

June 12, 1986

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH SACRAMENTO
COMMUNITY PLAN (M85-033)

SUMMARY

The Draft and Final Environmental Impact Reports (EIR) for the South Sacramento Community Plan (SSCP) has been circulated for review and comment. All significant environmental impacts have been identified and mitigation measures have been developed to reduce these impacts to a less than significant level. After taking testimony on the Final EIR, staff recommends that the Planning Commission determine that the Final EIR is adequate; certify that it has been prepared in compliance with State CEQA Guidelines; determine that significant impacts have been mitigated; and recommend that the City Council adopt the attached Resolution.

BACKGROUND INFORMATION

In 1983, the City began work on the SSCP. Five smaller Community Plans prepared in the mid-1960s will be consolidated into one comprehensive plan as a result of this update. The study area encompasses both City and County territory totalling approximately 21 square miles; however, the Community Plan focuses primarily on the City's portion (12+ square miles). Incorporated areas contain roughly 42 percent of the entire South Sacramento population with estimates of City populations within the study area reaching 30,000 to 60,000 persons by the year 2000. Major changes envisioned in the plan update include increased densities on vacant land and reducing the amount of existing commercial designated land.

A Draft EIR on the Draft Community Plan was prepared and circulated on February 25, 1986 for public review. The Planning Commission conducted a public hearing on April 3, 1986, to receive public comments on the Draft EIR. Comments received on the Draft EIR have been addressed in the Final EIR which was distributed on May 22, 1986 for a seven-day public review.

The Summary Table from this Final EIR has been corrected to reflect the appropriate levels-of-significance determined during the environmental review process (see Exhibit 1). The EIR identifies the following potentially significant adverse environmental impacts of the proposed

Community Plan (I) including mitigation measures (MM) which will reduce the potential impacts to less than a significant level for parcels located within the City's jurisdiction.

LAND USE

- (I) Potential land use inconsistency with a SSCP policy guiding multifamily housing development on a 54 acre parcel north of Florin Road and east of the Western Pacific Railroad track.
- (MM) The planned conversion of a 54 acre parcel, currently developed with residential, 4-8 dwelling units per acre uses to 11-29 dwelling units per acre, should be re-evaluated on a project-by-project basis in light of the proposed SSCP policy which encourages the construction of multiple-family housing in developments of 100 or fewer units in single projects.
- (I) Potential land use inconsistency with Mather Air Force Base noise contours and over flight zones.
- (MM) Review future project proposals for consistency with the Comprehensive Land Use Plan (CLUP) being developed for Mather Air Force Base. The proposed CLUP may restrict development of certain parcels located within the 80 CNEL contour in the City to limited industrial (i.e., mining).
- (I) Potential impacts may occur from future annexations in terms of their effect on the City's Sphere of Influence.
- (MM) Assess specific future annexation proposals pursuant to CEQA Guidelines to identify mitigation measures that will reduce potential adverse impacts on the City's Sphere of Influence to a less than significant level.
- (I) Potential land use impacts may occur from non-residential uses adjoining residential areas.
- (MM) Non-residential land uses proposed adjacent to residential uses or zones are regulated by the City's SSCP and Comprehensive Zoning Ordinance which control setbacks, walls, landscaping, etc.

PUBLIC SERVICES AND FACILITIES

- (I) Potential doubling in water demand to approximately 60,970 acre feet annually which may increase the County's overdraft problem.
- (MM) Consideration of a Water Management Plan regulated by a City and County water management agency.

- (I) Increase demand for police protection, station(s), and related funding will result from projected development.
- (MM) Require site design review by the City Police Department.

- (I) Potential 67 percent increase in school enrollment resulting in approximately 38,590 students; potential need for approximately 83 portable classrooms in Sacramento Unified School District and one high school site in the Elk Grove Unified School District.
- (MM) Impaction fees for the Sacramento Unified School District may be required to assist in funding future permanent and portable facilities. Funding mechanisms such as land dedications, Leroy Green Programs, Mello-Roos, etc., should be considered as measures to reduce these potential impacts to less than a significant level.

- (I) Potential deficit of 72 acres of neighborhood parks, 64 acres of community parks, and no provision of regional parks in the City.
- (MM) Provide additional park sites to meet projected demand including a regional park; require private recreational facilities in future project designs; utilize additional Parkland Dedication Fees (i.e., Quimby Act) to require and improve South Sacramento Parks, re-evaluate the capacity for school/park use; coordinate development in the County with the Southgate and Elk Grove Park Districts to ensure adequate provision of park uses.

POPULATION, HOUSING AND EMPLOYMENT

- (I) Potential deficit of 1,470 units resulting in a negative jobs/housing balance.
- (MM) The SSCP will provide approximately 65,995 units over 20 years with a potential job/housing deficit of 1,470 units. This estimate is equivalent to roughly a 74 unit per year deficit.

Specific future project applications should be reviewed periodically against existing housing data to insure an adequate housing supply for the SSCP area. A 74 unit per year deficit is a less than significant impact especially when the housing opportunities utilized in neighborhoods surrounding the study area are considered as part of the total housing supply.

TRANSPORTATION

- (I) Increased traffic would result in nine intersections (see Exhibit 1) operating a Level of Service D or worse during the p.m. peak hour. U.S. 99 would operate at Level of Service F south of Mack Road interchange.
- (MM) Traffic impacts should be reduced to a less than significant level by adding double left-turn lanes at City and County intersections, widening Florin and Mack Roads to three through lanes; adding four additional lanes to U.S. 99; implement emergency vehicle access.

NOISE

- (I) Potential noise impacts of approximately 60-75 dB along Highway 99 may exceed Federal Highway Administration outdoor noise standards.
- (MM) Attenuate potential noise impacts by constructing sound barriers between Highway 99 and existing sensitive receptors (i.e., residential, hospitals, etc.); provide appropriate sound insulation and design characteristics for new development of sensitive receptors to reduce potential impacts to a less than significant level.

CULTURAL RESOURCES

- (I) Potential impact to cultural resource areas along the Florin Road vicinity and existing drainage ways.
- (MM) Consult with the Native American Heritage Commission; conduct field surveys of sensitive resource areas; contact professional archaeologist if artifacts are found.

GEOLOGY AND SOILS

- (I) Potential subsidence resulting from increased groundwater withdrawal.

- (MM) A monitoring program could be implemented by City, County and State agencies to evaluate subsidence problems associated with groundwater withdrawal.
- (I) Soil limitations related to high shrink-swell potential may occur.
- (MM) Fill material with low shrink-swell potential should be used along with properly designed foundations and footings for structures.
- (I) Potential drainage impacts could occur due to the moderate depth of existing hardpan in the SSCP area.
- (MM) Divert water away from foundations with proper grading to prevent ponding and promote site drainage.

WATER QUALITY

- (I) Potential groundwater overdraft could affect groundwater quality.
- (MM) Consider a Water Management Plan by City and County Water Departments.

HYDROLOGY AND DRAINAGE

- (I) Potential drainage deficiencies which may cause localized neighborhood drainage and regional flooding problems due to increased runoff by approximately 2,320 cubic feet per second per ten-year storm.
- (MM) Provide flood protection by implementing the U.S. Corps of Engineers' Morrison Creek improvements or by paving the channel; reconstruct local storm drains and pumping stations; construct drainage detention ponds; restrict development in areas subjected to flooding.

BIOLOGICAL RESOURCES

- (I) Potential heritage trees could be affected by development of the SSCP area.
- (MM) Implement protective measures (i.e., no grading within tree's dripline, fencing around the dripline during construction, no construction within dripline, etc.) that will preserve the Heritage Tree(s) to the satisfaction of the City's Arborist.

ECONOMICS AND PUBLIC FINANCE

- (I) Revenue shortfalls may occur for capital improvements and for other annual operating costs.
- (MM) Shift general fund revenues accordingly to cover costs previously paid for by federal revenue sharing; assess funding mechanisms for needed capital improvements such as the sale of water to unincorporated areas to help finance major trunk lines and water treatment facilities.

ENERGY

- (I) Increased natural gas demands could impact timely service extensions.
- (MM) Coordinate with energy suppliers to ensure adequate service extensions for proposed developments.

BENEFICIAL IMPACTS

Land Use

- o The Community Plan will reduce the amount of existing commercially designated land and create a better balance of mixed land uses.
- o The Plan will reduce existing residential-industrial land use conflicts along Franklin and Stockton Boulevards by redesignating certain parcels to more appropriate uses and developing guidelines to minimize impacts on residential areas.

Population, Housing and Employment

- o The Plan provides for greater housing diversity on two ends of housing spectrum than currently exists by encouraging the development of a wide variety of housing types (i.e., single and multiple housing).
- o The Plan encourages infill of vacant residential lots through the Infill Incentive Program to help develop underutilized parcels.

Visual

- o The Plan encourages the planting of street trees and the reduction of commercial land use designations to reduce visual blight along major arterials.

ALTERNATIVES

The Final EIR identifies all but the "no project" alternative as having a potentially significant impact on the environment. Traffic, housing, public services, etc. have been identified as potentially significant in this Final EIR for the existing plans, low, and high density alternatives. However, the SSCP would mitigate many of the adverse impacts that would result from the build out of the existing Community Plan with measures such as reducing the amount of commercially designated land and identifying improved traffic circulation designs. The unavoidable cumulative adverse impacts are less with the SSCP (see Exhibit 1).

RECOMMENDATION

Staff recommends that the City Planning Commission take the following actions:

1. Determine that the Final EIR is adequate.
2. Certify that the EIR has been prepared in compliance with State CEQA Guidelines and that the City Planning Commission has considered the information contained in the EIR.
3. Determine that the project will not have a significant effect on the environment because all potential significant impacts have been mitigated to a less than significant level by including the staff reports mitigation measures in the Community Plan's goals, and objectives, policies and implementation strategies.
4. Recommend that the City Council adopt the attached resolution for the Final EIR on the South Sacramento Community Plan.

Respectfully submitted,

Clif Carstens
Clif Carstens
Senior Planner

CC:SD:lr
Attachments

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION ADOPTING THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE SOUTH SACRAMENTO COMMUNITY PLAN (M85-033)

WHEREAS, the City has had two noticed public hearings on the document entitled "Final Environmental Impact Report - South Sacramento Community Plan", by the City Planning Commission on June 19, 1986, and City Council on _____; and

WHEREAS, the City Council and the City Planning Commission has considered the documentary and verbal evidence submitted at public hearings; and

WHEREAS, the City Council has received and reviewed the City Planning Commission's recommendation on environmental effects of the South Sacramento Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the Council hereby determines and certifies:

1. That the Final Environmental Impact Report is adequate.
2. That the document has been prepared in compliance with the provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the City Environmental Procedures, and that the City Council has reviewed and considered the information contained in the Final EIR.
3. That the project will not have a significant effect on the environment and that this determination is based on the inclusion of the staff report's mitigation measures and the goals, objectives, policies, and implementation strategies listed in the Community Plan.

MAYOR

ATTEST:

CITY CLERK

Summary table of environmental impacts and mitigation measures¹ for the Draft South Sacramento Community Plan and alternatives.

Project Description	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento community plan (SSCP)	High intensity alternative
Land Use	Existing conditions in South Sacramento remain. Fifty-two percent of area developed, primarily with low-density residential uses. Provides for 21,230 low-density units, 11,180 medium- to higher-density units, 1,620 office employees, 21,060 commercial employees, and 28,430 heavy commercial and industrial employees	Build-out of all vacant land in South Sacramento. Provides for 32,170 low-density units, 19,030 medium- to higher-density units, 6,330 office employees, 30,310 commercial employees, and 63,080 heavy commercial and industrial employees	Build-out of all vacant land in South Sacramento. Provides for 39,800 low-density units, 22,180 medium- to higher-density units, 5,360 office employees, 33,040 commercial employees, and 67,860 heavy commercial and industrial employees	Build-out of all vacant land in South Sacramento. Provides for 37,680 low-density units, 28,310 medium- to high-density units, 8,200 office employees, 30,305 commercial employees, and 63,080 heavy commercial and industrial employees	Build-out of all vacant land in South Sacramento. Provides for 43,720 low-density units, 27,950 medium- to higher-density units, 6,070 office employees, 33,370 commercial employees, and 64,420 heavy commercial and industrial employees
Changes in land use	No change in existing land uses. Provides for 5,660 acres of residential uses, 2,340 acres of employment-generating uses, 2,245 acres of parks, public uses, and roads, and 9,290 acres of vacant land	Build-out of all vacant land. Provides for 11,040 acres of residential uses, 4,650 acres of employment-generating uses, and 3,840 acres of parks, public uses, and roads. One key parcel potentially inconsistent with a SSCP policy guiding multiple-family housing development	Build-out of all vacant land. Provides for 11,020 acres of residential uses, 4,720 acres of employment-generating uses, and 3,790 acres of parks, public uses, and roads. Potential for excessive amount of commercially designated land	Build-out of all vacant land. Provides for 11,010 acres of residential uses, 4,650 acres of employment-generating uses, and 3,840 acres of parks, public uses, and roads. One key parcel potentially inconsistent with a SSCP policy guiding multifamily housing development	Build-out of all vacant land. Provides for 10,970 acres of residential uses, 4,830 acres of employment-generating uses, and 3,830 acres of parks, public uses, and roads. Potential for excessive amount of commercially designated land
Consistency with Plans and Policies	No impact None required Inconsistent with City and County plans calling for growth of South Sacramento	Potentially significant Reevaluate land use designation of 54-acre key parcel Same as SSCP	Potentially significant Reduce amount of commercially designated land Inconsistent with current City and County policies since existing City plans for South Sacramento are very outdated	Potentially significant Reevaluate land use designation of 54-acre key parcel Updates existing City plans for South Sacramento. Consistent with City's Growth Policy and LRT Extension Study. Generally consistent with County's South Sacramento Plan. Allows for more diversified housing types and higher residential densities than County's Laguna Plan. Consistent with City's policy for Laguna Creek	Potentially significant Reduce amount of commercially designated land Same as SSCP
Significance	Potentially significant	Same as SSCP	Potentially significant	Less than significant	Same as SSCP
Mitigation measures	None exists other than implementation of SSCP or one of the alternatives	Same as SSCP	None exists other than implementation of SSCP, Low Intensity Alternative, or High Intensity Alternative	None required	Same as SSCP

¹ Those impacts which are underlined represent impacts which would not be mitigated to less-than-significant levels after implementation of mitigation measures.

Summary table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento community plan (SSCP)	High intensity alternative
Land Use Compatibility with Adjacent Areas	Impacts Less potential for increasing development pressures on adjacent areas. Continuation of existing land use conflicts with Mather Air Force Base (AFB) operations	Same as SSCP	Potential for increasing commercial blight in Meadowview area. May increase pressures for development in Laguna area. Residential designations of some County lands inconsistent with Mather AFB operations. Generally consistent with Executive Airport's Over-flight Zone	Generally compatible with Meadowview, Laguna, and Vineyard communities. May increase development pressure in Laguna and Vineyard areas. Residential designations of some County lands inconsistent with Mather AFB operations. Generally consistent with Executive Airport's Overflight Zone	Same as SSCP
Annexation Issues	Significance Potentially significant	Same as SSCP	Potentially significant	Potentially significant	Same as SSCP
	Mitigation measures Reevaluate land use designations of those parcels impacted by Mather AFB noise	Same as SSCP	Reduce amount of commercially designated land. Reevaluate land use designations of those parcels impacted by Mather AFB noise	Reevaluate land use designations of those parcels impacted by Mather AFB noise	Same as SSCP
	Impacts Less pressure for annexation than with development of South Sacramento	Same as SSCP	Same as SSCP	Potential for annexations to the City with expanded urbanization	Same as SSCP
	Significance No impact	Same as SSCP	Same as SSCP	Potentially significant	Same as SSCP
	Mitigation measures None required	Same as SSCP	Same as SSCP	Evaluate potential annexations in terms of their effect on the City's Sphere of Influence	Same as SSCP
Land Use Interface	Impacts Continuation of existing land use incompatibilities	Potential for greater land use incompatibilities than under SSCP due to location of key parcels	Potential for greater land use incompatibilities than under SSCP due to location of proposed uses and since plans lack design and buffering standards	Existing residential-industrial conflicts potentially increased in the Luther Drive area. SSCP provides mechanisms to reduce future conflicts; however, some conflicts may still occur on County lands	Same as SSCP
	Significance Potentially significant	Potentially significant	Potentially significant	Potentially significant	Same as SSCP
	Mitigation measures Buffer conflicting adjacent uses	Buffer conflicting adjacent uses	Buffer conflicting adjacent uses	Reevaluate land use designation of 54-acre key parcel; Buffer residential uses from adjacent industrial uses	Same as SSCP
Population, Housing, and Employment	Impacts Maintain existing population level at 71,980	Build-out population of 112,052	Build-out population of 136,750	Build-out population of 140,442	Build-out population of 155,590
	Significance No impact	Not applicable	Not applicable	Not applicable	Not applicable
	Mitigation measures None required	None required	None required	None required	None required
Housing	Impacts Maintain existing housing supply at 32,444 units	Provides for 51,146 units and a potential deficit of 12,187 units	Provides for 61,977 units, less housing choice than the SSCP, and a potential deficit of 2,341 units	Provides for 65,993 units. Results in a negative jobs/housing balance with potential deficit of 1,470 units	Provides for 71,667 housing units and a potential surplus of 56,095 units
	Significance No impact	Potentially significant	Potentially significant	Potentially significant	Potentially significant
	Mitigation measures None required	Evaluate jobs/housing balance	Evaluate jobs/housing balance	Evaluate jobs/housing balance	Evaluate jobs/housing balance

Summary table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento community plan (SSCP)	High intensity alternative
Employment	Maintain existing employment level at 51,000 direct jobs	Provides for total direct and secondary employment of 261,730 jobs	Provides for total direct and secondary employment of 285,900 jobs	Provides for total direct and secondary employment of 266,640 jobs	Provides for total direct and secondary employment of 272,630 jobs
Significance	No impact	Not applicable	Not applicable	Not applicable	Not applicable
Mitigation measures	None required	None required	None required	None required	None required
<u>Transportation</u>					
Roadway Impacts	No change in existing levels of service (LOS). Three City intersections (Fruitridge Road/Franklin Boulevard, Mack Road/Valley Hi Drive, and Fruitridge Road/Stockton Boulevard) and two County intersections (47th Avenue/Franklin Boulevard and Florin Road/Franklin Boulevard) would continue to operate at LOS D or worse during the p.m. peak hour; two City interchanges on U. S. 99 (Mack and Fruitridge) and four County interchanges (Calvine, Sheldon, Florin, 47th Avenue) operate at LOS D during the p.m. peak hour	Nine City intersections (same as under SSCP) and eight County intersections (same as under SSCP plus Fruitridge Road/Elk Grove-Florin Road) would operate at LOS D or worse during the p.m. peak hour. LOS on U. S. 99 would be the same as under the SSCP	Nine City intersections (same as under SSCP) and eight County intersections (same as under Low Intensity Alternative) would operate at LOS D or worse during the p.m. peak hour. LOS on U. S. 99 would be the same as under the SSCP	Increased traffic would result in nine City intersections (Fruitridge Road/Franklin Boulevard, Mack Road/Franklin Boulevard, Mack Road/Valley Hi Drive, Fruitridge Road/Stockton Boulevard, Fruitridge Road/65th Street Expressway, Fruitridge Road/Power Inn Road, Fruitridge Road/Florin-Perkins Road, Elder Creek Road/Power Inn Road, and Mack Road/Stockton Boulevard) and seven County intersections (47th Avenue/Franklin Boulevard, Florin Road/Franklin Boulevard, Florin Road/65th Street Expressway, Florin Road/Stockton Boulevard, Florin Road/Power Inn Road, Florin Road/Florin-Perkins Road, and Sheldon Road/Elk Grove-Florin Road) operating at LOS D or worse during the p.m. peak hour. U. S. 99 would operate at LOS F south of Mack Road interchange and at LOS D north of the Mack Road interchange. Potential for light rail transit to attract 10-12 percent of commuter trips along Union House Creek Corridor	Ten City intersections (same as under SSCP plus Valley Hi Drive/Franklin Boulevard) and eight County intersections (same as under Low Intensity Alternative) would operate at LOS D or worse during the p.m. peak hour. LOS on U. S. 99 would be the same as under the SSCP
Significance	Potentially significant	Potentially significant	Potentially significant	Potentially significant	Potentially significant
Mitigation measures	Implement TSM and roadway improvements much less intensive than those under SSCP	Implement TSM and roadway improvements similar to those under SSCP	Implement TSM and roadway improvements similar to those under SSCP	Implement transportation system measures (implementation of this measure alone would not result in acceptable LOS at all study intersections); Add double left-turn lanes and free right-turn lanes at City and County intersections; Widen Florin and Mack Roads to three through lanes; Add four additional lanes to U. S. 99; Implement emergency vehicle access; Construct grade-separated overcrossings	Implement TSM and roadway improvements similar to those under SSCP

Summary table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (Continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento community plan (SSCP)	High intensity alternative
Air Quality					
Consistency with regional air quality plan	Same as SSCP	Same as SSCP	Same as SSCP	Consistent with air quality plan	Same as SSCP
Significance	Same as SSCP	Same as SSCP	Same as SSCP	Less than significant	Same as SSCP
Mitigation measures	Same as SSCP	Same as SSCP	Same as SSCP	None required	Same as SSCP
Impacts	Potential reduction in existing ozone levels of 3.59 tons per day reactive hydrocarbons (RHC)	Generation of 4.82 tons per day RHC at build-out	Generation of 4.95 tons per day RHC at build-out	Generation of 4.84 tons per day RHC at build-out	Generation of 5.00 tons per day RHC at build-out
Significance	Less than significant	Less than significant	Potentially significant	Less than significant	Less than significant
Mitigation measures	None required	None required	None required	None required	None required
Impacts	Potential reduction in existing CO levels	No state or federal CO violations expected with unmitigated traffic conditions	Potential for exceeding CO standards	No state or federal CO violations expected with unmitigated traffic conditions	Potential for exceeding CO standards
Significance	Less than significant	Less than significant	Potentially significant	Less than significant	Potentially significant
Mitigation measures	None required	None required	Implement TSM and roadway improvements recommended under "transportation" heading	None required	Implement TSM and roadway improvements recommended under "transportation" heading
Noise					
Construction noise	No change in existing noise levels	Same as SSCP	Same as SSCP	Temporary increase in noise levels	Same as SSCP
Significance	No impact	Same as SSCP	Same as SSCP	Less than significant	Same as SSCP
Mitigation measures	None required	Same as SSCP	Same as SSCP	None required	Same as SSCP
Impacts	No change in existing noise levels	Same as SSCP	Same as SSCP	No significant change in future noise levels from railroad operations of the Southern Pacific and Western Pacific lines; proposed residential uses proximate to these lines would experience increased noise levels when trains pass	Same as SSCP
Significance	No impact	Same as SSCP	Same as SSCP	No impact	Same as SSCP
Mitigation measures	None required	Same as SSCP	Same as SSCP	None required	Same as SSCP

Summary table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento Community Plan (SSCP)	High intensity alternative
Fire Protection	Impacts Continuation of existing demands for fire protection	Decreased demand for fire protection than under SSCP. Impacts on facilities similar to SSCP	Similar to SSCP	Increased demand for fire protection can be accommodated by existing and planned facilities. Improved fire flows may be needed in some areas	Greater demand for fire protection than under SSCP. Impacts on facilities similar to SSCP
	Significance No impact	Less than significant	Less than significant	Less than significant	Less than significant
Libraries	Mitigation measures None required	Incorporate fire safety measures in new developments	Incorporate fire safety measures in new developments	Incorporate fire safety measures in new developments	Incorporate fire safety measures in new developments
	Impacts Continuation of existing demand for library services. Community has expressed need for new library which is accessible	Decreased demand for library services than under SSCP	Decreased demand for library services than under SSCP	Increased demand for library services. Library master plan does not call for additional facilities	Greater demand for library services than under SSCP
Medical Services	Significance No impact	Less than significant	Less than significant	Less than significant	Less than significant
	Mitigation measures None required	None required	None required	None required	None required
Schools	Impacts Continuation of existing demand for medical services	Decreased demand for medical services than under SSCP	Demand for medical services similar to SSCP	Increased demand for medical services can be accommodated at existing facilities	Greater demand for medical services than under SSCP
	Significance No impact	Less than significant	Less than significant	Less than significant	Less than significant
Parks and Recreation	Mitigation measures None required	None required	None required	None required	None required
	Impacts Continuation of current student enrollment of 23,050 with most schools at capacity	Projected student enrollment at 32,640. Potential excess of future school site acreage	Projected student enrollment of 38,650. Greater deficit in school site acreage than under SSCP	Projected 67 percent increase in school enrollment to 38,590. Potential need for 83 portable classrooms in Sacramento City Unified School District (USD) and one high school site in Elk Grove USD	Projected student enrollment of 42,930. Substantially greater deficit in school site acreage than under SSCP
Parks and Recreation	Significance No impact	Less than significant	Potentially significant	Potentially significant	Potentially significant
	Mitigation measures None required	None required	Reevaluate school site requirements; Assess funding mechanisms	Reevaluate school site requirements; Assess funding mechanisms	Reevaluate school site requirements; Assess funding mechanisms
Parks and Recreation	Impacts As identified by the City's master plan, a slight excess in neighborhood park and substantial deficit in community and regional park acreage would continue to occur	Decreased demand for park uses than under SSCP. Potential excess of future park acreages	Slightly decreased demand for park uses than under SSCP. Greater deficit in park acreage than SSCP	Increased demand for park uses resulting in a potential deficit of 72 acres of neighborhood parks, 64 acres of community parks, and no provision of regional parks in the incorporated area	Greater demand for park uses than under SSCP. Substantially greater deficit in park acreage than under SSCP
	Significance Potentially significant	Less than significant	Potentially significant	Potentially significant	Potentially significant
Parks and Recreation	Mitigation measures Designate additional park sites	None required	Designate additional park sites; Require private recreational facility development; Use parkland dedication fees; Reevaluate park acreage in school sites; Coordinate development in the County with the Southgate and Elk Grove Park Districts	Designate additional park sites; Require private recreational facility development; Use parkland dedication fees; Reevaluate park acreage in school sites; Coordinate development in the County with the Southgate and Elk Grove Park Districts	Designate additional park sites; Require private recreational facility development; Use parkland dedication fees; Reevaluate park acreage in school sites; Coordinate development in the County with the Southgate and Elk Grove Park Districts

Summary table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (Continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento Community plan (SSCP)	High intensity alternative
<u>Visual Quality</u>					
Impacts	No change in existing aesthetic character of area. Visual blight could worsen	Similar to SSCP	Decreased potential to improve the visual quality of the area due to commercial blight. Decreased provision of open space amenities in the Laguna Creek area	Loss of rural character in Laguna Creek area	Decreased potential to improve the visual quality of the area due to greater visual incompatibilities and commercial blight
Significance	Potentially significant;	Similar to SSCP	Potentially significant	Potentially significant	Potentially significant
Mitigation measures	Implement programs to improve visual character of area	Similar to SSCP	Enforce City codes to eliminate visual blight; Review design of multiple-family developments; Establish street tree programs; Eliminate illegal dumping; Phase out conflicting uses on Franklin and Stockton Boulevards; Reduce amount of commercially designated land	Enforce City codes to eliminate visual blight; Review design of multiple-family developments; Establish street tree programs; Eliminate illegal dumping	Enforce City codes to eliminate visual blight; Review design of multiple-family developments; Establish street tree programs; Eliminate illegal dumping; Reduce amount of commercially designated land
<u>Cultural Resources</u>					
Impacts	No effect on existing cultural resources	Similar to SSCP	Similar to SSCP	Potential impact on sensitive areas in Florin Road vicinity and along drainage ways	Similar to SSCP
Significance	No impact	Similar to SSCP	Similar to SSCP	Potentially significant	Similar to SSCP
Mitigation measures	None required	Similar to SSCP	Similar to SSCP	Contact professional archeologist if artifacts are found; Conduct field surveys in areas of higher sensitivity; Consult with the local Native American community	Similar to SSCP
<u>Geology and Soils</u>					
Impacts	No change to existing soils or conversion of agricultural lands	Similar to SSCP	Similar to SSCP	Potential for subsidence with increased groundwater withdrawal. Some soil limitations related to high shrink/swell potential, moderate depth to hardpan, and slow permeability	Similar to SSCP
Significance	No impact	Similar to SSCP	Similar to SSCP	Potentially significant	Similar to SSCP
Mitigation measures	Less than significant	Similar to SSCP	Similar to SSCP	Establish subsidence monitoring program; Provide corrective design measures for shrink-swell soils; Provide proper drainage	Similar to SSCP
<u>Water Quality</u>					
Impacts	No change in existing water quality	Similar to SSCP	Similar to SSCP	No adverse impacts on surface water quality. Groundwater overdraft could affect ground-water quality	Similar to SSCP
Significance	No impact	Similar to SSCP	Similar to SSCP	Potentially significant	Similar to SSCP
Mitigation measures	None required	Similar to SSCP	Similar to SSCP	Implement water management plan	Similar to SSCP

Summary table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento Community plan (SSCP)	High intensity alternative
<u>Hydrology and Drainage</u>					
Impacts	No increases in runoff. Existing local drainage deficiencies and flood hazards would remain	Similar to SSCP	Similar to SSCP	Increase runoff by approximately 2,320 cubic feet per second during a 10-year storm. Increase existing drainage deficiencies in terms of localized neighborhood drainage and regional flooding problems	Similar to SSCP
Significance	Potentially significant	Similar to SSCP	Similar to SSCP	Potentially significant	Similar to SSCP
Mitigation measures	Provide flood protection by implementing the U. S. Army Corps of Engineers Morrison Creek Improvements or by paving the channel; Reconstruct local drainage facilities; Construct retention/percolation ponds	Similar to SSCP	Similar to SSCP	Provide flood protection by implementing the U. S. Army Corps of Engineers Morrison Creek Improvements or by paving the channel; Reconstruct local drainage facilities; Construct retention/percolation ponds; Restrict development in areas subject to flooding	Similar to SSCP
<u>Biological Resources</u>					
Vegetation	Impacts	No change to existing vegetation	Similar to SSCP	Potential loss of vernal pools in County area and construction-related impacts on potential heritage trees	Similar to SSCP
	Significance	No impact	Similar to SSCP	Potentially significant	Similar to SSCP
	Mitigation measures	None required	Similar to SSCP	Provide for the preservation of vernal pools by designating areas as parks/open space; Protect designated heritage trees	Similar to SSCP
<u>Wildlife</u>	Impacts	No change to existing wildlife habitat	Similar to SSCP	Potential loss of significant wildlife habitat in County area	Similar to SSCP
	Significance	No impact	Similar to SSCP	Potentially significant	Similar to SSCP
	Mitigation measures	None required	Similar to SSCP	Preserve existing wildlife habitat	Similar to SSCP
<u>Economics and Public Finance</u>	Impacts	Maintain current fiscal conditions related to revenue generation and the provision of public services	Projected annual general fund revenues expected to exceed costs by \$3,418,598 in the year 2000; some portion of this surplus would likely be needed to offset revenue shortfalls for capital improvements and for other annual operating costs	Projected annual general fund revenues expected to exceed costs by \$5,955,823 in the year 2000; some portion of this surplus would likely be needed to offset revenue shortfalls for capital improvements and for other annual operating costs	Projected annual general fund revenues expected to exceed costs by \$5,955,823 in the year 2000; some portion of this surplus would likely be needed to offset revenue shortfalls for capital improvements and for other annual operating costs
	Significance	No impact	Potentially significant	Potentially significant	Potentially significant
	Mitigation measures	None required	Shift surplus revenues in general fund to finance other annual operating costs; Assess funding mechanisms for needed capital improvements	Shift surplus revenues in general fund to finance other annual operating costs; Assess funding mechanisms for needed capital improvements	Shift surplus revenues in general fund to finance other annual operating costs; Assess funding mechanisms for needed capital improvements

Summary Table of environmental impacts and mitigation measures for the Draft South Sacramento Community Plan and alternatives (continued).

	No-project alternative	Low intensity alternative	Existing plans alternative	Draft South Sacramento Community plan (SSCP)	High intensity alternative
<u>Energy</u>					
Gas Service	Impacts Maintain existing gas demand	Similar to SSCP	Similar to SSCP	Increased gas demand could be provided without problems	Similar to SSCP
	Significance None required	Similar to SSCP	Similar to SSCP	Potentially significant	Similar to SSCP
	Mitigation measures None required	Similar to SSCP	Similar to SSCP	Coordinate with energy suppliers	Similar to SSCP
Electrical Service	Impacts Maintain existing demand at 401,404 kilowatts (kW)	Projected demand of 790,760 kW requiring 36 additional subtransmission lines and substations. No adverse impact on SMUD facilities	Projected demand of 809,353 kW requiring 36 additional subtransmission lines and substations. No adverse impact on SMUD facilities	Projected demand of 814,475 kW requiring 38 additional subtransmission lines and substations. No adverse effect on SMUD facilities	Projected demand of 846,771 kW requiring 40 additional subtransmission lines and substations. No adverse effect on SMUD facilities
	Significance No impact	Less than significant	Less than significant	Less than significant	Less than significant
	Mitigation measures None required	Coordinate with energy suppliers; Incorporate SMUD recommended conservation/load management measures into new development; Encourage solar energy use	Coordinate with energy suppliers; Incorporate SMUD recommended conservation/load management measures into new development; Encourage solar energy use	Coordinate with energy suppliers; Incorporate SMUD recommended conservation/load management measures into new development; Encourage solar energy use	Coordinate with energy suppliers; Incorporate SMUD recommended conservation/load management measures into new development; Encourage solar energy use
<u>Land Use</u>					
Population, Housing, and Employment		Reduces excess of commercially designated lands	Reduces excess of commercially designated lands	Reduces excess of commercially designated land. Existing residential-industrial conflicts reduced on Franklin and Stockton Boulevards	Provides for greater housing diversity than currently exists
		Provides for greater housing diversity than currently exists	Provides for greater housing diversity than currently exists, but less than SSCP	Provides for greater housing diversity on two ends of housing spectrum than currently exists and infill of vacant residential lots	Provides for greater housing diversity than currently exists
<u>Visual Quality</u>		Reduction in commercial blight		Improvement in visual character of residential areas. Reduction of commercial blight	

B. BENEFICIAL IMPACTS