environmental impact would result if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth, and thus increase the electrical demand in the Project Area. SMUD has a standard set of measures it requires for approval of new developments:

1. Contact the SMUD Electric System Design Department and consult with SMUD through project planning, development, and completion. Early notification and consultation will be required, since there is a lead time of 12 to 18 months for acquisition of equipment and extension or modification of facilities.
2. Work closely with SMUD during the design stage of the project to ensure that energy conservation and load management measures recommended by SMUD are implemented to the maximum extent feasible.
3. Work with SMUD to locate a vault for electrical transformers with the project as required.
4. Pay to SMUD costs associated with any relocation of SMUD's electrical facilities due to project development.
5. Cooperate fully with SMUD in disclosing information concerning existing and proposed electrical facilities in the Project Area to those parties involved on acquisition of property within the area or the development, maintenance, or regular use of facilities located within the area.

The design of adequate electrical facilities is part of the normal development process and is not considered a physical environmental impact. Implementation of the proposed Redevelopment Plan Fourth Amendment will require compliance with SMUD standards. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require SMUD to secure a new

electrical source beyond their current suppliers. *Therefore, the physical environmental impact of increased electrical and natural gas demand by the proposed Redevelopment Plan Fourth Amendment is considered less-than-significant.*

Besides the direct consumption of energy mentioned above, construction projects also consume indirect energy. For example, indirect energy is consumed through construction related services that use raw materials/natural resources to manufacture the construction materials. A steel beam used in construction indirectly represents energy consumed through mining and extraction of raw materials, the manufacturing process, and the transportation of the material. This indirect energy typically represents about three-quarters of the total construction energy consumption. There is no threshold established by which the impact of indirect energy consumption can be evaluated since it is so widespread throughout the national economic structure.

The City of Sacramento has adopted an energy conservation review checklist and development guidelines for all projects and site plan reviews. The intent of the guidelines is to encourage consideration of energy conservation measures in the preliminary development stages so that project-related energy consumption is minimized. In addition to the checklist, Plan Review of the energy facilities for development occurs during the design review stage of the planning process. *Energy consumption anticipated by the proposed Redevelopment Plan Fourth Amendment would be less-than-significant.*

b) Communication systems. Many federal, state, and local government agencies, as well as private entities, use radio and microwave repeaters mounted on building rooftops. Radar dishes are also mounted on regional mountaintops. Most radar energy is receivable within a certain arc, or range, from the sending point to the receiving point. Obstacles such as tall buildings sometimes block communications within this range. Some systems require a clear line of sight for dependable communications, and any obstacle located between the sending point and the receiving point, including buildings, could block communications or create a "blind spot" in the communications system.

Sacramento County uses a radio system to allow communication between remote stream and rain gauges and the County Administration Building at 700 H Street. The County Administration Building is also linked to the University of California, Davis Medical Center (UCDMC), just north of the Project Area, by radio and microwave communications systems. The UCDMC is the major hub of the entire County radio communications system.

The Project Area is a suburban, mostly residential area where buildings are rarely over two stories. It is not anticipated that any buildings over four stories or with floors below ground level would be assisted by redevelopment activities. If the City were to approve land use and zoning changes that would allow more intensive development that may be assisted by redevelopment activities, mitigation measures are easily available and would be required by the City as part of any discretionary approval process, thus *interference with communication systems would be a less than significant impact.*

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c.f) The City of Sacramento provides water service to areas within the City limits from both surface and ground water sources. The City has water rights to 326,800 acre feet of water per year (AFY). Of this, Sacramento Municipal Utility District (SMUD) has rights to 15,000 AFY. About 100,000 acre-feet or 32 percent of available supplies were consumed by the city water users during 1990.

The City's Department of Utilities, Division of Water has a policy of serving all planned developments within the City boundary that are part of the City's General Plan, thereby allowing the City to plan future treatment facilities in advance of the required demand. Eventually, the City's water rights to the Sacramento and American Rivers may be the limiting factor of future development beyond the year 2035; however, treatment capacity is currently the deciding factor in determining a level of significant impact on the City's Water System. The City has adequate water rights to supply anticipated demand within the Project Area at buildout. New water supply system infrastructure would be coordinated with development as it occurs throughout the City, and all necessary infrastructure would be put in place to serve projects on a case by case basis. *All development within the proposed Redevelopment Plan Fourth Amendment Project Area would be required to contribute towards its share of expanding the water treatment facility to accommodate increases in flow through the system, thus water supply impacts would be less-than-significant.*

d.e) Sewage treatment for the City of Sacramento is provided by the Sacramento Regional County Sanitation District (SRCSD). The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts maintain the systems that transport sewage to the regional interceptors. From the collection system and regional interceptors, sewage flows ultimately reach the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is located south of the City of Sacramento east of Freeport Boulevard. The SRWTP has an existing treatment capacity of approximately 181 million gallons per day (mgd) of seasonal dry-weather flow and 392 mgd of peak wet-weather flow (SRWTP Master Plan Draft Update, 1995). This expanded capacity is anticipated to serve a projected year 2005 service area population of approximately 1.6 million people.

Approximately 7,000 acres of the downtown area and approximately 2,200 acres encompassing River Park, California State University, and the eastern Sacramento area, including the Project Area, are served by the City of Sacramento's Combined Sewer Service System (CSS). This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges. The CSS conveys flows from the City south to the SRWTP.

The City has a contract with Sacramento Regional Wastewater Treatment Plant for the delivery of 60 million gallons per day (mgd) from the CSS (Atchley, 1996). When CSS flows are greater than 60 mgd, CSS flows are diverted to the City's Combined Wastewater Treatment Plant (CWTP), located near South Land Park Drive and 35th Avenue, which only provides primary treatment. Wet weather flows are known to exceed system capacity during heavy storm events. Flows during heavy storm events which are in excess of the 190 mgd combined capacities of the SRWTP (60 mgd) and CWTP (130 mgd) result in a combined sewer overflow (CSO). During CSO events, the City diverts excess flows to the Pioneer Reservoir for storage, which has a capacity of 28 mgd. When the Pioneer

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Reservoir reaches capacity, excess flows are directly discharged into the Sacramento River without treatment. The City has directly discharged into the Sacramento River an average of 6 times a year for the past 5 years (Atchley, 1996). When the pipeline system and treatment plant capacities are surpassed, the excess flows flood local streets through manholes and catch basins.

On June 22, 1990, the California Regional Water Quality Control Board, Central Valley Region (RWQCB) adopted Cease and Desist Order No. 90-179, requiring the City of Sacramento to cease and desist CSS discharges into the Sacramento River in violation of RWQCB Order No. 85-342. The Cease and Desist Order (and amendments 91-199 and 92-217) required the City to undertake operational improvements on the CSS, and perform a risk assessment on the known and potential health impacts of CSOs (City of Sacramento, 1996).

In compliance with the Order, the City submitted numerous alternatives to improve the CSS, as well as performed a public health risk assessment from outflows of the CSS. The City concluded that completely separating the sewer and storm water systems and conducting rehabilitation of the CSS would have adverse effects to City streets and would be economically infeasible. Thus the City identified a long-term control plan (CSS Improvement Program) which includes system improvements to reduce CSO events. The CSS Improvement Program consists of \$84.5 million in improvements during the first five years (phase I) of the program with rehabilitation of the CWTP and the remaining sewers occurring over a ten to fifteen year period (City of Sacramento, 1996). On March 22, 1996, RWQCB rescinded the Cease and Desist Order and issued a new National Pollutant Discharge Elimination System (NPDES) permit (Order No. 96-090) that includes a schedule for implementing the initial phase of the CSS Improvement Program.

An impact is considered potentially significant if a development project represents an increase in flow of wastewater in excess of 40 Equivalent Single Family Dwelling Units (esd) to the Combined Wastewater Control System. An esd is equal to 400 gallons per day. To convert gallons per day (gpd) to esd, the gpd calculation is divided by 400. Projects which exceed this threshold are required to submit an engineering analysis of the impact using the Sacramento Storm Water Management Model (SSWMM) to identify system impacts more precisely, and provide the necessary facilities and mitigation to accommodate the project demands. *The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth and encourage development within the City's CSS service area, within the development levels anticipated in the General Plan. City policies and regulations are adequate to mitigate site specific impacts on the CSS system on a case by case basis.*

g) The City of Sacramento, Department of Public Works, Solid Waste Division currently collects most of the solid waste in the project vicinity. Most commercial establishments, however, hire private collectors to dispose of their dry solid waste. Waste generated within the City is disposed of in the County of Sacramento landfill located near the Cosumnes River at 12071 Keifer Boulevard, southeast of the intersection of Keifer and Grant Line Road.

The annual capacity of the County's Keifer Boulevard Facility (landfill) is 1,000,000 tons per year. Recently, the discovery of wetlands and endangered species at the County landfill site has impacted

estimates of remaining capacity and life span. The County landfill had an estimated life span of 25 to 30 years before wetlands were discovered. The estimated life span is now 5-7 years due to approximately 350 acres having been removed from the total landfill size to avoid destroying wetlands. This projected life span is based upon the generation of 1,000,000 tons of solid waste per year, and does consider the addition of the City's solid waste production. The County of Sacramento Public Works Department is proceeding with acquiring another 430-acre site next to the County landfill. Use of this acreage would result in a total of 730 acres and would prolong the landfill life span of the landfill to 25 to 30 years. Before any additional acreage can be used as landfill, a new operating permit must be submitted and approved by the Regional Water Quality Control Board and the State Integrated Waste Management Board. This permit process is estimated to take more than one year. It is anticipated that interim recycling efforts will reduce the amount of waste disposed of at the County's landfill.

State Assembly Bill 939 (AB 939) requires all cities to develop a source reduction and recycling program to achieve a 25 percent reduction of solid waste by 1995 and a 50 percent reduction by the year 2000. To comply with the AB 939 requirements, the City of Sacramento amended its comprehensive Zoning Ordinance to include a Recycling and Solid Waste Disposal Regulations section. The Recycling and Solid Waste Disposal Regulations call for all commercial, office, industrial, public/quasi-public, and 5-unit or more multiple family residential developments to create a recycling program which includes a flow chart depicting the routing of recycled materials and a site plan specifying the designing components and storage locations associated with recycling efforts.

The County Landfill is regulated to assure that environmental impacts to groundwater, soil, and air are minimized. The landfill has adequate capacity for future growth and is completing expansion plans, and recycling programs in the City are reducing demand. No disposal of hazardous wastes are anticipated with this project. *The proposed Redevelopment Plan Fourth Amendment would result in less than significant solid waste impacts.*

### Section XIII: Aesthetics/Urban Design

a.b) There are no designated scenic highways located within the Project Area that could be affected by redevelopment activities. A major objective of the Amended Redevelopment Plan is to eliminate blight and blighting influences within the Project Area that contribute to the disjointed and degraded visual quality of the Project Area. *This is considered a beneficial impact of the Project.*

b) The Project Area has been identified in the SGPU and Oak Park Redevelopment Plan as an appropriate location for urban development. The proposed Amended Plan would assist in the upgrading of existing properties and new development, as well as public improvements along Stockton Boulevard and Broadway.

All redevelopment actions must also comply with the Art in Public Places Program. In 1979, SHRA adopted Resolutions 1750 and 2863, pledging itself "to promote the aesthetic improvement of the

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City of Sacramento to the fullest extent possible." The Art in Public Places Program requires that development projects with SHRA assistance expend a minimum of two percent of the total project construction costs on aesthetic improvements. Such improvements may be decorative or functional, landscape items, or architectural features. The SHRA currently has an existing memorandum of understanding with the City of Sacramento that designates the Sacramento City Department of Community Services, Metropolitan Arts Division to administer the Art in Public Places Program (Bloom, 1996). *Therefore, the Redevelopment Plan Fourth Amendment would result in a beneficial impact on aesthetics in the Project Area.*

c) Development encouraged by redevelopment activities will result in some increases in light and glare from domestic, commercial, and public lighting. Because the area is already urbanized, the incremental increase in lighting associated with new development will be less-than-significant.

Solar glare created by the reflection of light off building surfaces has the potential to create impacts if it causes distracting glare for drivers on city streets or on nearby freeways. As the sun travels from east to west, areas of glare may be produced as the sun hits the surface of a building and reflects from that surface. The height and width of a structure affects the area of glare. All new lighting in the Project Area must be installed in compliance with the City's Comprehensive Zoning Ordinance (Section 6-D-8) standards. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from properly shielded to eliminate glare on existing land uses and roadways. *Light and glare impacts are therefore not considered to have an impact with adherence to City requirements.*

#### Section XIV: Cultural Resources

a) The physical environment of the Project Area has been greatly altered by human modification over the past 150 years. Specifically, the urbanization of the City of Sacramento has greatly altered the pre-1850 environment. On a larger scale, the deposition of deep alluvial soils over the past 10,000 years has buried any early archaeological resources.

The Project Area is located in an existing urbanized area, which was previously developed with both commercial and residential uses. The Project Area is not located in a Primary Impact Area as defined by the SGPU EIR (Page V-5). There are no recorded pre-historic sites in the Project Area. The City has a standard construction requirement that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be

immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an impact on prehistoric resources.*

b) Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. For a time, Oak Park's business district, with 225 stores, was Sacramento's largest outside the downtown area. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The community fell into a long decline in the years following WWII.

Buildings within the Project Area listed on the National Register of Historic Places include the Historic Dunlap Dining Room, Citizens/Sacramento Bank, and the Oak Park Fire Station. Many other Oak Park structures are listed on the City's Official Register of Historic Structures.

Under Chapter 32 of the City Code, the Design Review and Preservation Board reviews demolition requests of buildings listed in the City's Official Register. The Board has the authority to suspend demolition activities for 180 days, and the City Council can extend this suspension for another 180 days (Sacramento Housing and Redevelopment Agency, 1987). The purpose of this suspension period is to provide the City and the developer an opportunity to explore alternatives to building demolition.

Under Section 2.98 of the City's Zoning Ordinance, the City sets forth the following policies related to historic preservation:

The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitles the development to all benefits provided in the Incentive Zone established under Section 2.3 of the Urban Design Plan. These benefits include, but are not limited to, one-meeting Planning review and priority building permit processing. Eligible projects may also receive public financial assistance.

Secondarily, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same Incentive Zone benefits found in Section 2.3 of the Urban Design Plan.

Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Design Review Process:

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1. Demonstrate infeasibility of rehabilitation;
2. Demonstrate financial capability of new project prior to issuance of demolition permit;
3. Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines;
4. Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
5. Demonstrate economic benefit of new project to the City. (City of Sacramento, 1995).

All Project Area structures listed in the City's Official Register are subject to the protections outlined above. Redevelopment activities include rehabilitation of historic properties, and the Agency has a strong history of historic preservation in the Project Area. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an adverse impact on historic resources.*

d) The Redevelopment Plan Fourth Amendment would not result in any physical changes in the Project Area that may have an impact on unique ethnic cultural values.

e) The Project Area is not known to have been used for religious or sacred purposes.

#### Section XV: Recreation

a.b) The City's General Fund and other special collections provide the financial support to achieve basic park and recreational services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment. *The proposed Redevelopment Plan Fourth Amendment would not result in any impacts upon the quality or quantity of recreational facilities. Any population growth resulting from redevelopment activities would be consistent with that anticipated in the City's General Plan and previously considered in the SGPU EIR.*



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