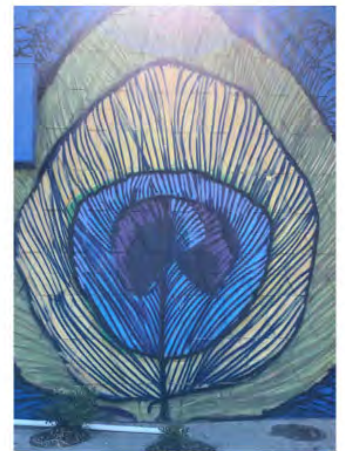





Stockton Blvd *Plan*



SPECIFIC PLAN AND NEIGHBORHOOD ACTION PLAN

Public Review Draft
September 2023



Stockton Blvd Plan

PREPARED BY:

City of
SACRAMENTO

IN PARTNERSHIP WITH:



NOTE: Please note that this Plan is being released before the 2040 General Plan is adopted. This Plan considers the probable adoption of the 2040 General Plan and will be updated before adoption to reflect the final adopted 2040 General Plan.

A Note to the Community

The Stockton Blvd Plan Public Review Draft (Stockton Blvd Plan or Plan), which consists of a specific plan and a neighborhood action plan, is updated with input received on the Community Working Version Stockton Blvd Plan (Working Version). The Working Version was released in July 2022 as a work in progress. The Engagement Team (including City staff, consultants, and community members) held multiple events and provided a wide variety of methods to discuss the Plan and collect comments through October 2022.

City staff used this input to update the Stockton Blvd Plan, making it more in line with community priorities. This will lead to a more successful implementation of the Plan’s policies and actions. A summary of the community feedback and changes can be found in the table below. Note that references to the 2040 General Plan and Climate Action and Adaptation Plan (CAAP) are in present tense. The public review drafts of these documents were made available for review and comment between April 28 and August 23, 2023. City staff anticipates the 2040 General Plan and CAAP will be adopted in February 2024.

What We Heard	Key Changes	Where to Find the Changes
<p><i>The Plan is too complicated and hard to read.</i></p>	<p>The Plan was simplified and shortened to make it easier to read. An Executive Summary and topical chapter summaries were also added to provide quick overviews of the Plan.</p>	<p>See Executive Summary on page xii. See topical chapter summaries on pages 43, 59, 69, 77, 83, and 89.</p>
<p><i>Community members support including anti-displacement values, with a few revisions, in the Plan, but want them clearly linked to the rest of the Plan. The anti-displacement values are considered more important than the vision statement.</i></p>	<p>The anti-displacement values were updated based on comments. The Plan now shows that the values guide all policies and actions, and the vision statement is removed.</p>	<p>See page 3 for the updated anti-displacement values.</p>
<p><i>More clarity is needed on how the community was engaged and how their input was incorporated into the Plan.</i></p>	<p>The community engagement summary was updated to include community priorities, which reference the most important topics raised by community members. The Plan’s implementation actions were organized to align with the community priorities. The more detailed summary of engagement activities, as well as individual comments, can be found in Appendix A.</p>	<p>See Chapter 3: Community Engagement Summary. See Appendix A: Detailed Community Engagement Summary.</p>

What We Heard	Key Changes	Where to Find the Changes
<i>There are too many actions and it's not clear how they will be carried out.</i>	The 78 actions from the Working Version were reviewed in light of community priorities as well as individual's input. Some of the actions are Specific Plan Implementing Actions, others were elevated as Community Priority Actions. This separation allows the greatest focus on the actions that seemed to have the most support.	See Chapter 11: Implementation. See Appendix H: Other Potential Actions Identified by the Community.
<i>The Plan should address safety concerns, especially crime and poor physical conditions along the corridor.</i>	The many comments on safety influenced the updated community priorities. Chapter 8: Environment & Public Health was renamed as Chapter 8: Environment, Public Health, and Safety and the policies and actions on this topic were updated to reflect these concerns.	See Chapter 3: Community Engagement Summary. See Chapter 8: Environment, Public Health, and Safety. See Chapter 11: Implementation.
<i>The Plan should address the lack of greenery and gathering spaces in the area.</i>	The community priorities and priority actions have been revised to incorporate a stronger focus on physical improvements, specifically preserving and enhancing greenery like trees, landscaping, and gathering places.	See Chapter 3: Community Engagement Summary. See Chapter 11: Implementation.
<i>The Plan should address ways to increase active land uses for families, children, and youth.</i>	The Plan now emphasizes active land uses and includes a policy and priority action for engaging and empowering youth in civic processes.	See Chapter 3: Community Engagement Summary. See Chapter 11: Implementation.
<i>The Plan should better reflect personal and collective stories.</i>	The Plan includes more stories and quotes from community members to better reflect the character and culture of the corridor and align with community values and needs.	See topical chapter summaries on pages 43, 59, 69, 77, 83, and 89.
<i>There is a lot of feedback on mobility and transportation topics.</i>	To avoid confusion about what document guides future transportation improvements, the Mobility and Transportation chapter was removed. The Plan now includes by reference the Stockton Blvd Corridor Plan transportation visions and strategies along the corridor. Mobility and transportation comments were sent to the Transportation Planning group to include in their documents, which include the upcoming Active Transportation Plan, Transportation Priorities Plan, and Stockton Blvd Corridor Plan.	See Appendix F: Stockton Boulevard Corridor Plan.

We honor Sacramento's Indigenous People and Tribal Lands

To the original people of this land. The Nisenan people, The Southern Maidu, Valley and Plains Miwok, Patwin Wintun peoples; and the people of the Wilton Rancheria, Sacramento's only Federally recognized Tribe.

We acknowledge and honor the Native people who came before us and still walk beside us today on these ancestral lands.

We acknowledge and appreciate Sacramento's Indigenous People's history, contributions, and lives.

Thank you.

Source: Adapted from the land acknowledgment adopted by City Council on December 14, 2021 through Resolution No. 2021-0368.

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List of Abbreviations

Abbreviation	Definition
AB	Assembly Bill
ADUs	Accessory Dwelling Units
APP	Art in Public Places Program
ARP	American Recovery Plan
ASL	American Sign Language
BIPOC	Black, Indigenous and non-Black People of Color
CAAP	Climate Action and Adaptation Plan
CADA	Capitol Area Development Authority
CAMP	Community Air Monitoring Plan
CARB	California Air Resources Board
CBO	Community-based Organization
CDD	Community Development Department
CEQA	California Environmental Quality Act
CFE Fund	Cities for Financial Empowerment Fund
CFR	Code of Federal Regulations
CHNA	Community Health Needs Assessment
CIP	Capital Improvement Projects
CMA	City Manager’s Academy
Code	Planning and Development Code
cPALsS	Community Partners Advocate of Little Saigon Sacramento
CPBA	Community Benefits Partnership Agreement
CPTED	Crime Prevention Environmental Design
CSO	Combined System Overflow
CSS	Combined Sewer System
CSSIP	Combined Sewer System Improvement Plan
DAC	Disadvantaged Community
DCR	Department of Community Response
DOU	Department of Utilities
EIFD	Enhanced Infrastructure Financing District
EIR	Environmental Impact Report
EJ	Environmental Justice
FAR	Floor Area Ratio
FEC	Financial Empowerment Center
GBA	Gross Building Area

Abbreviation

GHG
HAP
HUD
Hwy 50
IEDC
I-5
LHAP
LTCP
MIHO
NDAT
NLA
NPS
OAC
OIED
PBID
PG&E
PPPG
PUE
RPT
Sac IEDC
SACOG
SASD
SBDC
SETA
SHRA
SMAQMD
SMUD
SPD
SR-99
UAIZ
VACOS

Definition

Greenhouse Gas
Housing Assistance Payments
Department of Housing and Urban Development
U.S. Highway 50
Inclusive Economic Development Collaborative
Interstate 5
Local Homeless Action Plan
Long-Term Control Plan
Mixed Income Housing Ordinance
Neighborhood Development Action Team
Net Lot Area
National Park Service
Office of Arts and Culture
Office of Innovation and Economic Development
Property and Business Improvement District
Pacific Gas & Electric Company
Parks Project Programming Guide
Public Utility Easement
Resident Planning Team
Sacramento Inclusive Economic Development Collaborative
Sacramento Area Council of Governments
Sacramento Area Sewer District
Small Business Development Centers
Sacramento Employment and Training Agency
Sacramento Housing and Redevelopment Agency
Sacramento Metropolitan Air Quality Management District
Sacramento Municipal Utility District
Special Planning District
State Route 99
Urban Agriculture Incentive Zone
Vietnamese American Community of Sacramento

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Executive Summary

Introduction

The Stockton Blvd Plan (Plan) is both a Specific Plan and Neighborhood Action Plan. The Neighborhood Action Plan is an action-oriented plan that establishes priorities for the Neighborhood Study Area at the neighborhood-level. It identifies programs and partnerships to achieve the priorities and aims to engage and empower residents and businesses to take action to improve their neighborhoods. The Specific Plan is a tool to attract and facilitate infill development in the Specific Plan Area, the 4.5-mile Stockton Boulevard commercial corridor from Alhambra Boulevard to the north and 65th Street to the south.

How to Use this Plan

The purpose of this Plan is to document a shared vision, list the highest priority actions the community and City can take to meet that vision, and provide a planning framework for making decisions. The below is a short list of ways this Plan may be used:

1. **Decision makers** can use this document as they review development applications to ensure that future projects are consistent with the values, goals, and policies (planning framework).
2. Community engagement for this effort, along with descriptions of the planning framework, can be used by **stakeholders** (e.g., City staff, elected officials, community-based organizations, individuals) to support grant applications and other funding requests.
3. **Stakeholders** can look for actions in this Plan they can implement that have broad support.
4. **Developers** can use the Specific Plan to inform their ideas for new buildings and projects and, if their projects are consistent, use the Plan and accompanying environmental review to streamline future development.
5. **Community members**, including **residents** and **business owners**, can use this document to advocate to City Council or other relevant decision-makers; identify available community and City priorities and resources; and implement and promote projects.

Plan Framework

The Stockton Blvd Plan is built around a framework of values, community priorities, goals, policies, and actions. Each of these are described briefly below.

Anti-Displacement Values

The anti-displacement values relied upon in drafting this plan address justice and equity, culture and knowledge, connection and collaboration, growth and stability, and health and wellbeing and are available to review on Page 3. These values were used to guide the other elements of this Plan.

Goals

The goals reflect the desired future, in line with the anti-displacement values. The goals reveal the ideal end result when the Community Priorities are addressed. Each topical chapter contains the applicable goals.

Policies

The policies apply to the Specific Plan and are meant to direct the City's actions in addressing community goals. Each topical chapter contains the applicable policies.

Neighborhood Action Plan Priority Actions

Priority Actions apply to the Neighborhood Action Plan and are measures, procedures, or programs that are consistent with the General Plan and may be carried forward by the community, the City, or a combination. These actions are not required to implement the Specific Plan and are not meant to restrict the City or community, or impose any obligations on either, but rather to document and provide a point-in-time reference of the Community's priorities to help inform future decisions about how funding and resources could be directed. As a result, the Priority Actions may not have clear end dates, may be led by the City and/or community, and may be funded through various sources. For more information, please see Chapter 11: Implementation.

Specific Plan Implementing Actions

Implementing actions are actions, procedures, and programs intended to implement the Specific Plan. These are measurable actions with clear responsibilities and a timeframe in which the action will be accomplished. Actions are presented in Chapter 11: Implementation.

City and Community Levers

There are many ways that both the City and community can contribute towards addressing community priorities. The tools, methods and specific types of actions these groups can take are known as "levers." The Priority Actions outlined in the Neighborhood Action Plan identify levers that can be used by either the City or community members. Establishing key activities and responsibilities of the City and individuals,

groups, and organizations better situates this Plan for action. The Priority Actions and implementation levers are intended to reflect the community's capacities, values, and priorities, communicated, and refined during the community outreach and engagement phase. For more information, please see Chapter 11: Implementation.

Topic Summaries

Along with this Executive Summary, each topical chapter contains a short summary of the relevant values, priorities, goals, policies, and actions. These are found on the following pages:

- **Land Use** – Page 43
- **Housing** – Page 59
- **Culture, Arts, and Community Character** – Page 69
- **Inclusive Economic Development** – Page 77
- **Environment, Public Health, and Safety** – Page 83
- **Community Engagement and Capacity Building** – Page 89

Mobility and Transportation is addressed through adopted transportation-specific documents, including the Stockton Boulevard Corridor Plan, incorporated by reference and available for review in Appendix F.

1 Introduction

1.1. Overview

The Stockton Boulevard corridor, and the neighborhoods that surround it, is home to residents with a wide range of cultural and ethnic backgrounds, including Indigenous, Black/African American, Vietnamese, Chinese, Hmong, Lu Mien, Filipino, Pacific Islander, Hispanic, and Latino. The diverse communities have made significant contributions to the cultural, social, and physical landscape of the corridor and its surrounding neighborhoods. However, like many cities in the United States, past policies and practices have led to inequitable distribution of resources, resulting in health and economic disparities for lower-income residents and Black, Indigenous, and non-Black people of color (BIPOC). As a result, an increase in investments can lead to a cycle of further displacement, exclusion, and marginalization, perpetuating these pre-existing disparities and preventing low-income and BIPOC residents from benefiting from the new investments.

The Stockton Blvd Plan seeks to revitalize Stockton Blvd in a way that **benefits existing residents and businesses.**



Why Stockton Boulevard?

The Stockton Blvd Plan is being prepared because the corridor and surrounding neighborhoods include:



Underserved, historically disinvested neighborhoods



New development that has increased concerns around gentrification and displacement.



Proximity to jobs and a mix of businesses



Major transit routes



Potential for growth on vacant and underdeveloped land



Investments in economic and community development

As change comes to the area with the advent of Aggie Square, a major expansion of the UC Davis Sacramento Campus, lower-income residents are vulnerable to cost-of-living increases that often follow new investment, which can lead to displacement. Community members and the City saw that this large project had the potential to both positively contribute to the community and bring in new opportunities, but could also exacerbate existing inequalities if not done properly.

In 2019, the City formed the Neighborhood Development Action Team (NDAT) to collaborate with the community on how to revitalize areas like this in a way that benefits existing residents and businesses while minimizing displacement. The Stockton Blvd Plan is a direct outcome of NDAT's work in these areas.

The Stockton Blvd Plan, led by NDAT, is a community-centered approach to revitalizing Stockton Boulevard in a way that benefits the people and businesses that currently live and occupy the corridor and surrounding neighborhoods. The core purpose of this planning effort is to invest in Stockton Boulevard in a way that advances racial equity and addresses the needs of neighborhoods and residents that have been historically and disproportionately underserved.

Successful revitalization of the area is not done by increasing economic activity alone. It is done by placing value on cultural diversity, uplifting long-time residents through the creation of generational wealth, helping small business owners thrive, and focusing on increasing ownership of both residents and businesses in homes, businesses, land, and civic processes.

What is displacement?

Displacement is when certain groups of individuals or households (often lower-income) are forced to move from neighborhoods as a result of rising housing costs and neighborhood conditions associated with new investment in those neighborhoods. Cultural displacement often precedes physical displacement and occurs when the cultural norms of long-time community members are replaced by newcomers, resulting in a declined sense of belonging and ownership.

“My fear with development is that displacement will take place not only of the individuals but of the culture.” –Resident Planning Team (RPT) member

1.2. Anti-Displacement Values

The Stockton Blvd Plan is written with the intention of balancing new investment with proactive protection and healing of the community. We draft and carry out this Plan with the following collective values in mind:



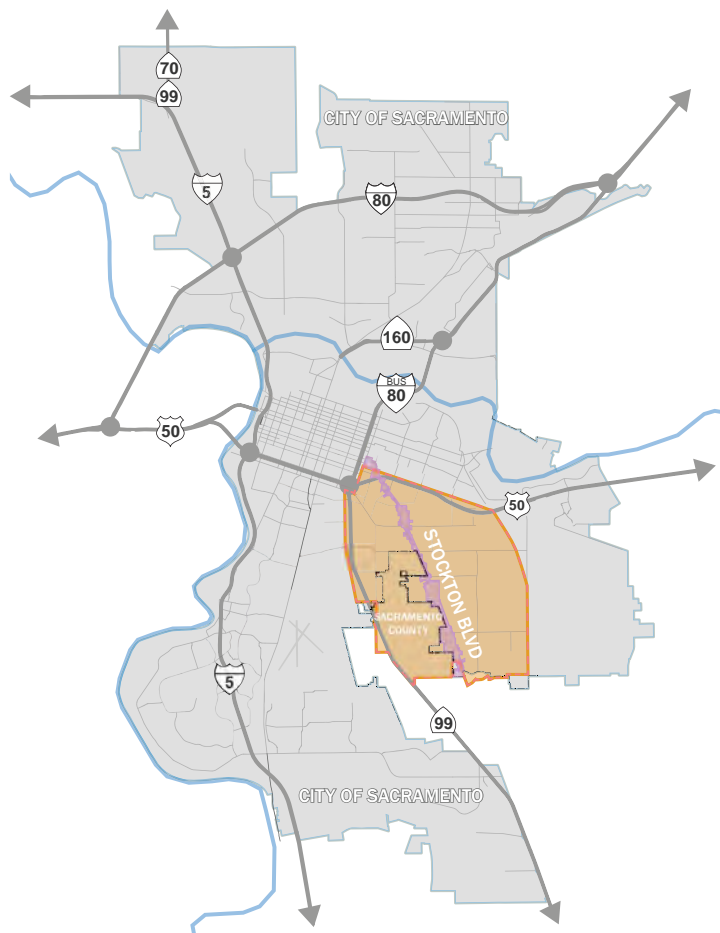
1.3. About the Plan

The Stockton Blvd Plan is a comprehensive plan that encompasses both a specific plan and neighborhood action plan (Figure 1). The Specific Plan provides a planning framework for making decisions about development and other activities within the Specific Plan Area (Figure 2). The Specific Plan is a tool to attract and facilitate infill development in the Specific Plan Area, and is consistent with Government Code Sections 56450 et al. The Neighborhood Action Plan is an action-oriented document aimed at guiding collaborative work to address the community’s priorities in these neighborhoods. It relies on adopted policies in the General Plan and Housing Element and provides neighborhood-level guidance for what the community, in collaboration with the City and other organizations, can do to advance those citywide policies and actions on a local scale. Both Specific

Plan and Neighborhood Action Plan rely on the same background data and introductory language. And both are guided by the anti-displacement values. The Neighborhood Action Plan is found in Chapter 11: Implementation, Section 11.5 and is comprised of the Community Priorities and Priority Actions.

The Specific Plan Area is limited to the Stockton Boulevard corridor. During the drafting process, thorough consideration was given to the neighboring communities in the Neighborhood Study Area to gain a comprehensive understanding of the Specific Plan Area’s context. The City does not regulate unincorporated county areas. All regulations in this Plan apply within the City boundary of the Specific Plan Area only.

Figure 1. Location of Stockton Blvd Plan in the Region



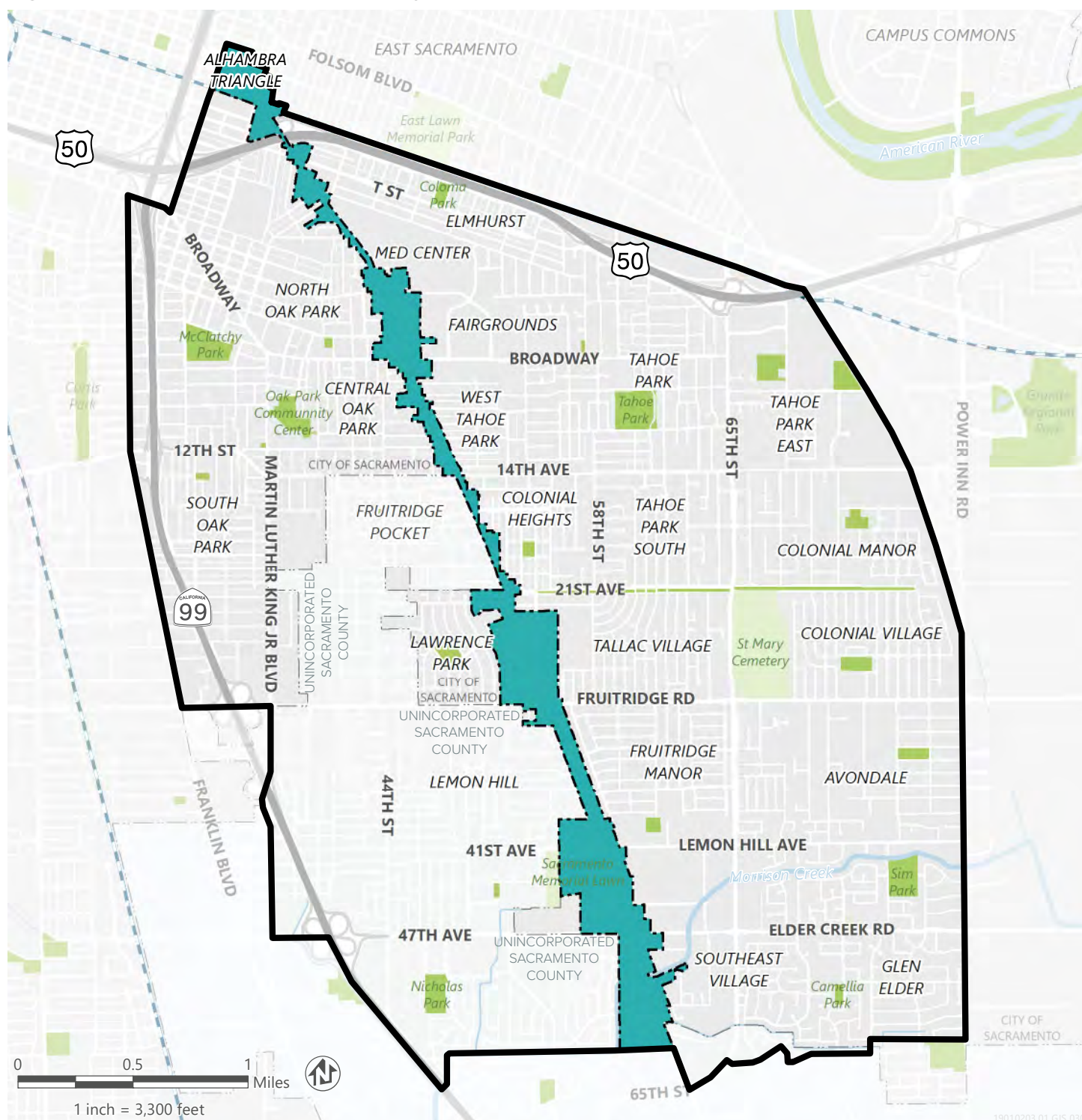
Specific Plan Area

The Specific Plan Area includes properties along a 4.5-mile stretch of Stockton Boulevard from Alhambra Boulevard to 65th Street.

Neighborhood Study Area

The Neighborhood Study Area includes the Stockton Boulevard corridor as well as 23 surrounding residential neighborhoods in the southeast part of Sacramento. The Neighborhood Study Area is generally defined by State Route 99 (SR-99) on the west, U.S. Highway 50 (Hwy 50) on the north, Power Inn Road on the east, and the city limits on the South. The Neighborhood Study Area includes neighborhoods that are outside of the City of Sacramento, within the jurisdiction of the County of Sacramento.

Figure 2. Specific Plan Area Boundary



-  Light Rail Line
-  Rail Line
-  Freeways
-  Ramps
-  Streams/Creeks
-  Parks
-  Sacramento City Limits
-  Neighborhood Study Area
-  Specific Plan Area

1.4. Stockton Blvd Team

The Stockton Blvd Plan is led by the City's NDAT, in partnership with a local consultant team. The City chose a consultant team with local roots who partnered with well-known community-based organizations so that the money spent planning would also help build relationships and capacity in the community beyond the span of the planning process. The City and consultants are jointly called the Engagement Team. The consultant team includes the following local companies and organizations:



In addition, the Engagement Team invited residents from the neighborhoods surrounding the corridor to be part of a Resident Planning Team (RPT). This team is described in more detail in Chapter 3: Community Engagement Summary and Appendix A. Thank you to the following RPT members for their service in helping the planning team with the planning process to create this document:

- Abe Francis
- Aissata Morton
- Carla Cisneros
- Jermain Gill
- Jocelyn Cisneros
- Laura Cedidla
- Mai Nguyen
- Marianne Gonzales
- Michael Benjamin
- Michael Blair
- Rose Cabral
- Shalita Ellis
- Stephanie Francis
- Tiffany Wilson
- Yoshanna Scott

Neighborhood Development Action Team

The City of Sacramento Neighborhood Development Action Team (NDAT) supports a community-centered approach to revitalization with a focus on racial equity to guide decision making and policy, inclusive outreach and stakeholder engagement, investments, and resources. The cross-department team, co-led by the Planning Division of the Community Development Department (CDD) and the Office of Innovation and Economic Development (OIED), engages with people and businesses in Sacramento's underinvested areas to deliver appropriate services and resources.

The mission of NDAT is to ensure equitable investments and resources from the city and its partner agencies result in increased quality of life and economic growth for the people and businesses in Sacramento's historically disenfranchised and disinvested neighborhoods.



1.5. Community Ambassadors

Recognizing that there are residents from a variety of language and cultural communities who may not interact with the City or may not trust city staff or consultants, the Engagement Team worked with a group of multilingual/cultural representatives who are known and trusted in the Black, Hispanic/Latino, Chinese, Hmong, and Vietnamese communities. This group was a subset of the City's Community Ambassador group, a pilot project that has since been expanded from serving just the Stockton Blvd area to serving BIPOC communities throughout the City. We thank the following individuals for their time, passion, and expertise to help their respective community members hear about, and engage with, the Plan:

- Conrad Crump
- Krystal Wu
- Juan Carlos Ruiz Guajardo
- Kao Ye Thao
- Linda Ng
- Mai Nguyen

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2

Stockton Boulevard Community Overview

2.1. Community History

Sacramento is within the ancestral homelands of indigenous peoples, including the Nisenan people, Southern Maidu, Valley and Plains Miwok, Patwin Wintun people, and the people of the Wilton Rancheria. For thousands of years, indigenous people traveled from the confluence of the Sacramento and American rivers south towards the area around the confluence of the San Joaquin and Sacramento rivers, shaping and affecting the landscape.

With urbanization and expansion of the transportation network within California, Stockton Boulevard was developed into a major commerce hub. The corridor, as we know it today, was constructed over 100 years ago as the primary connector between the cities of Sacramento and Stockton. In 1909, the California State Fair relocated from its previous location in Midtown to a new site at the intersection of Stockton Boulevard and Broadway. In 1911, recognizing the importance of the corridor and surrounding neighborhoods, the City of Sacramento annexed much of the northern end of Stockton Boulevard including the neighborhoods of East Sacramento, Elmhurst, and Oak Park.

In 1950, less than one percent of the residents living in most of the neighborhoods along Stockton Boulevard, particularly on the east side of the street, were BIPOC, and some neighborhoods – such as Tahoe Park, Tallac Village, and Fruitridge Manor – had no African American residents. However, African Americans, many of whom worked at the area’s military bases, began to establish a small foothold in the Oak Park neighborhood, making up approximately eight percent of the neighborhood’s population in 1950. Over the next decade, many of Sacramento’s middle-class families and businesses relocated from older neighborhoods in and near the central city, such as Oak Park, to the new subdivisions emerging at the city’s outskirts. While more affluent white residents moved to newer subdivisions, BIPOC residents (many of whom had already been displaced from Sacramento’s downtown by urban renewal projects) moved into older neighborhoods that did not have the same racially-restrictive rules and regulations as the newer subdivisions.



Throughout the 1960s and 70s, the demographics of the corridor continued to shift to include more BIPOC communities, including large Vietnamese and Hmong communities of refugees fleeing the Vietnam War who settled around Fruitridge Road and Lemon Hill Ave. Simultaneously, UC Davis Medical Center displaced the State Fair and became a major employment base for Sacramento, bringing in new residents and businesses to the area. However, the construction of SR-99, U.S. Hwy 50, and I-5 both isolated the corridor from the central city and diverted through-traffic away from the area, further dividing and displacing BIPOC residents in these neighborhoods from the rest of the city.

Today, Stockton Boulevard continues to serve as an important transportation corridor, surrounded by some of the city's most ethnically and culturally diverse neighborhoods. The area's history has created a network of neighborhoods defined by the vibrant mix of language, music, food, and art that make Sacramento one of the most diverse cities in the country.

2.2. Local Context

Neighborhoods

The 23 neighborhoods in the Neighborhood Study Area have their own unique identity, sense of community, and development pattern. The neighborhoods north of 21st Avenue, including Elmhurst, Oak Park, Tahoe Park, and Colonial Heights, contain a rich variety of single-family homes dating to their development as streetcar suburbs in the late 19th and early 20th centuries. The Elmhurst neighborhood, between Stockton and approximately 53rd Street, and Colonial Heights on San Francisco Boulevard, both have cohesive groupings of early 20th century homes arranged around a wide landscaped boulevard. The Oak Park neighborhoods are dominated by older homes, with nearly one-third of the housing stock built before 1940. The majority of housing units in other neighborhoods were built between

from 1940 to 1959, with very few new housing units built after 2000. Newer housing has mostly been constructed south of Fruitridge and in Oak Park.

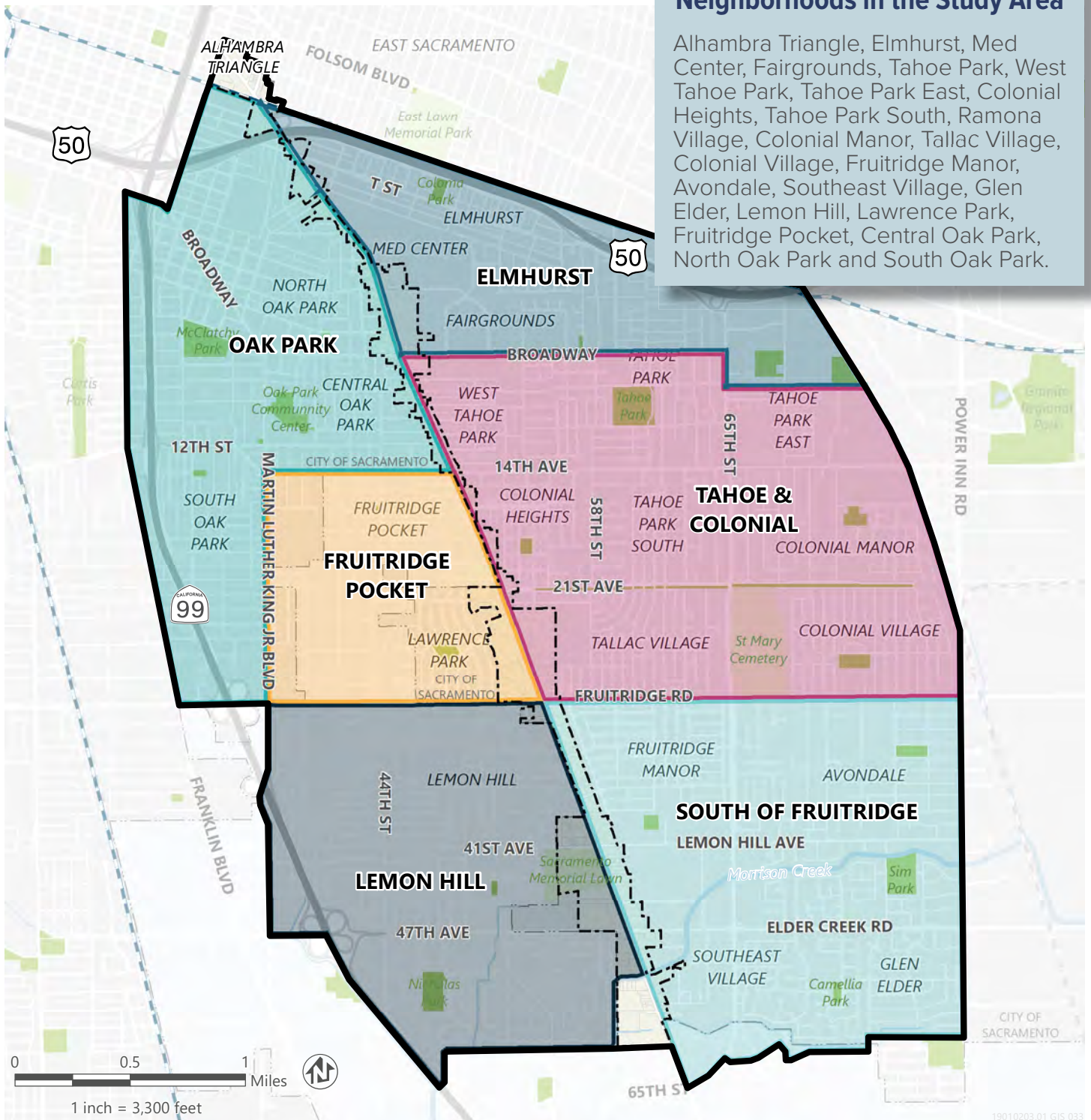
Neighborhood Subareas

The Neighborhood Study Area has been further grouped into the following six subareas, based on the U.S. Census Bureau's census tract boundaries, to distinguish socioeconomic and demographic trends: Elmhurst, Oak Park, Fruitridge Pocket, Tahoe & Colonial, Lemon Hill, and Fruitridge Manor. Figure 3 shows the Neighborhood Study Area and six neighborhood subareas. All neighborhood subareas are within city boundaries, except for Fruitridge Pocket and Lemon Hill, which both include portions of unincorporated Sacramento County.

2.3. Historic Resources

Supported and spurred by the installation of the streetcar and freight lines, numerous "suburbs" developed along the Stockton Blvd corridor in conjunction with large employers that capitalized on open land along a major roadway. Prominent early employers include the county hospital (now UC Davis Medical Center), state fairgrounds, and agricultural manufacturing uses such as the Libby, McNeil, and Libby Cannery. Some buildings and places in this area have been designated as historic resources on local, state, and/or national registers. These are listed in Table 1 and shown on Figure 4. Historic resources can be used to tell stories of the past as well as contribute to the character of the area. Additional resources can be added to the registers and preserved. The resources that are found to be eligible or potentially eligible for listing are shown on Table 2. Further information on these resources can be found in Appendix G.

Figure 3. Neighborhood Subareas



- Light Rail Line
- Rail Line
- Freeways
- Ramps
- Streams/Creeks
- Parks
- Sacramento City Limits
- Neighborhood Study Area
- Specific Plan Area
- Subareas**
- Elmhurst
- Fruitridge Pocket
- Lemon Hill
- Oak Park
- South of Fruitridge
- Tahoe & Colonial

Table 1. Listed Historic Resources in the Specific Plan Area

Resource	Location	Designation
Libby, McNeil, and Libby Fruit and Vegetable Cannery	1724 Stockton Boulevard	<ul style="list-style-type: none"> National Register of Historic Places California Register of National Historical Resources, Sacramento Register of Historic and Cultural Resources
Colonial Theatre	3522 Stockton Boulevard	<ul style="list-style-type: none"> California Register of Historical Resources
Caltrans Equipment Headquarters Auto Repair Shop	3400 R Street	<ul style="list-style-type: none"> State Master List
Caltrans Equipment Headquarters Paint Shop	3400 R Street	<ul style="list-style-type: none"> State Master List
Caltrans Equipment Headquarters Yard	3400 R Street	<ul style="list-style-type: none"> State Master List
Caltrans Equipment Headquarters Administrative Building	3400 R Street	<ul style="list-style-type: none"> State Master List
Caltrans Equipment Headquarters Shop A	3400 R Street	<ul style="list-style-type: none"> State Master List
Caltrans Equipment Headquarters Truck Repair Shop	3400 R Street	<ul style="list-style-type: none"> State Master List

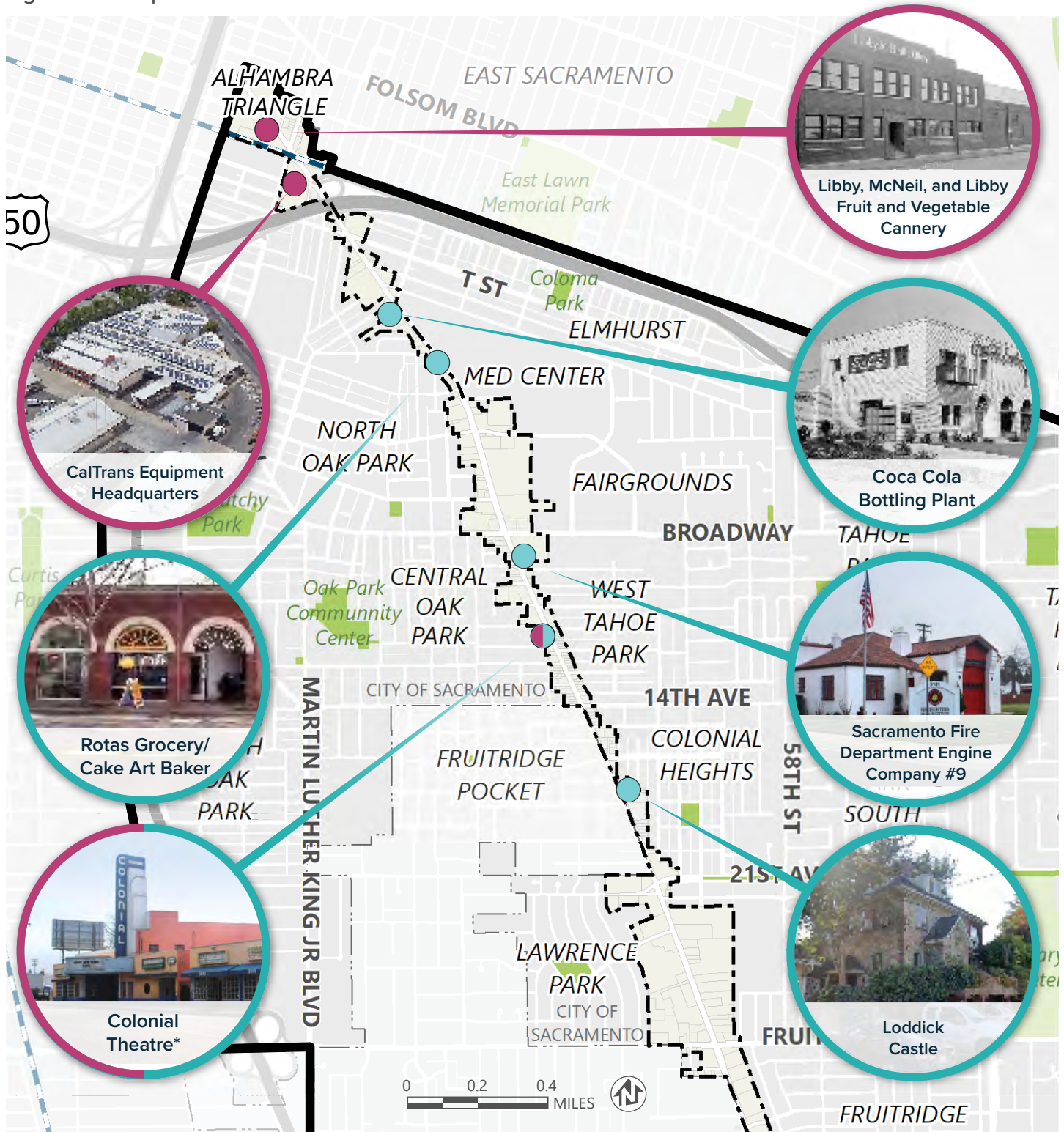
Source: Sacramento County BERD, March 2020.

Table 2. Potentially Eligible Historic Resources in the Specific Plan Area

Resource	Location	Designation
Colonial Theatre	3522 Stockton Boulevard	<ul style="list-style-type: none"> National Register of Historic Places
Coca Cola Bottling Plant	2200 Stockton Boulevard	<ul style="list-style-type: none"> National Register of Historic Places
Rotas Grocery/Cake Art Bakery (does not appear to be extant)	2330 Stockton Boulevard	<ul style="list-style-type: none"> Sacramento Register of Historic and Cultural Resources
Sacramento Fire Department Engine Company #9	3101 Stockton Boulevard	<ul style="list-style-type: none"> Sacramento Register of Historic and Cultural Resources
Loddick Castle	4311 Stockton Boulevard	<ul style="list-style-type: none"> State Master List

Source: Sacramento County BERD, March 2020.

Figure 4. Map of Historic Resources



- Listed Historic Resources
- Eligible Historic Resources
- Light Rail Line
- Rail Line
- Freeways
- Parks
- Sacramento City Limits
- ▭ Neighborhood Study Area
- ▭ Specific Plan Area
- ▭ Specific Plan Area Parcels

**The Colonial Theatre is listed on the California Register of Historical Resources and eligible for listing on the National Register.*

2.4. Cultural Assets and Sense of Place

Stockton Boulevard represents the culture and ethnic diversity of a variety of communities in South Sacramento, including Indigenous, Black/ African American, Vietnamese, Chinese, Hmong, lu Mien, Filipino, Pacific Islander, Hispanic, and Latino communities, and many other cultures and ethnicities. While the corridor is made up mostly of retail establishments, there are several significant places that represent culture and neighborhood identity along Stockton Boulevard. Refer to Figure 5 for a summary of memories and favorite places from the Resident Planning Team (RPT).

Little Saigon

The two-mile stretch of South Asian businesses on Stockton Boulevard began as a landing place for Vietnamese immigrants fleeing war in the 1970s and '80s. In 2010, the community successfully advocated for the City Council to formally designate the area as “Little Saigon.” Now, the thriving retail district includes restaurants, coffee shops, nail and hair salons, bakeries, and markets specializing in goods and services from throughout Asia—Vietnam, China, India, Cambodia, Philippines, Korea—the largest portions being Vietnam.

Colonial Theatre

The Colonial Theatre, located on Stockton Boulevard between 10th and 11th Avenue in Central Oak Park, opened in 1940 as a movie theater. The historic building, which is listed on the California Register, continues to operate today as a performing arts venue.

Colonial Heights Library

The Colonial Heights Library, located on Stockton Boulevard before 21st Avenue, is the only library in the Neighborhood Study Area. In addition to providing books, music, ebooks, computer access and other resources, it also serves as a multi-functional facility offering a gathering place for programs and cultural center for performances and community events.



Countless restaurants and markets serve a wide-range of Asian specialties.



The Colonial Theatre carries on a tradition of entertainment.



The Colonial Heights Public Library includes a homework center, college and career center, and a community room for community group meetings and activities.

Figure 5. Resident Planning Team Memories and Favorite Places



Michael Benjamin II's Story

Story and photos from Michael Benjamin II, RPT member

Next door to my father's theater, the Repertory Theatre, was a liquor store called Anderson's Liquor owned by an African American male, Mr. Anderson. Across the street, where Chase Bank is now, we had a convenience store called Springer's. We had Mr. Brown's Barber Shop and Warner's nightclub on the corner as well. So, the corner really reflected the strength in Black business and that's what I grew up on and around.

I attended Tahoe Elementary School, then Cal Middle School, then Sacramento High School, so I've been around the Stockton Boulevard corridor pretty much my whole life. The theater closed in the mid-80s, and then reopened on Lawrence Drive across the street from what used to be the K-Mart and that theater was 120 seats. So, I was born and raised on this Boulevard. I've seen it; it's had its good times and its bad times as well.

My fear is with the development that displacement will take place, not only of the individuals but of the culture. We must get away from being able to come in and develop, smash down names of places where people who built the community were once at and just replacing the name with something new.

And so, Stockton Boulevard holds a deep, deep, deep place in my heart. That corner especially Stockton-Broadway because it was just bustling, bustling, bustling with Black businesses when I grew up and that had a positive impact on myself and the surrounding people there.

So, in doing this work I want to make sure that we are able to develop but not displace. That's important and that's who I am. I love Stockton Boulevard and I'm determined to make sure that the people who were able to create the infrastructure stay relevant, have a voice, and aren't removed from the place that they helped build.

Stockton Boulevard is cool for certain reasons. Stockton Boulevard is cool because there were people there like my father who made sure that the arts and the culture and things like that stay relevant. We're determined to make sure that does not disappear with new development.



Photos courtesy of Michael Benjamin I

2.5. Population Characteristics

Over 86,000 people live in the various neighborhoods within the Neighborhood Study Area. The neighborhoods are both racially and culturally diverse. Over 72 percent of people identify as BIPOC. Over 44 percent speak a language other than English. All neighborhoods experience changes in demographics over time, but some neighborhoods in the area have experienced more change than others. This section summarizes the information found in two reports—the Economic Context Report (Appendix B) and the Residential and Commercial Gentrification Assessment (Appendix C).

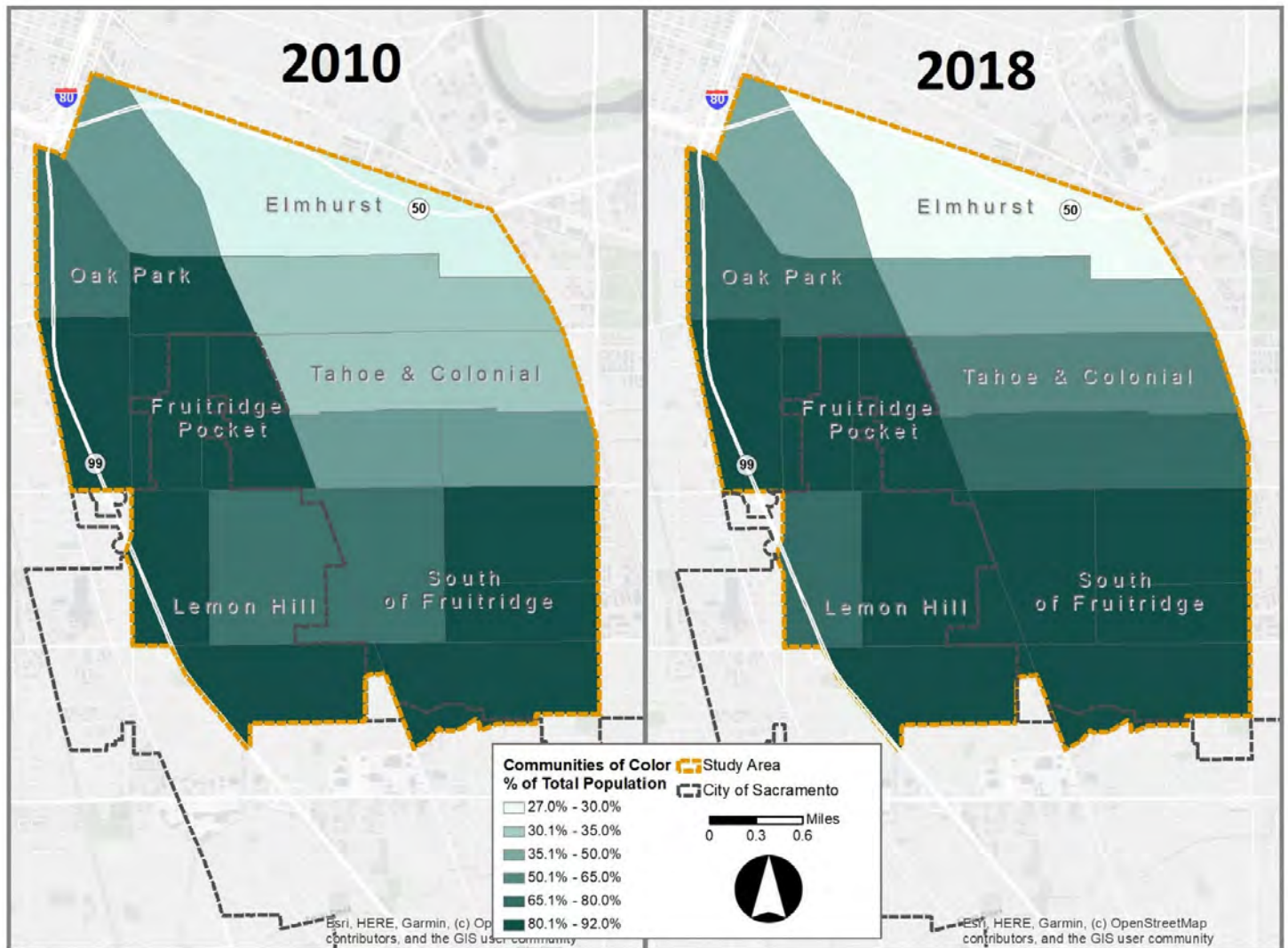


Changing Racial Demographics

Since the 1960's, many neighborhoods in the Neighborhood Study Area have historically been occupied by BIPOC communities (e.g., Indigenous, Black/African American, Vietnamese, Chinese, Hmong, Lu Mien, Filipino, Pacific Islander, Hispanic, and Latino). As shown in Figure 6, between 2010 and 2018, there were shifts in the racial and ethnic makeup of all neighborhoods in the Neighborhood Study Area. The Elmhurst and Oak Park neighborhoods became less diverse over time, while Tahoe Park/Colonial Heights, Lemon Hill, and

the neighborhoods South of Fruitridge became more diverse. The population that identifies as Black or African American has remained steady in the Neighborhood Study Area. However, in the historically Black and African American community of Oak Park, there have been large declines in the Black and African American population between 2010 and 2018, countered with large population growth in the Black and African American population in the Fruitridge Pocket Subarea.

Figure 6. BIPOC Communities, Percentage of Total Population (2010-2018)



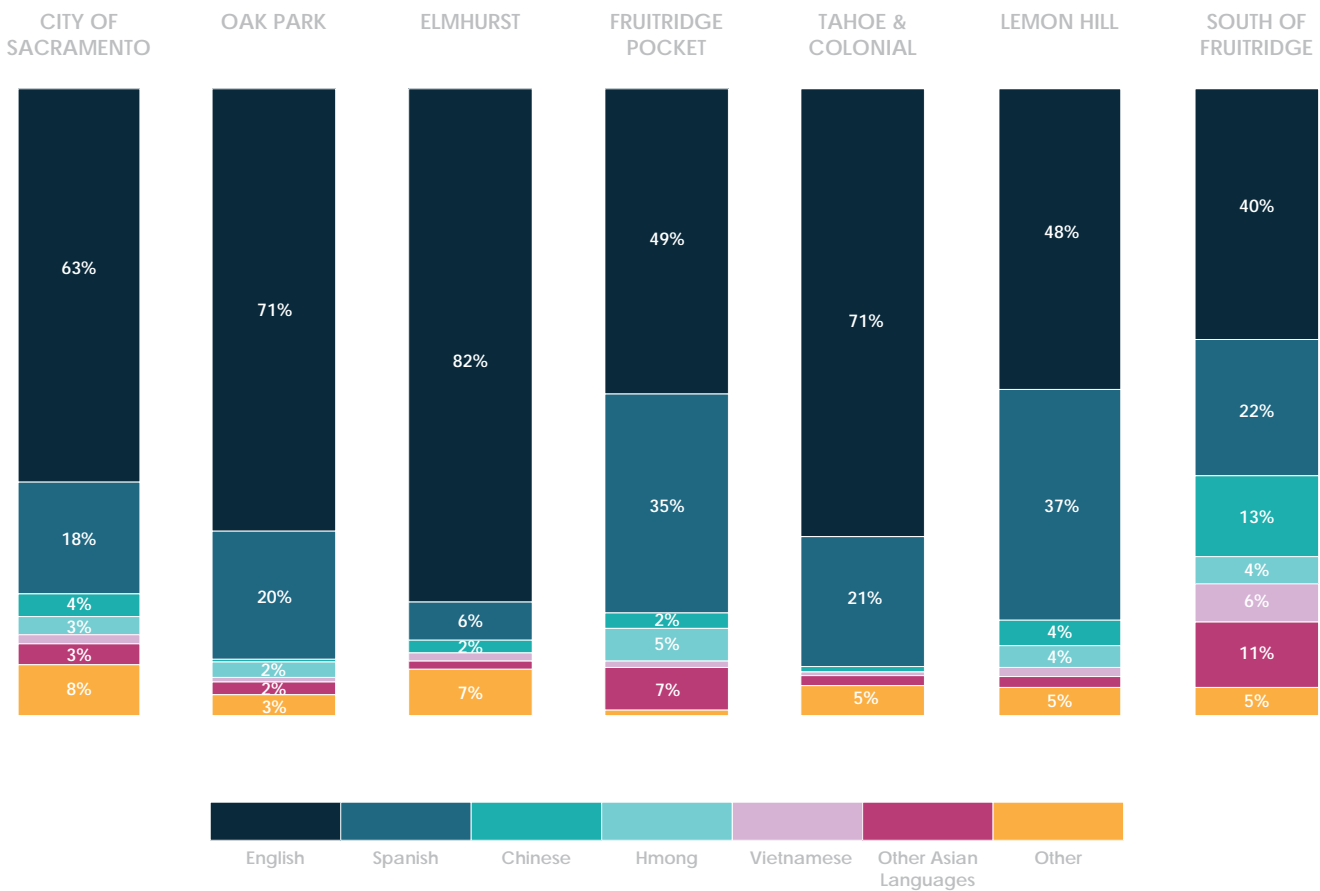
Source: Economic & Planning Systems, Inc.

Linguistic Diversity

The Neighborhood Study Area is rich in cultural and linguistic diversity. Dozens of languages are spoken in households throughout the area, including Spanish, Chinese, Hmong, Vietnamese, Filipino, and several others. The most linguistically diverse neighborhood subareas include the South of Fruitridge Area, Lemon Hill, and Fruitridge Pocket (see Figure 7). According to the 2020 American Community Survey, over 12 percent of

households in the Neighborhood Study Area have limited English proficiency, compared with about 7 percent citywide. English proficiency is generally lower in the southernmost neighborhoods in the Neighborhood Study Area. Within some Census tracts in the South of Fruitridge and Lemon Hill subareas, over 30 percent of households have limited English proficiency.

Figure 7. Linguistic Diversity (2015)



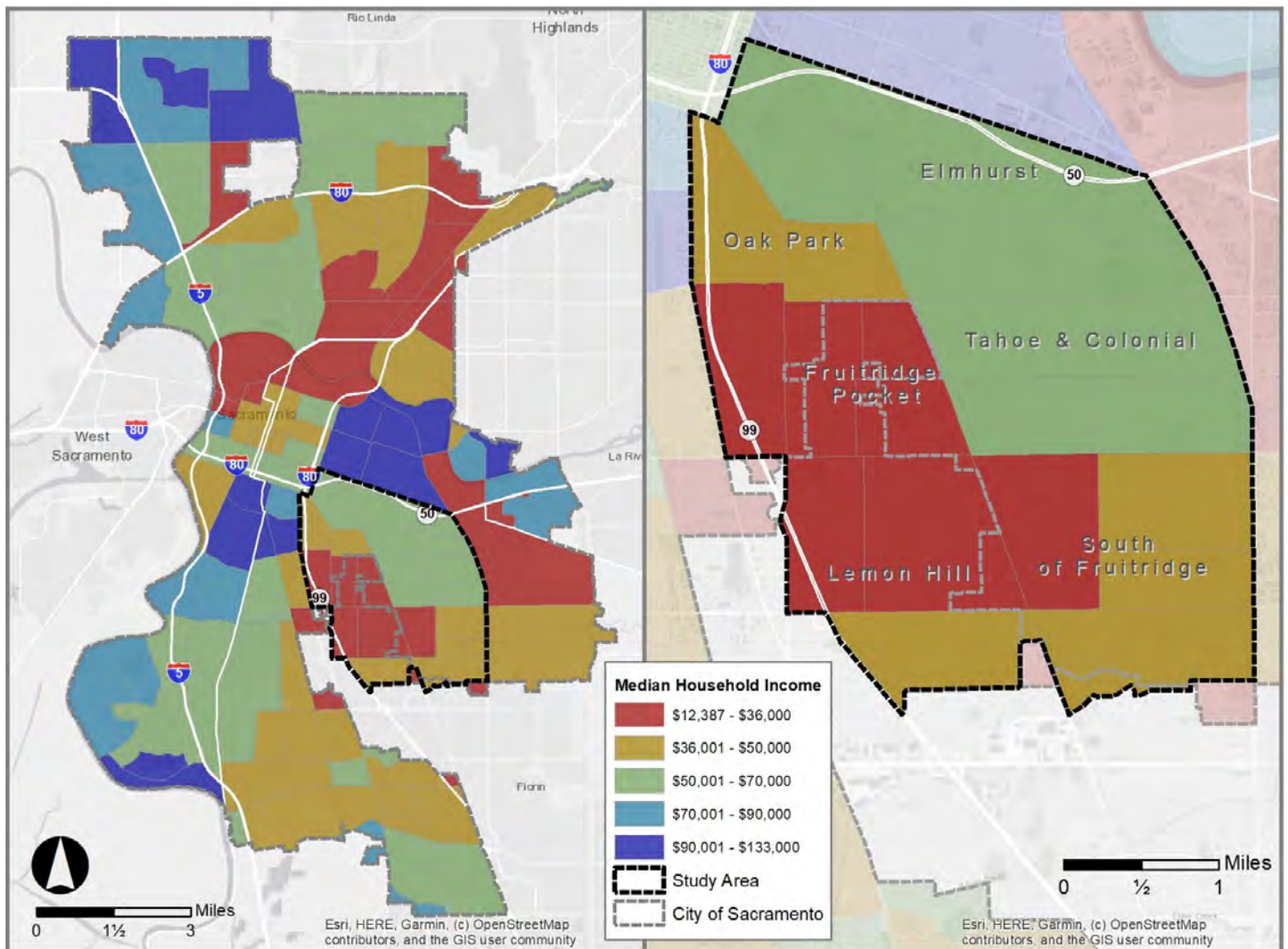
Source: 2018 American Community Survey, 5-Year Estimates

Median Household Income

Median household income in the Neighborhood Study Area is significantly lower compared to the median household income in the City. In 2018, the overall median household income in the Neighborhood Study Area was \$44,700, about 30 percent lower than the median income for the City as a whole (\$58,500). The Elmhurst and Tahoe and Colonial Subareas and the northern portion of Oak Park (including Med Center and North Oak Park) both have a greater concentration of higher-

earning households, with median household incomes around \$60,000, nominally surpassing the median income of the City (see Figure 8). The central and southern portions of Oak Park and the subareas of Fruitridge Pocket, Lemon Hill, and South of Fruitridge represent the two lowest median income categories within the City, with an average median income of about \$37,000.

Figure 8. Median Household Income: City of Sacramento and Neighborhood Study Area (2018)



Source: Economic & Planning Systems, Inc.

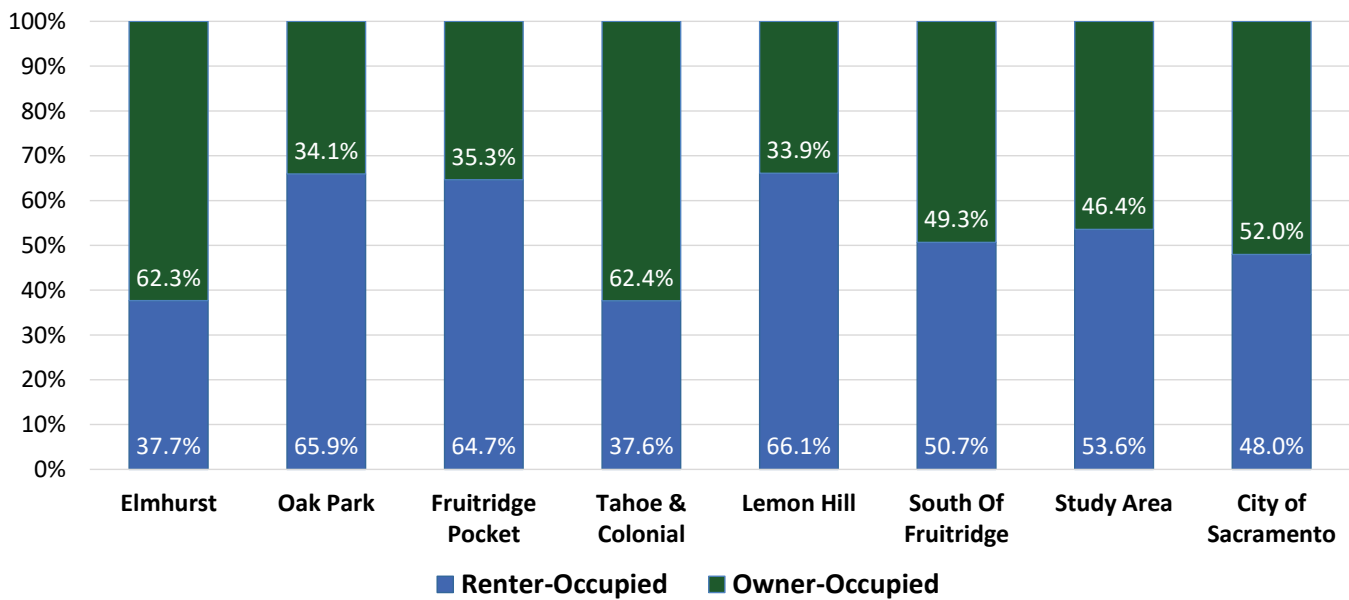
Home Ownership

While the national homeownership rate was about 67 percent and citywide homeownership rate was about 52 percent in 2018, the average rate of homeownership in the Neighborhood Study Area was 46 percent. Homeownership rates vary greatly by subarea. Whereas the rates of homeownership in the Elmhurst and Tahoe & Colonial neighborhoods exceed the citywide homeownership rate, both at around 62 percent, Oak Park, Fruitridge Pocket, and Lemon Hill all have rates of homeownership closer to 35 percent (see Figure 9).

Homeownership is one of the most important ways for families to build generational wealth and stability. According to a 2019 report by the US Federal Reserve, homeowners had a median

net worth of \$255,000, compared to \$6,500 for renters. Across the nation, Black households have some of the lowest rates of homeownership, and this is true of Black households in Sacramento. In fact, Black households have the lowest homeownership rates in the City (31.3 percent); almost 24 percentage points below the homeownership rate for white, non-Hispanic households. There are many factors that contribute to this gap in homeownership for Black households – from systematic racism in housing policies to income disparities. Areas with lower rates of homeownership are also at particularly high risk for housing insecurity and displacement in the event of neighborhood change and gentrification.

Figure 9. Housing Tenure Percentage: City of Sacramento and Neighborhood Study Area (2018)



Source: 2018 American Community Survey, 5-Year Estimates. Economic & Planning Systems, Inc.

Home Values and Sales Price

In 2018, the average median value for owner-occupied households in the Neighborhood Study Area was \$235,640, approximately 33 percent lower than the median value for the City as a whole. The average median home value in the Neighborhood Study Area ranged from about \$168,000 in Fruitridge Pocket to \$353,000 in Elmhurst. The subareas of Elmhurst and Tahoe & Colonial had higher median home values and higher percentages of owner-occupied units than the rest of the Neighborhood Study Area. The Oak Park Subarea also had higher median home values than the southern subareas, although the Oak Park Subarea also has a smaller supply of owner-occupied households.

Residential Rental Rates

Average residential rents between 2010 and 2018 in the Neighborhood Study Area increased at a slower rate than in the City as a whole. Rents in the Neighborhood Study Area increased 21 percent to \$1,041 per month compared to the 39 percent increase in average rent citywide, which increased to \$1,211 in 2018. The Lemon Hill and Elmhurst Subareas experienced the largest rent increases within the Neighborhood Study Area with rents rising 29 percent and 23 percent, respectively (with average monthly rental rates of \$860 and \$1,092, respectively). As of 2018, the highest average rent occurred in the Elmhurst Subarea (\$1,092 per month), although average rent was about 11 percent lower than average rent citywide. The Oak Park Subarea had lowest average rents, reflecting a rate about 58 percent lower than the

City's average rent. The lack of homeownership in BIPOC communities can exacerbate poverty by preventing families from accumulating and transferring wealth, limiting access to resources, and perpetuating racial and economic inequality. Discriminatory practices, such as redlining, in the housing market have historically made it more difficult for BIPOC families to own homes. During the Great Recession, Black, Hispanic, and Latino populations were disproportionately impacted by foreclosures and subprime lending, further exacerbating the wealth gap and hindering economic progress in BIPOC communities.

Residential Gentrification Assessment

A residential gentrification assessment was prepared to measure gentrification conditions and estimate low-income household displacement (Appendix C). The assessment determined that approximately one-third of households in the Neighborhood Study Area live in areas that are becoming exclusive or have the potential to become exclusive to low-income household (see Figure 10). This includes the neighborhoods of Elmhurst, North Oak Park, and most of the Tahoe & Colonial Subareas. The remaining two-thirds of households in the Neighborhood Study Area live in areas that are categorized as "susceptible to gentrification," which includes the southern portions of Oak Park and Tahoe & Colonial Subareas, and the entirety of the Fruitridge Pocket, Lemon Hill, and South of Fruitridge Subareas. These areas were predominately low-income and experienced moderate to significant rent increases or were adjacent to census tracts that experienced rent increases.

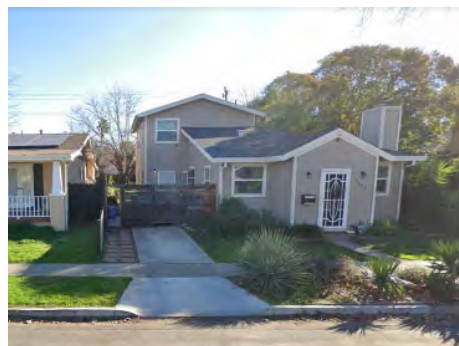
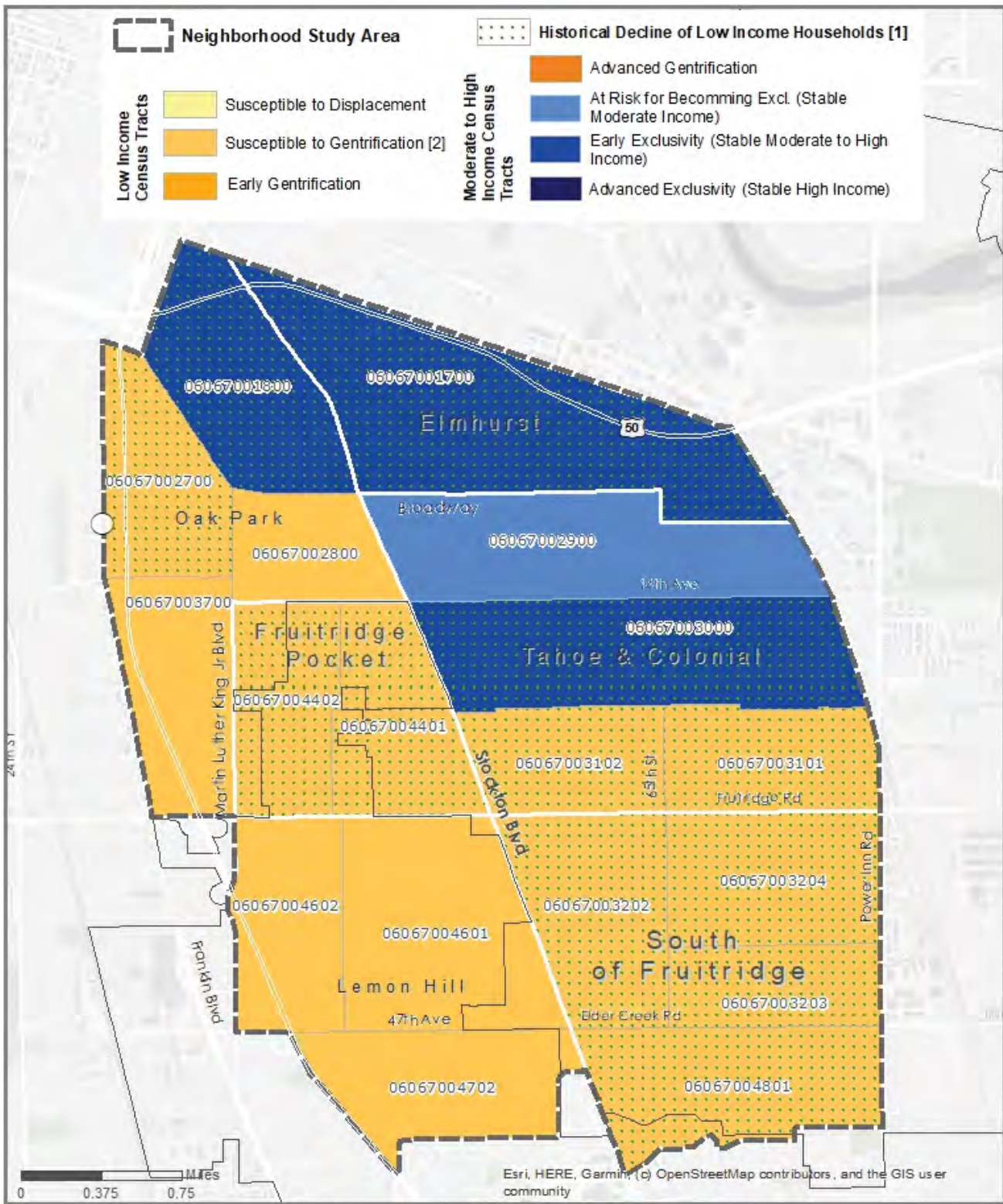


Figure 10. Neighborhood Study Area Residential Gentrification Assessment



Source: City of Sacramento; U.S. Census ACS 2010 and 2018 5-year; State of California Department of Housing and Community Development; U.C. Berkeley Urban Displacement Project; EPS.

[1] Reflects a decrease in low income households between 2010-2018 in Census Tracts that experienced increased and decreased total households over this period. For Census Tracts that experienced a decline in total households, the decline in low income households exceeded the decline in total households.
 [2] Census Tracts that are categorized as "Susceptible to Gentrification" are also susceptible to displacement but not necessarily experiencing displacement of low-income households. Census Tracts that experienced declines in low income households between 2010-2018 are noted on this map.

Source: Economic & Planning Systems, Inc.

2.6. Commercial Market Conditions

Retail Market

Historically, the retail market in the Neighborhood Study Area has performed slightly below the citywide average, with slightly higher vacancy rates and consistently lower monthly lease rates. Between 2010 and 2020, the total retail square footage in the Neighborhood Study Area decreased by about 5,000 square feet with negative net absorption of about 3,000 square feet, indicating a minimal change in demand for retail space, despite the area’s population growth during this period. During the same timeframe vacancy rates decreased from 12 percent in 2010 to 9 percent in 2020, but remain higher than the citywide vacancy rate, which decreased from 10 percent to 7 percent. As of 2020 the lease rates achieved for retail in the Neighborhood Study Area are about 16 percent less than the rates secured in the City as a whole. In the Neighborhood Study Area, residential and retail development are likely the leading development types due to the inexhaustible need for housing, especially affordable housing, and supportive retail.

Office Demand

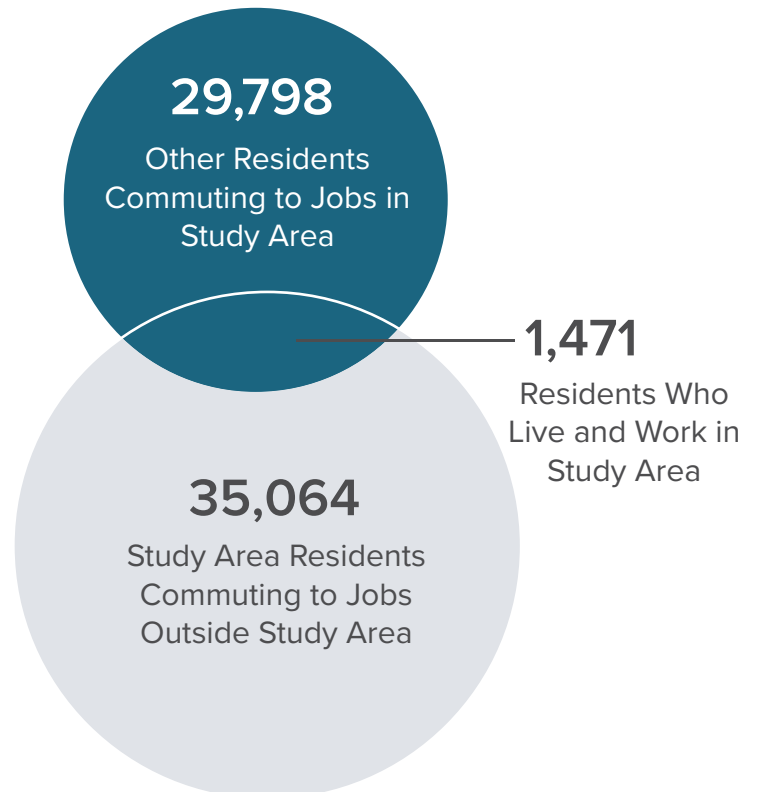
With a predominance of residential, medical, and retail space, the Neighborhood Study Area does not play a strong role in the City’s office market. Between 2010 and 2020, only three additional office buildings were built in the Neighborhood Study Area, totaling 34,100 square feet. Monthly lease rates have decreased by about 29 percent in the Neighborhood Study Area between 2010 and 2018, down to \$1.02 per square foot per month. In contrast, the City saw office rents rise about 16 percent, commanding average lease rates (about \$2.16 per square foot per month) that are more than double asking rates in the Neighborhood Study Area. There is little demand for office space in the Neighborhood Study Area and the market for medical office space will likely be fulfilled with the addition of Aggie Square.

2.7. Employment Characteristics

The Neighborhood Study Area serves as an important employment node within the City, driven by three primary industries: health care, educational services, and utilities. These industries are bolstered by key employers including the UC Davis Medical Center; Shriners Hospital for Children; the SCUSD offices; and the Sacramento Municipal Utility District (SMUD) headquarters. Employment in the Health Care and Social Assistance, Educational Services, and Utilities industries represents nearly 70 percent of all jobs in the Neighborhood Study Area. There has been an increase in non-chain small businesses in the Neighborhood Study Area between 2000 and 2019 that have also increased employment opportunities.

For the most part, residents of the Neighborhood Study Area do not live where they work. About 96 percent of area residents commuted to jobs outside of the Neighborhood Study Area for work. Conversely over 95 percent of Neighborhood Study Area workers commute in from outside the area (see Figure 11).

Figure 11. Employment Inflow-Outflow (2018)



2.8. Infrastructure

The below discussion is summarized from an infrastructure study prepared for the City by NV5 (see Appendix D).

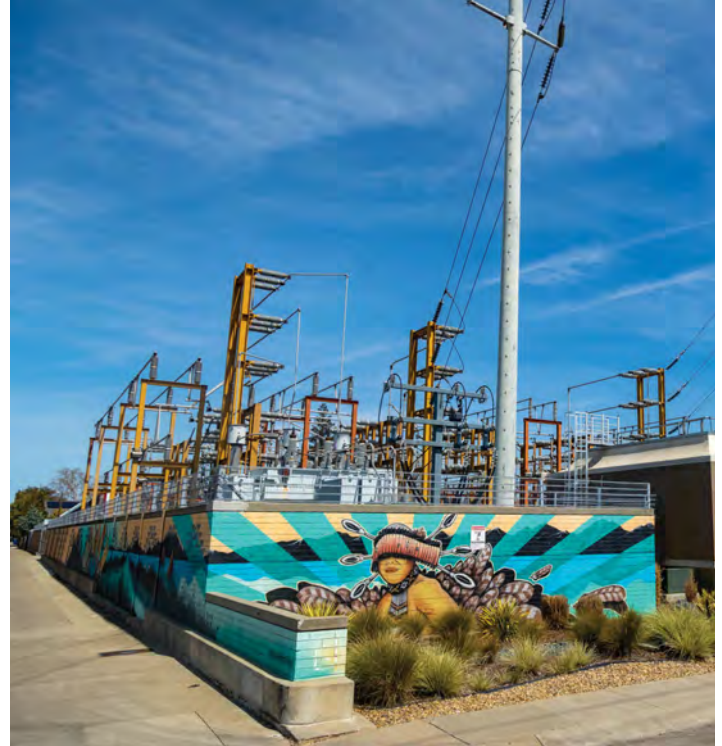
Wastewater and Storm Drainage

The Specific Plan Area is served by the City of Sacramento's Combined Sewer System (CSS) in the area north of 14th Avenue. The CSS is a legacy storm drain and sanitary sewer system that conveys both stormwater and sanitary sewer flows. The southerly half of the Specific Plan Area is served by collection systems conveying storm drainage and sanitary sewer flows separately. There are several small City of Sacramento drainage basins in the separated southerly half of the Specific Plan Area. The City of Sacramento provides service in the CSS area and the Sacramento Area Sewer District (SASD) provides sanitary sewer collection in the separated system area.

Water

Domestic water in the Specific Plan Area is provided by the City of Sacramento. The City uses both surface water and groundwater to meet the water demands.

The City differentiates the water mains into two distinct categories: water distribution mains and water transmission mains. Water distribution mains are smaller pipelines located in the streets and alleys used for water services. Water transmission mains are larger pipelines used to convey water to the distribution mains. The Specific Plan Area is generally served by an extensive system of service mains ranging in size from 6-inches to 12-inches in diameter. There are no active wells or reservoirs within the limits of the Specific Plan Area.



Natural Gas

Pacific Gas & Electric Company (PG&E) supplies natural gas to the Sacramento area. The PG&E gas distribution system has high and low pressure distribution systems. The high pressure gas system generally is served by a grid system throughout the Specific Plan Area. The high pressure system pipelines range in size from 2-inch to 6-inch diameter. These mains are generally located in the streets or occasionally in an alley.

Electricity

SMUD provides electrical service to customers located within the Specific Plan Area. Power is transmitted to the Specific Plan Area by a 12kV and 21kV distribution system. There are three different 21kV substations that feed the Stockton Boulevard area. Specifically, SMUD Mid-City substation, East-City substation, and South-City substation. All of these substations step down 115kV to 21kV in order to feed the Specific Plan Area. The Mid-City substation is situated along Stockton Boulevard and 34th Street in the northern end of the Specific Plan Area.

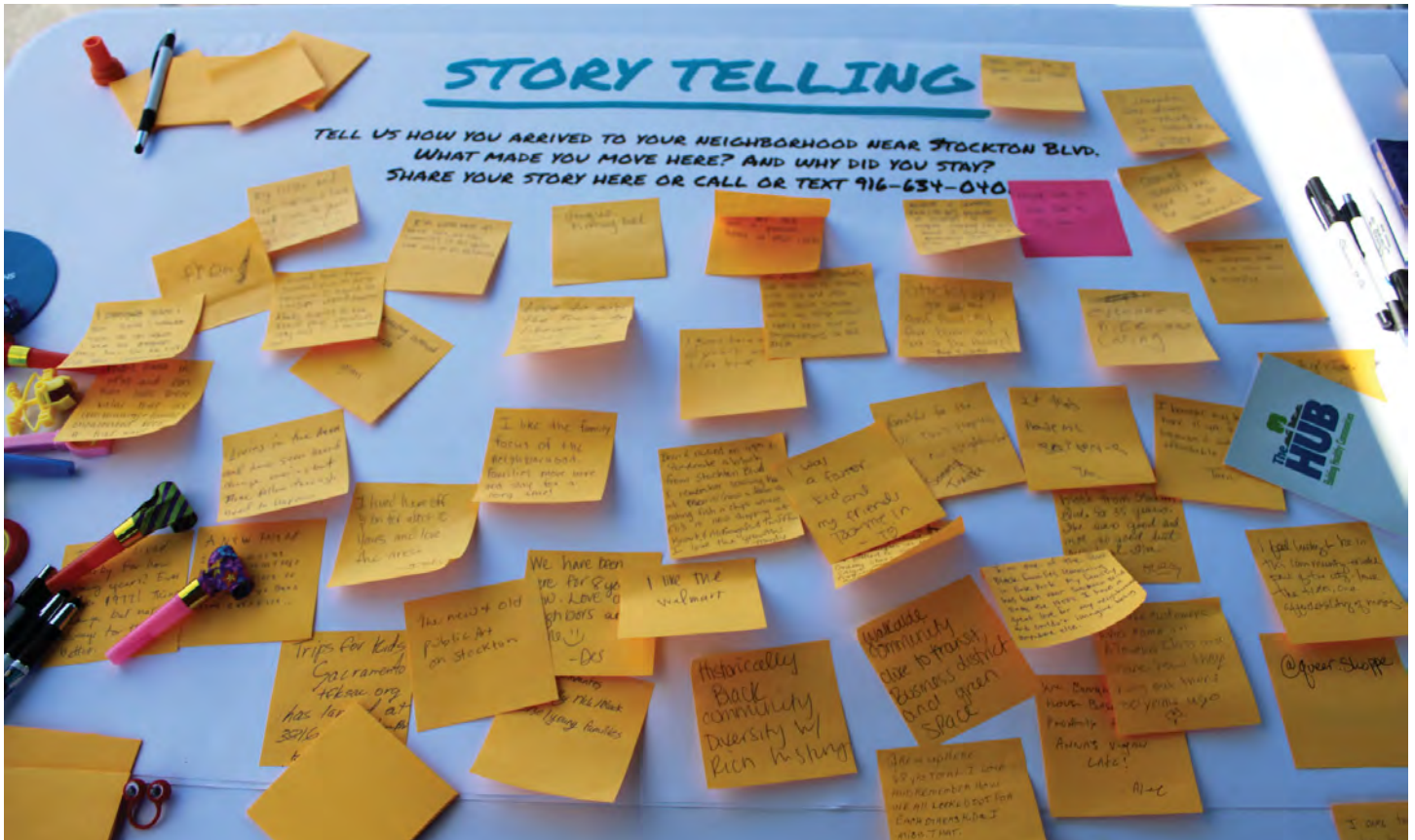
Existing public utility easements (PUEs) along Stockton Boulevard need to be maintained for the existing and future 12/69kV overhead electrical facilities. New PUEs would need to be provided if the SMUD facilities are relocated.

Telecommunications

Within the Specific Plan Area there are numerous telecommunications providers. AT&T, Comcast, and the City of Sacramento are the main providers for telephone and cable services. AT&T supplies local and long-distance telephone service, and also data communications, in most of the Sacramento area. Comcast provides cable television service in the Sacramento area. AT&T Broadband leases conduit space and fiber optic cable capacity from Comcast in the Specific Plan Area. The City currently owns an existing fiber network that provides Municipal and Smart City services. The network provides connections between various traffic signals, utility sumps, reservoirs, and city facilities spread throughout the City.

3

Community Engagement Summary



Feedback received at the Spotlight on Stockton event in October 2022.

3.1. Introduction

From the beginning of this project, the Engagement Team (i.e., city staff and consultants) have sought to develop an engagement strategy that focuses on the diverse community that make up the Plan area and allows them to meaningfully influence the future of their neighborhoods and the Stockton Boulevard corridor. The Plan reflects community priorities and seeks to respond more directly to local needs and desires through action-oriented solutions and building local capacity.

This chapter summarizes the Engagement Team's efforts to engage the community, partner organizations, and small businesses throughout the planning process, the key themes that were brought up through the community engagement process as well as the existing conditions analyses, and where those themes are addressed in other City processes/documents. See Appendix A for a more detailed summary of community engagement.

The community engagement strategy involved the people who live, work, and own businesses in the Stockton Blvd Plan area so they will benefit from outcomes of the plan.

3.2. Community-Centered Planning Process

Community Engagement Goals

The purpose of creating an inclusive planning process is to achieve the following three goals. The Plan documents some of the results; however, to achieve these goals, implementation is just as important. The engagement strategy used a variety of approaches with the ultimate objective of involving all facets of the community and empowering them to carry on the direction set forth in this Plan.

1. Create a Plan that Reflects the Community

- o Listen to community knowledge and perspectives and provide opportunities to confirm direction.
- o Reach out to underserved communities that have been historically excluded from such community planning efforts, including BIPOC and low-income residents, non-English speakers, and youth.
- o Meet people where they are and speak their language. Develop culturally appropriate outreach strategies to provide fair and equitable access to information and reach the wide range of non-English speakers in the Neighborhood Study Area.
- o Consider needs that impede engagement such as limited time, physical ability to access sites and/or documents, language barriers, access to technology, etc.



With the support of local consultant Everyday Impact Consulting, the City piloted the Community Ambassador program in 2022 to serve Hmong, Vietnamese, Cantonese, and Mandarin speakers, as well as the Black community.



The Engagement Team provided a BBQ and movie night at Mutual Housing on the Greenway as part of collecting input on the Plan.



The Engagement Team held Plan pop-ups at places locals visit, including Colonial Heights Library, grocery stores, and affordable housing sites.

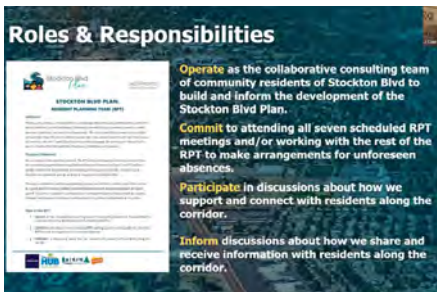
2. Build Neighborhood Capacity

- o Raise awareness for the planning process to allow for greater and more effective participation.
- o Build capacity and empower community members to be engaged in the process and to take ownership of the Stockton Blvd Plan.
- o Pay for local expertise within the community and hire locally.
- o Partner with community-based organizations who are already working in the area and will continue to support the community after the planning process is complete.

Local artist, Aliyah Sidqe, was hired to design the logo.



With the help of Resident Planning Team members, the City paid local artists and businesses to provide entertainment and food for community events.



A group of residents from a wide variety of neighborhoods along the corridor provided oversight and support during the planning process as the Resident Planning Team.



3. Increase Local Ownership

- o Defer to local expertise and find opportunities to support community-led efforts.
- o Collaborate with existing initiatives that support the community, don't compete.
- o Develop resources and tools to support those who have been historically disenfranchised from past economic success.



The City engaged a local consultant team, including two community-based organizations, Building Healthy Communities and Civic Thread, to keep planning funds inside the community, build local capacity, create authentic/transparent engagement, and support community leadership.

Representatives of other initiatives were invited to participate in Stockton Blvd Plan events, including Celebrate Stockton Blvd and Spotlight on Stockton.

3.3. Outreach Process

Outreach began in the Fall of 2020 and has continued regularly throughout the process. Figure 12 provides a timeline of the project and key outreach activities.

Figure 12. Timeline of Outreach Activities



3.4. Summary of Engagement Activities

Collaboration and engagement began early in the planning process and will continue through plan adoption. Engagement activities have prioritized outreach in identified underserved communities, while also including all the elements to ensure broad public participation in the planning process. This section summarizes the main outreach activities to date for each phase of the planning process (see Community Engagement Methods below). A detailed description of individual activities, outreach materials, and summaries are compiled in Appendix A.

Phase 1: Inventory

During the first phase, the Engagement Team began to gather information about the Neighborhood Study Area and started to work on the various existing conditions reports. The results of these reports were later used to inform the draft strategies. This phase also included a draft engagement strategy based on the community engagement goals listed in Section 3.2 Community-Centered Planning Process.

Phase 2: Issues and Priorities

In Fall 2020, the Engagement Team recruited a group of residents to advise and ensure that the community is well-represented in developing the ideas to be included in the Stockton Blvd Plan. The Engagement Team started the first of many Resident Planning Team (RPT) meetings to discuss the issues in the corridor and surrounding neighborhoods and how to engage residents in the planning process.

Phase 3: Visioning

On February 10, 2021, the RPT and Engagement Team held the first large meeting for the planning effort—Stockton Blvd Plan: Reflect, Connect, Affect. The workshop focused on understanding ideas for the future of the corridor. After the event, visioning responses were organized into six themes:

- 1) Placemaking, Arts, and Culture
- 2) Mobility, and Transportation
- 3) Environment and Public Health
- 4) Inclusive Economic Development
- 5) Housing and Anti-Displacement
- 6) Other and Multi-issue.

COMMUNITY ENGAGEMENT METHODS

The Engagement Team used a wide variety of methods to engage and involve residents, business owners, landowners, organizations, and other stakeholders including:

- Community celebrations
- Online community conversations/events
- Surveys
- Translated materials
- Interpretation
- Resident Planning Team
- Multilingual/multicultural community ambassadors
- Pop-up events
- Multilingual videos
- Office hours
- Online documents/interactive review



Pop-Up events were held to collect input from the community.

These topics influenced the direction for the planning effort. The Engagement Team developed draft vision statements and conducted an online survey asking for input on the various phrases. The input was used to create a draft vision statement.

Phase 4: Strategies

Using the input from the large workshop, the RPT and City staff brainstormed strategies during working group meetings in April and May of 2021 on the following topics: Environment and Public Health; Placemaking, Arts and Culture; Inclusive Economic Development; Housing and Anti-Displacement; and Mobility and Transportation. Two topics were elevated as being of higher importance and the Engagement Team held online community conversations on June 23 and July 1, 2021, centering around anti-displacement strategies and community ownership models. These two meetings included panels of organizations and individuals working on these topics as well as discussion with attendees. The City continued to meet with the RPT throughout 2021, discussing the engagement activities as well as collecting ideas for what should be included in the Plan.

On July 20, 2021, City staff conducted a scoping meeting to kick off the environmental review and collect ideas for what should be analyzed. On August 25, 2021, City staff held an online conversation to address questions about the City's development process and obtain input on how the Stockton Blvd Plan could address land use or development refinements.

Throughout September and October, the Engagement Team held a series of engagement events to gain input from residents and business owners on potential strategies. These included:

1. Online Surveys in English, Spanish, Hmong, Cantonese, Mandarin, and Vietnamese.
2. Pop-up events at the library and two affordable housing projects on September 11, September 23, and October 21, 2021, respectively.
3. A multilingual discussion at Will C. Wood Middle School on September 22, 2021.
4. An online discussion on September 29, 2021.
5. Celebrate Stockton Boulevard on October 23, 2021. This celebration included a resource fair, entertainment, free food, and a chance to review the strategies and provide input.

6. Harvest Festival on October 28, 2021. The Engagement Team held a Harvest Fest for the community members with food, raffle prizes, and a discussion about the future of Stockton Boulevard. Along with English, materials and staff were available for Chinese (Mandarin and Cantonese), Spanish, Hmong, and Vietnamese speakers.

Phase 5: Create Draft Plan

When reviewing the input, the Engagement Team made changes to the schedule and plan to accommodate input the team received. One idea was to add another draft to the schedule to give the community a chance to work on the Plan before it was complete. The Engagement Team reviewed the input that the team collected and used it to draft a Community Working Version of the Stockton Blvd Plan. The second idea was that the Plan should be built around anti-displacement values, which are now included.

Phase 6: Community Working Version

The Community (Working Version) Stockton Blvd Plan was published in July 2022, as a work in progress. It was prepared based on what the community said in prior phases. The Working Version provided the Engagement Team a chance to work together with residents and business owners to ensure this document would reflect community priorities and values. From July to October 2022, The Engagement Team collaborated with residents and business owners on how to make the Plan better. The engagement included:

1. An online version of the Plan to collect comments, questions, and ideas.
2. An online anti-displacement community conversation on September 23, 2022 to review the Plan's anti-displacement framework and actions.



A family learns about the Stockton Blvd Plan at a community pop-up event.

3. Spotlight on Stockton event on October 8, 2022, to hear from residents, businesses, and community members on what they love about the area and what matters most to them for the Stockton Blvd Plan. This event included games, free food, and raffles. Members of the RPT helped to plan and host the event. Interpreters were available for Hmong, Cantonese, Mandarin, Vietnamese, and Spanish speakers.
4. Six meetings and consultation with multilingual/multicultural partners. The Engagement Team met with Community Ambassadors who advised on how best to engage the African-American, Hmong, Chinese, Hispanic, and Vietnamese communities. These individuals also planned and supported additional engagement to these various communities.
5. Four pop-up events with translated materials and community ambassadors and/or interpreters for the appropriate languages. The Engagement Team hosted a table at the Mid Autumn Festival on September 10, 2022, and included a Vietnamese interpreter. On September 17, 2022, the Engagement Team had a table at La Superior, focused on Spanish and English speakers. On September 24, 2022, a pop-up was held at A&A Market, which focused on Vietnamese and English speakers. The final pop-up was held at SF Market on October 13th and focused on Chinese and English speakers.
6. Stockton Blvd Plan Office Hours. Between October 17-27, 2022, City staff conducted open office hours, hosted by the Stockton Boulevard Partnership. While the office hours were open to all, the City focused on reaching business owners and property owners to discuss and provide input on the Community Working Version of the Stockton Blvd Plan.

Phase 7: Update Plan

City staff reviewed the input from Phase 6, which included the following ideas:

1. The Plan is too complicated and hard to read.
2. Support for having anti-displacement values as part of the Plan, but there was a desire to make sure the rest of the Plan was more clearly tied to the values. Anti-displacement values were more important to reviewers than the vision statement.
3. Need more clarity on how input from the community engagement was addressed throughout the Plan.
4. There are too many actions, and it is unclear how they will be implemented.
5. The Plan should address safety concerns, especially crime and poor physical conditions along the corridor.
6. The Plan should address the lack of greenery and gathering spaces in the area.
7. The Plan should address ways to increase active land uses for families and youth.
8. The Plan should better reflect personal and collective stories.
9. Substantial input received on mobility and transportation.

City staff updated the Plan to address the above comments. This draft is released as the Public Review Draft Stockton Blvd Plan.

Phase 8: Public Review Draft Plan/EIR

This phase will include engagement on the Public Review Draft Stockton Blvd Plan and Environmental Impact Report (EIR). This discussion will be updated with the Final Draft.

Phase 9: Adopt Plan

This phase will include meetings and hearings with decision-makers. This discussion will be updated with the Final Draft.

Resident Planning Team

The Engagement Team collaborated with a team of residents from neighborhoods in the Neighborhood Study Area to act as consultants and collaborators to help build and inform the development of the Stockton Blvd Plan. Each member of the RPT was offered a stipend for participation in the process. Meetings began in the Fall of 2020 and occurred monthly throughout 2021. Since inception, there have been a total of 11 RPT meetings (plus 5 additional working group meetings). Figure 13 shows a screenshot of the October 2020 virtual RPT meeting.

Working Group Meetings

The Engagement Team and RPT met with various City departments and agencies for a series of working group meetings on: Environment and Public Health; Placemaking, Arts and Culture; Inclusive Economic Development; Housing and Anti-Displacement; and Mobility and Transportation. The meetings were held to learn, share resources, discuss current actions being taken, and begin thinking through strategies and actions for the Plan.

Community Conversations

Anti-Displacement and Community Ownership

The Engagement Team hosted three online community conversations about anti-displacement strategies and community ownership models. The meetings featured a panel of individuals from community-based organizations, stakeholders, RPT members, and interested residents.

Land Use and Development

City staff held an online conversation to address questions about the City’s development process and obtain input on how the Stockton Blvd Plan could address land use or development refinements. City staff provided an overview of the Plan, existing tools that regulate land use, and explained how the City reviews development applications. Attendees and City staff discussed types of land uses the community would like to see more of on the corridor, how the City can partner with the community to guide future development, and City staff answered questions about the development process.

Figure 13. Screenshot of October 2020 RPT Meeting



A total of 110 community members participated in the events, including 7 Spanish-speakers, 9 Mandarin-speakers, 9 Cantonese-speakers, 6 Vietnamese-speakers, and 3 Hmong-speakers. Additionally, two American Sign Language (ASL) interpreters were provided at the Celebrate Stockton event.

- Community pop-up at the Colonial Heights Library on Saturday, September 11th from 10am-1:00pm
- Multilingual Night at Will C. Wood Middle School on Wednesday, September 22nd from 5:30-7:00pm
 - Spanish, Cantonese, Mandarin, Vietnamese, and Hmong interpretation were provided.
- Movie Night and Community BBQ at Greenway Mutual Housing Apartments on Thursday, September 23rd from 6:00-7:30pm
- Community pop-up at Lemon Hill Mutual Housing Apartments on Thursday, October 21st from 5:30-6:30pm
 - Vietnamese, Mandarin, Cantonese, and Spanish interpretation were provided.
- Celebrate Stockton community event at the Colonial Heights Library on Saturday, October 23rd from 10am-1:00pm
 - Hmong and ASL interpretation were provided.
- Multilingual Harvest Festival on Thursday, October 29th from 5:30-7:30pm
 - Spanish, Cantonese, Vietnamese, and Hmong interpretation were provided.



Pop-Up at Lemon Hill Mutual Housing Apartments.



Community members enjoy food provided from local businesses at an engagement event.



Community members at a grocery store pop-up event.

Multilingual Outreach

Multilingual outreach focused on providing interpreters at dedicated multilingual events. An effective strategy for in-person multilingual engagement was to have tables for each language and translated handouts of the strategy boards so that interpreters could guide participants through the prioritization process and help translate any questions that came up. Additional outreach strategies for reaching multilingual populations included:

- Flyering at local supermarkets (such as La Superior and Vinh Phat)
- Flyering at community centers (such as La Familia and Asian Resources)
- Sharing printed strategy handouts with community partners to distribute and collect as paper versions of the online survey
- Sharing event information with Vietnamese magazines (such as Mo Magazine and Lang-Books Magazine)
- Hosting virtual meetings with Vietnamese business owners (coordinating with cPALSs)










Multilingual Night at Will C. Wood Middle School



Multilingual Harvest Festival at the Fruitridge Community Collaborative

3.5. Community Planning Priorities

The following community planning priorities were identified by Stockton Boulevard residents and stakeholders over a series of community engagement sessions identified throughout this chapter. The priorities listed are not actionable steps required to be undertaken by the City for implementation of the Specific Plan, but rather provide a high-level summary of the main priorities and concerns that residents and community members identified during the engagement process. The key themes are as follows:

-  Land Use
-  Housing
-  Culture, Arts, and Community Character
-  Inclusive Economic Development
-  Environment, Public Health, and Safety
-  Community Engagement and Capacity Building
-  Mobility and Transportation

Land Use

Community members enjoy the diversity of businesses along the corridor but are concerned about the number of vacant lots and the negative activities that happen near and on those lots. Most want to see more active land uses and would welcome more family-friendly uses as well as activities and resources for children, youth, and seniors. The importance of housing was emphasized over and over again. Many community members said they would like to see vibrant public spaces that can be used for gathering for festivals, street markets, pop-up events, and nightlife,

Housing

Maintaining an affordable and stable housing stock and preventing residential displacement are of critical concern. Surveyed residents, workers, business owners, and other stakeholders say they would like to see a mix of residential dwelling types, including units for families, unhoused neighbors, seniors, the workforce population, people with disabilities, and those formerly incarcerated. It is important that single- and multi-family units and accessory dwelling units (ADUs) are designed to be sensitive to the existing community context. New housing is needed immediately to address existing

Land Use Community Priorities

- LU-1:** Activate Vacant and Underutilized Sites
- LU-2:** Increase Active Land Uses Along the Corridor
- LU-3:** Support Family and Child-serving Land Uses

especially within Little Saigon. It is important to community members that there be a mix of community-serving businesses that are within walking distance of homes and workplaces.

Housing Community Priorities

- H-1:** Connect Residents to Resources and Programs to Keep them Housed and Build Generational Wealth
- H-2:** Provide all Types of Housing to Serve the Diverse Needs of Residents
- H-3:** Ensure Tenant Protections and Support Tenant Rights
- H-4:** Address the Needs of Unhoused Neighbors and Provide for Safe, Clean, and Comfortable Shelters and Long-Term Housing

shortages and to prevent further price increases. Community members emphasized the need to protect tenants by providing resources to keep them safely housed. They would also like to see more resources and programs for those who are experiencing or at risk of experiencing homelessness. Community members want to increase homeownership opportunities for existing residents as well as welcome alternative

Culture, Arts, and Community Character

Community members want to protect, celebrate, and enhance the cultural and ethnic diversity, art, and community-centered character of the of Stockton Boulevard corridor and its surrounding neighborhoods. Community members are proud of their local history, places, and businesses including the Oak Park Community Center, Colonial Heights Library, Little Saigon, and Colonial Theatre, among many other sites. A mix of local-serving businesses and public spaces provide culturally relevant services, art, recreation, and entertainment in the community. Commenters voiced a desire to integrate culture and arts, including events and other temporary activities. There is an interest in

Inclusive Economic Development

Community members love the local, community-serving businesses on and near Stockton Boulevard because they are reflective of the various cultures that are present in the area. These businesses contribute economically, as well as culturally, to the corridor's vitality and distinctiveness. Therefore, community members expressed an immediate need for programs to support the existing businesses to ensure their health, prosperity, and retention. In addition, it is a common desire for there to be greater economic activity, opportunity, and resources for small businesses. It is important to commenters that there be workforce training and support to connect local residents to existing and new jobs, especially for low-income and BIPOC residents.

land ownership models, such as community land trusts and cooperatives. Many people expressed concerns that housing resources are decentralized and difficult to access. Overall, Stockton Boulevard residents want to be able to choose to stay in their homes and have access to affordable and well-maintained housing as well as resources and programming.

Culture, Arts, and Community Character Community Priorities

CACC-1: Celebrate and Enhance the Creativity, Diversity, and Beauty of the Stockton Boulevard Area and its People

a multi-faceted approach to the planning, design, and management of public and private spaces that capitalizes on the local community's assets, inspiration, and potential, with the intention of promoting the cultural diversity, health, happiness, and well-being of the Stockton Boulevard and neighboring areas.

Inclusive Economic Development Community Priorities

IED-1: Expand Job Opportunities for Existing Residents

IED-2: Support the Growth of Small Businesses

IED-3: Support Households in Gaining Access to Financial Institutions and Being Connected with Training and Resources to Enhance Financial Empowerment



Environment, Public Health, and Safety

Residents, businesses, and visitors alike desire a safer and more secure environment along the Stockton Boulevard corridor. Many voiced safety concerns in public space related to unlawful and undesired activities, including drug use, sex trafficking, and littering. The poor physical conditions of the corridor that commenters cited include vacant or blighted lots and storefronts, littered streets, minimal lighting, few protected street crossings, and unpleasant roadway and sidewalk conditions. Community members identified environmental health concerns such as air pollution, contaminated water, hazardous waste, and an inadequate tree canopy and shade. While community members expressed their love of the corridor, they want to have better walking and bicycle connections and bus services that provide safer and more comfortable access to schools, jobs, grocery stores, health care, and other destinations during the day and night. Residents

Environment, Public Health, and Safety Community Priorities

- E-1:** Increase Safety, Security, and Comfort Along the Corridor for Residents, Businesses, Workers, and Visitors
- E-2:** Expand Access to Affordable and Healthy Food
- E-3:** Reduce Environmental Pollutants
- E-4:** Ensure Adequate Access to Quality Healthcare
- E-5:** Increase the Number of Public Gathering Spaces

would also like to see more parks, playgrounds, and other public gathering spaces. It is important to residents that they have greater access to healthy food options in the Neighborhood Study Area.



Community Engagement and Capacity Building

Community members call for meaningful collaboration between the City, residents, and small business owners when it comes to the development and implementation of policies and actions of the Stockton Blvd Plan. Residents and businesses expressed a desire to see the Plan include actions that are easily understandable, accessible, and implementable by various partners, including individuals and organizations in the community. Additionally, to better support residents and local businesses, community members voiced a desire to see greater outreach and guidance efforts on City programs, services, and processes. People asked for consistent distribution of accessible and easily understandable public information and resources to stay informed and aware of projects, programs, and resources. Community members recommended engagement strategies that are more direct, including face-to-face approaches that uplift community stories.

Community Engagement and Capacity Building Community Priorities

- CE-1:** Ensure that Youth are Supported Through Education, Engagement, Activities, and Job Training
- CE-2:** Improve Communications and Outreach Between the City and the Community and Ensure that Resources and Important Information is Shared Equitably

Mobility and Transportation

Stockton Boulevard is a major transportation corridor to the Central City and surrounding neighborhoods. Community members want an improved walking and bicycling environment along the corridor with safer routes to schools, parks, businesses, and other landmarks. Residents expressed interest in improving conditions for walking, bicycling and driving along the corridor, with concerns about driving speeds, gaps in the bikeway network, and improving the walking environment with crossings, lighting, and landscaping. Overall, residents would like to see “complete streets,” where the street network is improved for people walking, biking, driving, and riding transit instead of a prioritization of vehicular transit.

Mobility and Transportation

Mobility and Transportation is addressed through adopted transportation-specific documents, including the Stockton Boulevard Corridor Plan, incorporated by reference and available for review in Appendix F.

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LAND USE SUMMARY

The goal for this topic is to ensure that **the Specific Plan Area is vibrant with thriving commercial spaces, a wide variety of housing options, and abundant entertainment and recreational amenities.**

This topic addresses the following anti-displacement values:

Justice
and
Equity

Growth
and
Stability

Health
and
Wellbeing

For more information on the anti-displacement values, see Chapter 1: Introduction.

COMMUNITY REFLECTIONS



“[A]ll the businesses you need [should be] within walking distance, so you wouldn’t need to leave your neighborhood to get all the things you need.”

“Bring foot traffic into Stockton Boulevard, walking dogs, bring grass, park benches, [and] cut down emission and pollution.”

“It is important that projects along the corridor speak to the area and not just anywhere.”

“Stockton [Boulevard] is missing art, a hardware store, and museums -- things that should belong in a neighborhood.”

“Lugares donde los niños aprenden artes” (Places where children can learn art)



These quotes were taken directly from responses we heard from the community during outreach events.



What does the community say are the most important land use priorities?

- Activate Vacant and Underutilized Sites. **(Community Priority LU-1)**
- Increase Active Land Uses Along the Corridor. **(Community Priority LU-2)**
- Support Family- and Child-serving Land Uses. **(Community Priority LU-3)**

For more information on these community priorities, see Chapter 11: Implementation.

What existing policies, plans, or programs address this topic?

- 2040 General Plan
- Fruitridge-Broadway Community Plan
- City Planning and Development Code
- Broadway-Stockton Special Planning District (SPD)
- City Design Guidelines

For more information on existing policies, plans, and programs, see Chapter 4: Land Use.

What are the priority actions in the Neighborhood Action Plan?

- **Vacant Lot Adoption Program:** Explore a pilot program that connects landowners with interested individuals/organizations willing to maintain an active use, such as playgrounds, open space, community gardens, or gathering space. **(Priority Action LU-1a)**
- **Childcare Assistance:** Evaluate existing childcare facility options in the Neighborhood Study Area and Citywide workforce training programs to strengthen the local childcare labor force to increase childcare options in the Neighborhood Study Area. Facilitate Head Start subsidy and free pre-school programs for qualifying Neighborhood Study Area families. Provide financial subsidies for childcare sites and incentivize in-home care for mixed ages. **(Priority Action LU-3a)**

For more information on priority actions, see Chapter 11: Implementation.

4

Land Use

Goal LU-1: *The corridor is vibrant with thriving commercial uses, a wide variety of housing options, and abundant entertainment and recreational amenities.*

4.1. Introduction

Stockton Boulevard is poised for new development in the coming years and the Specific Plan Area has the potential to become a strong and vital corridor reminiscent of its past history as a community main street and streetcar corridor. Anchoring the new development is Aggie Square at the UC Davis Medical Center and the demand for associated business and housing that will follow. Recognizing that with development comes risks of gentrification and displacement, the Specific Plan has been coupled with a Neighborhood Action Plan to ensure equitable community planning and inclusive economic development is at the core of the Specific Plan and its implementation.

The Specific Plan has the opportunity to support revitalization as growth along Stockton Boulevard occurs. The framework to guide land use and urban form along the Stockton Boulevard corridor relies on established citywide planning documents, including the City's 2040 General Plan Update and City Design Guidelines.



This Plan supports infill development to create a vibrant corridor with thriving commercial and housing for all.

4.2. Existing Policies, Plans, and Programs

2040 General Plan

The 2040 General Plan Land Use Map and map of Maximum Allowable FAR will be used to guide development approvals as projects are proposed. The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **LUP-2.3 Diverse Centers and Corridors.** The City shall encourage the development of centers and corridors that address diverse community needs, support local market opportunities, are well-served by transit, and are well-integrated with the surrounding neighborhoods.
- **LUP-6.4 Neighborhood Form.** The City shall recognize the patterns in existing neighborhoods by developing defined transitions between these neighborhoods and adjoining areas, and by requiring that new development, both private and public, consider the existing physical characteristics of buildings, streetscapes, open spaces, and urban form of the neighborhood in its design. Designs may be traditional or contemporary but should contribute to the livability of the neighborhood.
- **EJ-2.10 Urban Agriculture Incentive Zone.** The City shall continue to implement the Urban Agriculture Incentive Zone to facilitate activation of vacant and undeveloped spaces and improve access to fresh, healthy, and affordable foods.
- **EJ-2.16 Discourage Unhealthy Uses.** The City should discourage the establishment of new drive-through restaurants, alcohol permits for off-site sales, and tobacco sales points near food deserts, schools, and pedestrian priority areas.

- **FB-LUP-2 Stockton Boulevard Revitalization.** The City shall continue to develop and implement the Stockton Blvd Plan to extend revitalization programs for Stockton Boulevard to the area between Alhambra Boulevard and Riza Avenue, with the objectives of improving the quality of life and economic opportunity for existing residents and businesses along the corridor, increasing community ownership, and building local capacity.
- **YPRO-2.7. Child/Older Adult Care.** The City shall encourage the development of reasonably priced high-quality childcare and older adult care facilities and services in a variety of settings, including in residential neighborhoods and near work sites.

Fruitridge-Broadway Community Plan

The Fruitridge-Broadway Community Plan - a chapter of the 2040 General Plan - contains policies that address issues specific to the Fruitridge Broadway Area, which encompasses the Stockton Blvd Plan Area. Policies encourage transit supportive uses, revitalization of Stockton Boulevard, and the relocation of non-conforming light-industrial uses from Stockton Boulevard.

City Planning and Development Code

The City of Sacramento Planning and Development Code (Code) establishes the zoning regulations that implement the General Plan. The Specific Plan relies on the Code to dictate how land can be used, how much development can occur on a given parcel of land, and what other physical controls for development must be considered (e.g., setbacks, height, and lot coverage). The zoning code regulations, outlined in Title 17 of the Code, shall govern the Specific Plan Area.

Broadway-Stockton Special Planning District

The Specific Plan Area generally falls within the Broadway-Stockton Special Planning District (SPD). The SPD, adopted as Chapter 17.404 of the Planning and Development Code, contains a list of prohibited uses that are considered incompatible with residential neighborhoods or that contribute to visual or economic blight:

- Auto—sales, storage, rental.
- Bar, nightclub.
- Transit vehicle—service, repair, storage.
- Check-cashing center.
- Alcoholic beverage sales, off-premises consumption (15,000 square feet or less of gross floor area).
- Towing service; vehicle storage yard.
- Mini storage; locker building.
- Auto—service, repair.

City Design Guidelines

The City's design guidelines and development standards provide design guidelines and principals for residential, commercial, industrial, and business park uses, as well as historic districts and landmarks, to create consistency in the design review process while allowing for variety and innovation. Projects in the Specific Plan Area will be reviewed for compliance with these standards.



Commercial uses account for over 42 percent of the land along the Stockton Boulevard corridor.



Residential uses, such as this affordable housing complex, account for only 8 percent of the land on the corridor.

4.3. Assets and Challenges

Existing Land Uses

Today, the Stockton Boulevard corridor is primarily made up of commercial uses, at over 42 percent of the land area. Nearly 15 percent of the land area includes office uses; 13 percent is vacant; and only 8 percent of the land is residential; 7 percent is industrial; 7 percent is care/health uses; and other uses, including church/welfare, public/utilities, recreational, and miscellaneous uses account for the remaining 8 percent of land area. Existing land uses are shown in 4 and a summary of the area of each type of land uses is included in Table 3.

Table 3. Summary of Existing Land Uses, 2022

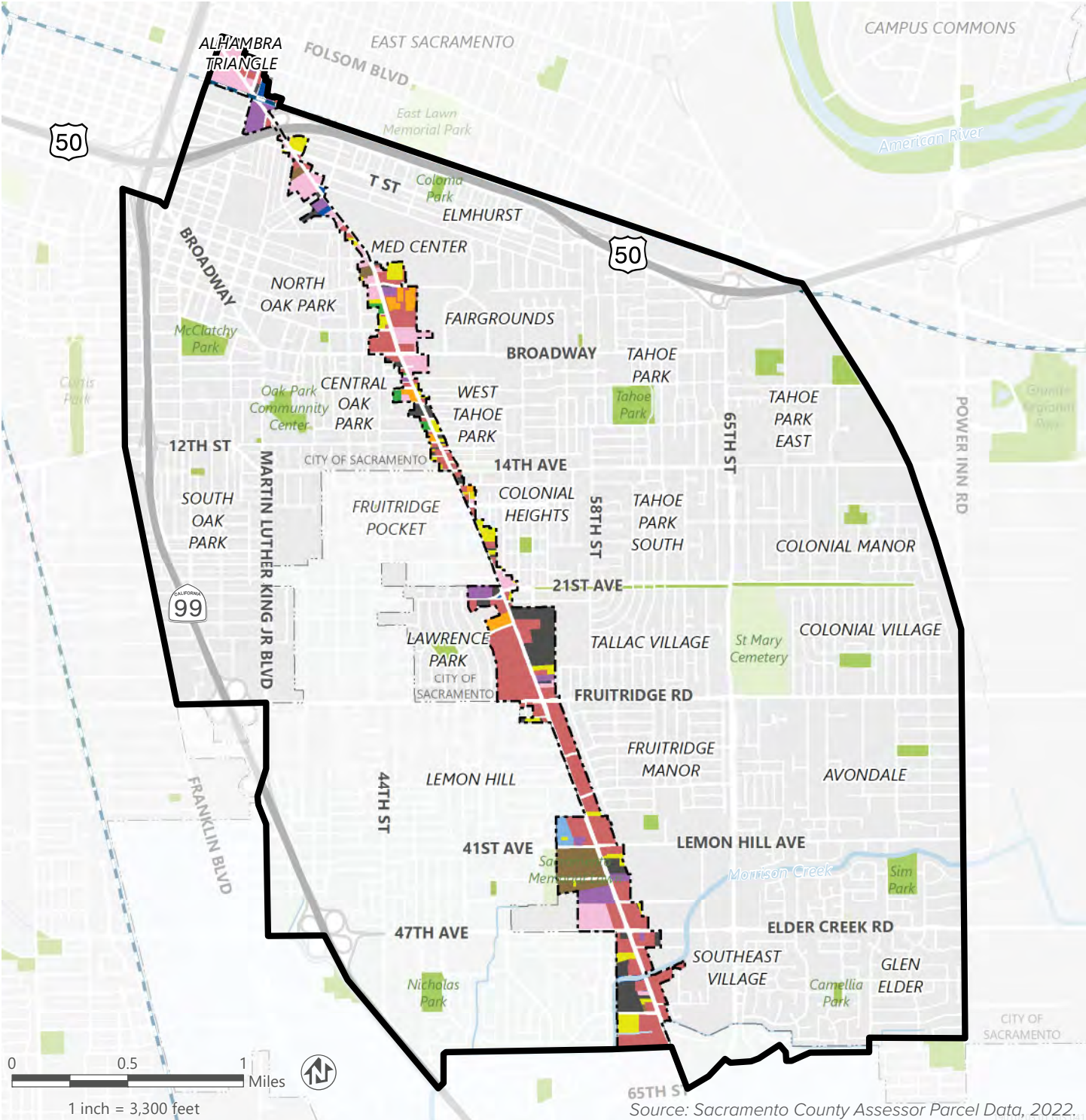
EXISTING LAND USE	ACREAGE	PERCENT
Care/Health	24.01	6.8%
Church/Welfare	10.86	3.1%
Industrial	26.42	7.5%
Miscellaneous	4.63	1.3%
Office	52.13	14.8%
Public/Utilities	10.18	2.9%
Recreational	3.16	0.9%
Residential	28.28	8.0%
Retail/Commercial	148.71	42.1%
Vacant	44.63	12.6%
Total	353.01	100.0%

Source: Sacramento County Assessor Parcel Data, 2022.



Office uses account for nearly 15 percent of the land on the corridor.

Figure 14. Existing Land Uses



- | | | | |
|---|--|--|--|
| Care/Health | Public/Utilities | Light Rail Line | Parks |
| Church/Welfare | Recreational | Rail Line | Sacramento City Limits |
| Industrial | Residential | Freeways | Neighborhood Study Area |
| Miscellaneous | Retail/Commercial | Ramps | Specific Plan Area |
| Office | Vacant | Streams/Creeks | |

Vacant and Underutilized Areas

With over 22 acres of vacant sites and many underutilized parcels, opportunities along the corridor vary from reuse and infill of vacant buildings and storefronts, development of paved lots and parking lots, to creation of community spaces, neighborhood parks, and streetscape and infrastructure improvements. Figure 15 identifies vacant and underutilized areas within the Specific Plan Area.



Aggie Square will include one million square feet of research labs and commercial office space as well as 200 beds of student housing.

Anticipated Development Projects

Stockton Boulevard is ripe with development opportunities. In addition to the \$1 billion Aggie Square development at UC Davis, there are several housing developments approved and in the pipeline, including nearly 1,800 units of housing of which at least 700 units will be affordable to lower-income residents.



Mercy Housing is planning to build 200 units of affordable housing at 4995 Stockton Blvd.

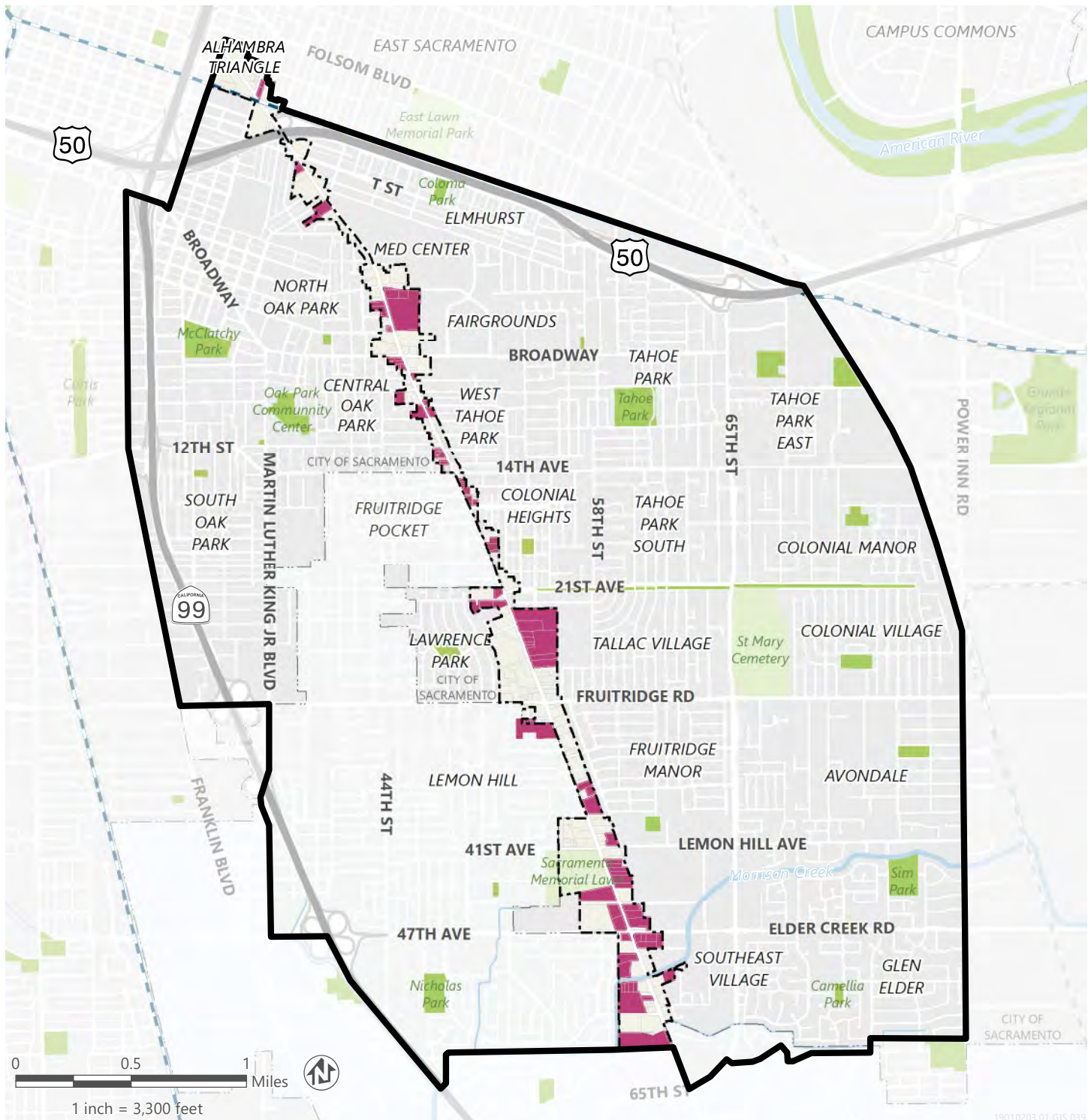


The Gateway is a proposal for 229 housing units and ground floor retail on either side of Stockton Blvd at 9th and 10th Streets.



Mutual Housing California was selected by the Sacramento Housing and Redevelopment Agency (SHRA) to build affordable housing on the San Juan Motel site at 5700 Stockton Blvd.

Figure 15. Vacant and Underutilized Areas



- Opportunity Sites
- Light Rail Line
- Rail Line
- Freeways
- Ramps
- Streams/Creeks
- Parks
- Sacramento City Limits
- Neighborhood Study Area
- Specific Plan Area
- Specific Plan Area Parcels

Note: This Figure represents the Draft 2040 General Plan Land Use Map published December 2021. The map has not yet been finalized and is subject to change until the 2040 General Plan is adopted.

4.4. Land Use Strategy

This section provides the regulatory framework that governs the land uses and type of development within the Specific Plan Area. The Specific Plan adopts the land uses and design standards set forth in existing city documents, including the 2040 General Plan, the City Planning and Development Code, and the City Design Guidelines.

2040 General Plan Land Uses

The 2040 General Plan establishes the land uses for the City, including the Specific Plan Area, along with a framework of policies that guide design and urban form. The 2040 General Plan establishes 10 land use designations, applicable citywide. The Specific Plan incorporates the General Plan’s land uses and associated building intensity standards. General Plan land uses applicable to the Specific Plan Area are shown in Figure 16 and include Residential Mixed-Use and Public.

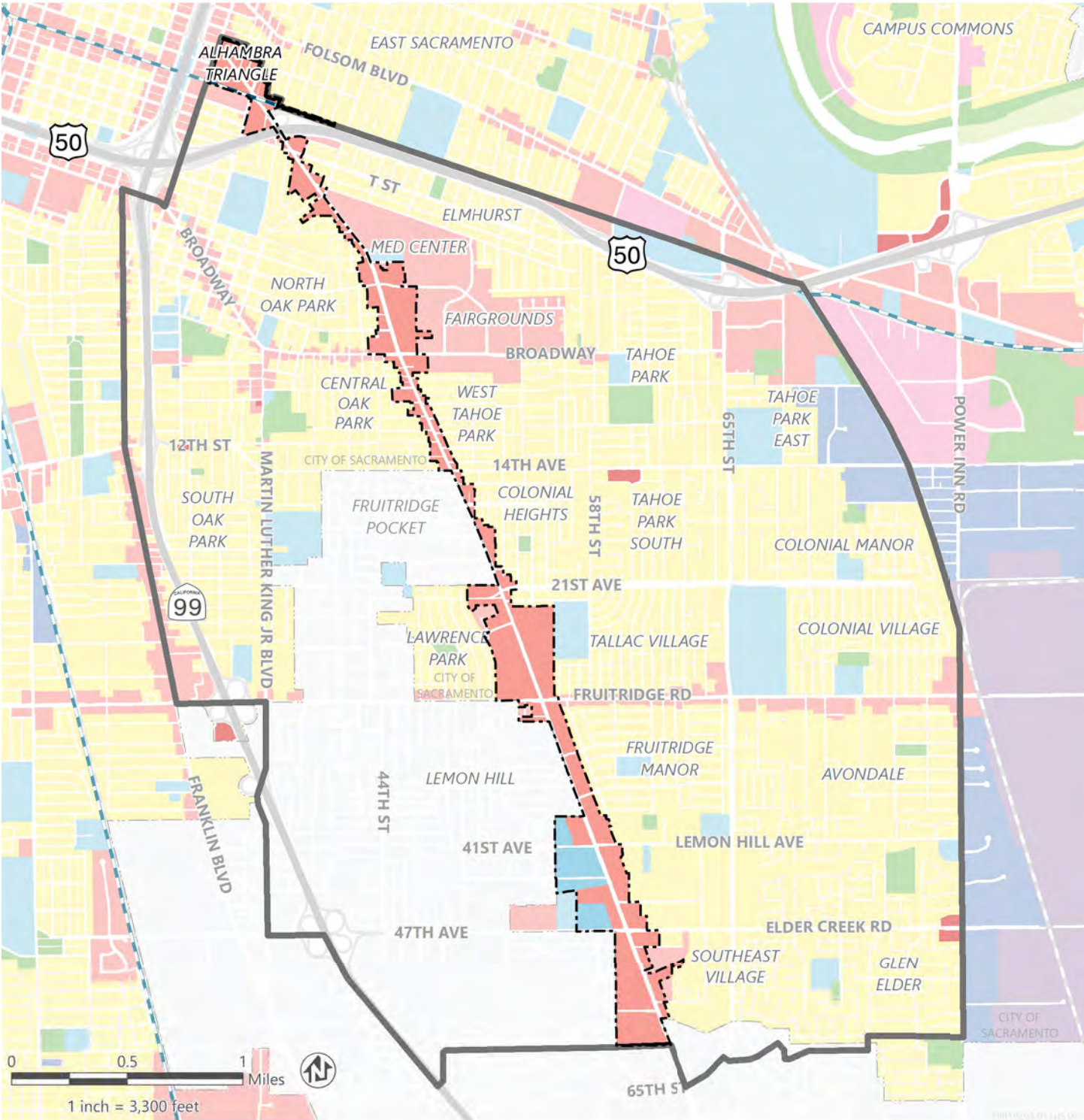
A description of each of the land use designations within the Specific Plan Area and the type of land uses allowed within each designation follows in Table 4. Refer to the 2040 General Plan for the complete list of allowed land uses.

In place of residential density, the 2040 General Plan uses Floor Area Ratio (FAR) as the regulatory standard for measuring intensity. The intent is to emphasize urban form and promote new housing production rather than the number of units in a development. FAR standards that apply to the Specific Plan Area are illustrated in Figure 17.

Table 4. General Plan Land Use Designations

LAND USE	ALLOWED USES
Residential Mixed-Use	
Intended to foster vibrant, walkable areas with a high-density mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The RMU designation applies principally in the Central City and the corridors.	<ul style="list-style-type: none"> • Residential • Retail • Employment • Entertainment • Cultural • Personal service • General offices and community institutional • Assembly facilities • Compatible public and quasi-public uses
Public / Quasi-Public	
Provides for governmental, utility, institutional, educational, cultural, religious, and social facilities and services that supplement Sacramento’s neighborhoods, centers, and corridors. The P/QP designation applies to various locations throughout the community, often within a well-landscaped setting.	<ul style="list-style-type: none"> • Government buildings • Public and private schools • Schools/colleges • Hospitals • Cemeteries • Airports • Transportation and utility facilities • Other compatible public and quasi-public uses

Figure 16. 2040 General Plan Land Uses



- Neighborhood
- Residential Mixed Use
- Office Mixed Use
- Commercial Mixed Use
- Employment Mixed Use

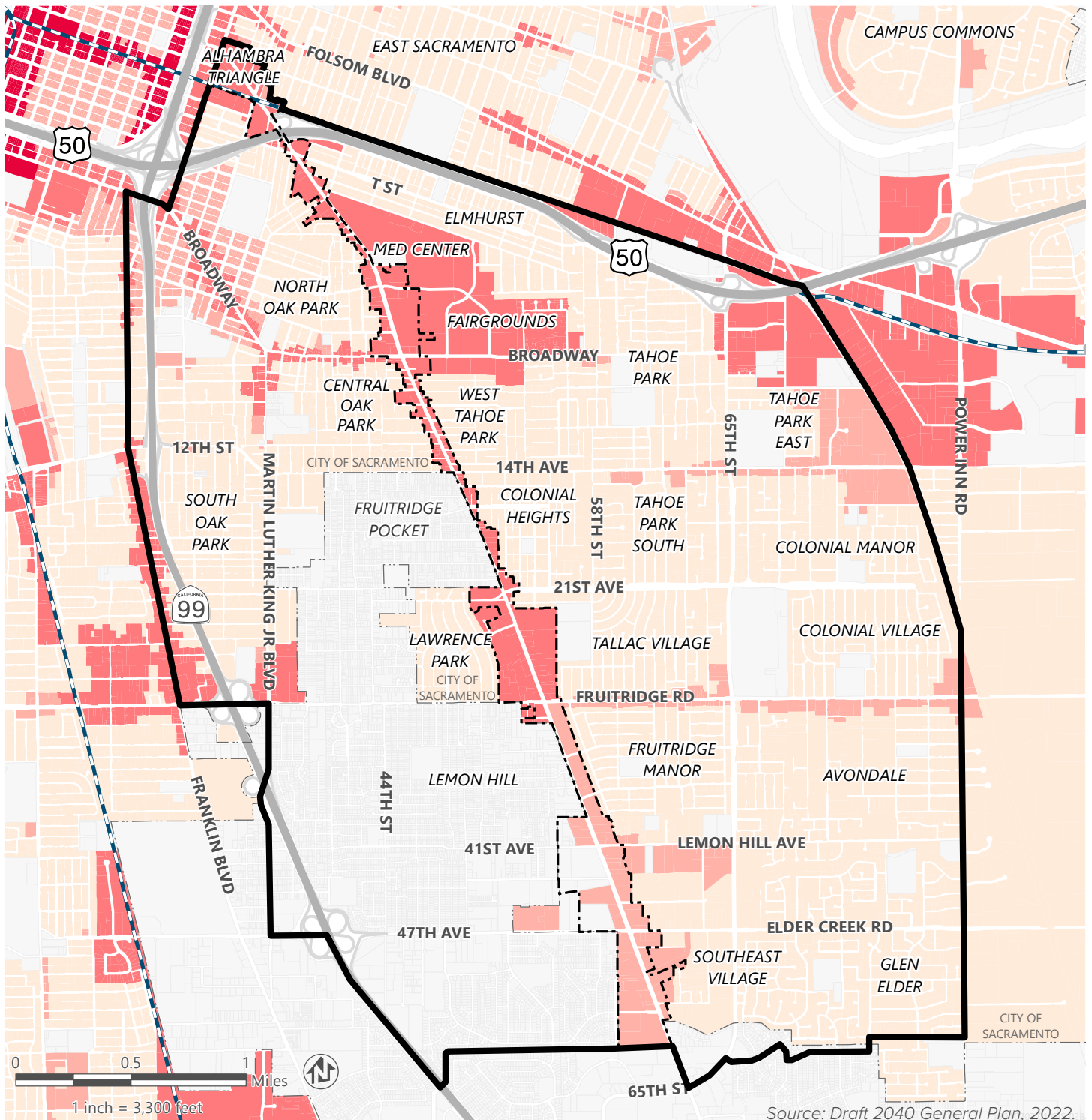
- Industrial Mixed Use
- Public/Quasi-Public
- Parks and Recreation
- Open Space

- Light Rail Line
- Rail Line
- Freeways
- Sacramento City Limits
- Neighborhood Study Area
- Specific Plan Area

Source: Draft 2040 General Plan, 2022.

Note: This Figure represents the Draft 2040 General Plan Land Use Map published December 2021. The map has not yet been finalized and is subject to change until the 2040 General Plan is adopted.

Figure 17. 2040 General Plan Maximum Floor Area Ratio (FAR)

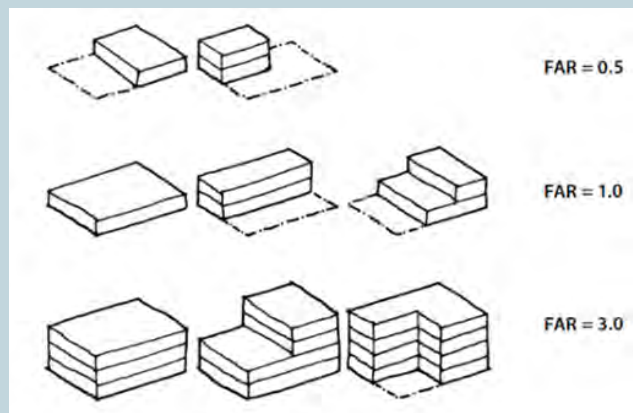


Maximum Allowed FARs		Light Rail Line	Sacramento City Limits
1.0	6.0	Rail Line	Neighborhood Study Area
2.0	8.0	Freeways	Specific Plan Area
4.0	N/A FAR	Ramps	

Floor Area Ratio (FAR)

Building intensity standards are established by floor area ratio (FAR) for residential development. Building intensity standards are established by minimum building density and maximum FAR.

FAR is calculated by dividing the gross building area (GBA) by the total net lot area (NLA) (both expressed in square feet). GBA is the total building area of a site less structures parking areas and open space (common, public, and private). Net lot area is the total lot size, excluding publicly dedicated land: private streets which meet City standards, and other public use areas.



See the Land Use and Placemaking Chapter in the 2040 General Plan for more information.

Future Buildout

Full Buildout of the Specific Plan

The analysis of the Specific Plan Area’s development potential, categorized by corridor subareas, is presented in Table 5. These subareas are illustrated in Figure 18. The buildout estimates, based on the future developed potential under

the General Plan, serve as a means of assessing infrastructure needs within the Specific Plan Area. The buildout estimates/development potential of each corridor subarea is not fixed and may shift among the subareas.

Table 5. Specific Plan Buildout

Corridor Subarea	Acres	Estimated Housing Units	Estimated Commercial Square Footage
Entry to Midtown	1.17	9	22,353
Medical Center Campus	13.34	577	15,025
Traditional Neighborhood Commercial Storefronts	10.03	767	39,425
Community Commercial Center	27.08	1,143	148,627
Little Saigon	56.85	1,582	146,686
Total*	108.47	4,077	372,116

Source: Sacramento County Assessor Parcel Data, 2022.

Note: Total buildout numbers include list of projects that are in the pipeline to be developed, as of December 2021.

Projected Specific Plan Development by 2040

The full buildout scenario described above is useful for understanding the ultimate levels of development that would occur within the specific plan area with implementation of the Stockton

Bldv Plan. Full buildout of a specific plan of this size typically occurs over decades and sometimes beyond 50 years. As mentioned previously, the City has released a draft of the 2040 General

Plan Update, and the Stockton Blvd Plan has been designed to be consistent with the 2040 General Plan Update. Full buildout of the Specific Plan would likely extend well-beyond the 2040 planning horizon used in the City’s draft 2040 General Plan Update. In order to provide a consistent planning context, it is useful to provide the anticipated level of development projected to occur under the Specific Plan within the 2040 planning horizon. By year 2040, using the same assumptions as the draft 2040 General Plan Update, development under the Specific Plan is projected to provide a total of 2,007 housing units and 5,819 jobs.

4.5. Land Use Policies

Policy LU-1: Activating Development. Encourage activities and land uses that will fill in empty or underutilized spaces in the Specific Plan Area.

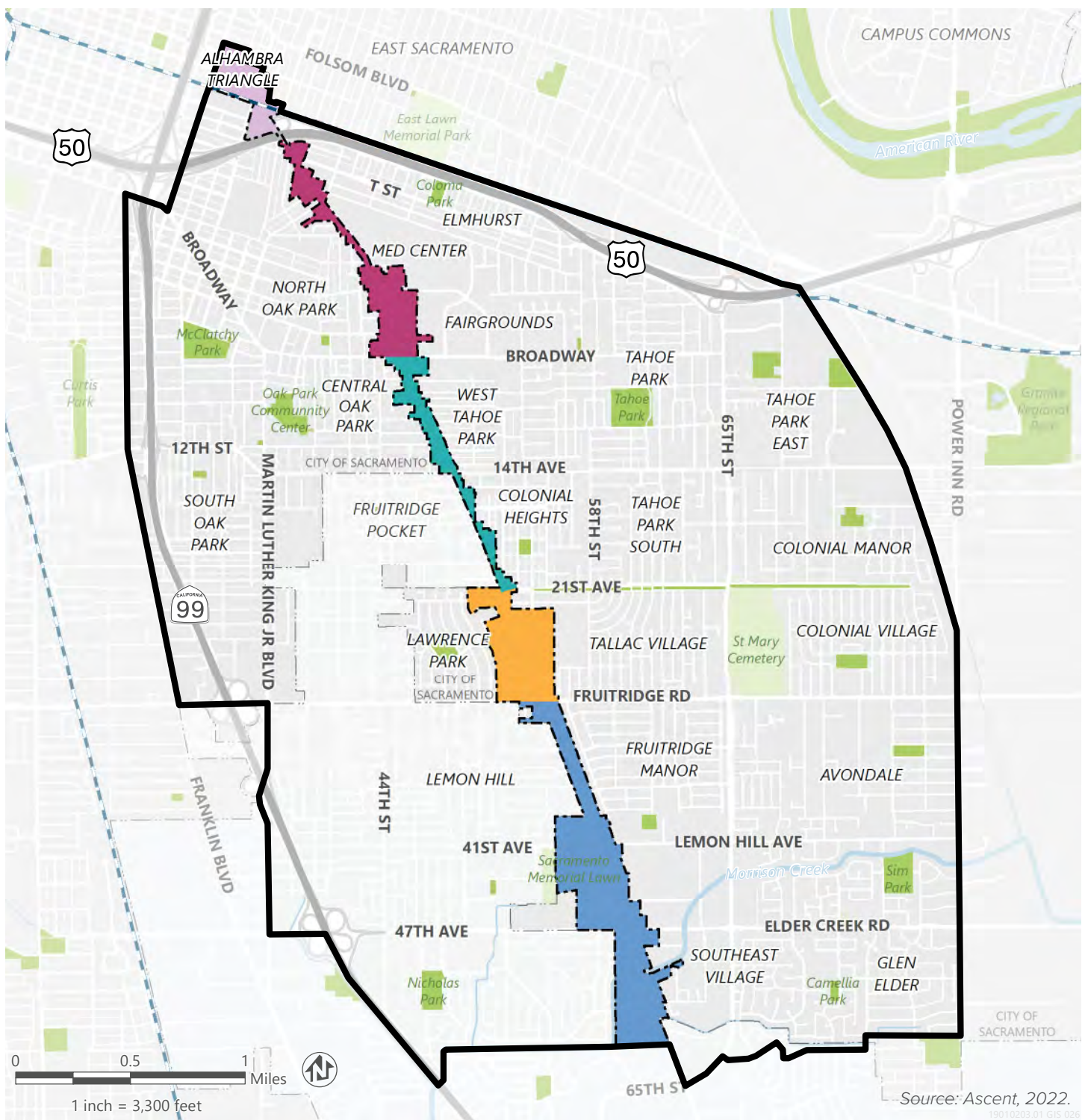
Policy LU-2: Zoning Updates. Review the zoning for the Specific Plan Area to assess its compatibility with current community priorities.

Policy LU-3: Reduce Parcel and Building Vacancies. Work with property owners and community members to reduce vacancies and increase community-supportive uses of vacant parcels and buildings in the Specific Plan Area.



Photo by Carlos Eliason

Figure 18. Corridor Subareas



Source: Ascent, 2022.
19010203.01 GIS-026

- Entry to Midtown
- Medical Center Campus
- Traditional Neighborhoods Commercial Storefronts
- Community Commercial Center
- Little Saigon
- Light Rail Line
- Rail Line
- Freeways
- Ramps
- Streams/Creeks
- Parks
- Sacramento City Limits
- Neighborhood Study Area
- Specific Plan Area

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HOUSING SUMMARY

The goal for this topic is to ensure that **residents have adequate and attainable housing options.**

This topic addresses the following anti-displacement values:

Justice
and
Equity

Growth
and
Stability

Health
and
Wellbeing

For more information on the anti-displacement values, see Chapter 1: Introduction.

COMMUNITY REFLECTIONS

“We need an eviction help center. Tenants don’t know landlord tenant law and they don’t know how to fight housing battles. Displacement and gentrification cause negative impacts on education, job opportunity and commute times, mental health opportunity.”

“Ensure affordability for generations to come.”



These quotes were taken directly from responses we heard from the community during outreach events.



What does the community say are the most important housing priorities?

- Connect Residents to Resources and Programs to Keep Them Housed and Build Generational Wealth. **(Community Priority H-1)**
- Provide All Types of Housing to Serve the Diverse Needs of Residents. **(Community Priority H-2)**
- Ensure Tenant Protections and Support Tenant Rights. **(Community Priority H-3)**
- Address the Needs of Unhoused Neighbors and Provide for Safe, Clean, and Comfortable Shelters and Long-term Housing. **(Community Priority H-4)**

For more information on these community priorities, see Chapter 11: Implementation.

What existing policies, plans, or programs address this topic?

- 2040 General Plan
- 2021-2029 Housing Element
- Community Benefits Partnership Agreement
- Tenant Protection Act
- Rental Home Inspection Program
- Renter's Help Line
- 211 Resource Center
- First-time Homebuyer Assistance Programs
- Mixed Income Housing Ordinance
- Short-term Rental Limitations
- Accessory Dwelling Units Resource Center
- Housing Development Toolkit
- Sacramento Housing and Redevelopment Agency (SHRA)

For more information on existing policies, plans, and programs, see Chapter 5: Housing.

What are the priorities in the Neighborhood Action Plan?

- **Homelessness Prevention Programs:** Expand homelessness prevention programs within the Neighborhood Study Area, including one-time rental assistance, emergency bill-payment assistance (e.g., medical bills, car repairs), or other similar prevention services. **(Priority Action H-1a)**
- **Home Repair Programs:** Create, expand, and maintain home repair programs for varying levels of repair needs in the Neighborhood Study Area. Home repair could address health and safety concerns, provide updates to allow aging-in-place, or reduce utility costs through electrification or home efficiency updates. **(Priority Action H-1b)**
- **Homebuying Assistance Programs:** Expand down payment and other home buying assistance programs to increase homeownership among existing residents in the Neighborhood Study Area. This could include distributing information about local, State, and federal programs; connecting residents with financial assistance or financial empowerment services, or expanding creative down payment alternatives (e.g., sweat equity). Focus outreach efforts in communities historically excluded from homeownership opportunities. **(Priority Action H-1c)**
- **Housing Help Center:** Provide a centralized, comprehensive, and accessible method for residents to access housing resources and information on tenant's rights. With so many resources and scattered information, it can be hard to find the appropriate help. While 211 provides some support for human services needs, there is no "one-stop shop" where someone can go to receive referrals to all the potential organizations and programs that could serve their needs. The Renter's Help Line (<https://www.rentershelpline.org/>) provides information on tenant's rights and responsibilities and offers tenant-landlord dispute resolution. **(Priority Action H-1d)**
- **Support Housing Development:** Support property owners and developers, non-profit and private, to develop a mix of new housing projects (e.g., accessory dwelling units, medium- and high-density housing at mixed income levels, co-housing, workforce housing, housing affordable to lower income households, supportive housing for persons with disabilities, and senior housing). Continue to provide information to homeowners on how to build and operate new units and connect landowners and developers to resources through the ADU Resource Center and Housing Development Toolkit. **(Priority Action H-2a)**

For more information on priority actions, see Chapter 11: Implementation.

5

Housing

***Goal H-1:** Residents have adequate and attainable housing options.*

5.1. Introduction

Many of the neighborhoods surrounding Stockton Boulevard have remained relatively affordable compared to other Sacramento neighborhoods, providing homes for lower-income households, many of whom are BIPOC communities and immigrant households. However, as the housing market continues to tighten within the Sacramento region and as Aggie Square – the \$1.1 billion state-of-the-art hub for research, innovation and education near the UC Davis Med Center – attracts new investment in the area, the neighborhoods surrounding Stockton Boulevard have begun feeling the pressures of increasing housing costs. The COVID-19 pandemic has exacerbated the housing crisis, leaving many more residents at risk of displacement and homelessness.

5.2. Existing Policies, Plans, and Programs

2040 General Plan

The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **LUP-4.2 Incentivizing Infill.** The City shall consider a range of incentives to attract development to centers, corridors, and sites, including the following:
 - Prioritization of capital investment strategies for infrastructure, services, and amenities to support development;
 - Economic incentives (e.g., fee reductions, regulatory exemptions, or tools such as enhanced infrastructure financing districts (EIFDs), Opportunity Zones, and Enterprise Zones);
 - Streamlined development review, environmental review, and permitting processes;
 - By-right entitlements for development projects consistent with applicable zoning;
 - Ministerial approval of infill housing and mixed-use projects consistent with objective development and design standards;
 - Public-private partnerships; and
 - Proactive solicitation of development.
- **EJ-3.1 Resource Optimization.** The City shall coordinate across municipal departments and with relevant partner agencies including the Sacramento Housing and Redevelopment Agency (SHRA), the Sacramento Municipal Utility District (SMUD), Sacramento Metropolitan Air Quality Management District (SMAQMD), Sacramento Area Council of Governments (SACOG), Capitol Area Development Authority (CADA), and others, to optimize the use of grant monies, incentives, financial resources, staffing, investments, and programs in addressing displacement and tenant protections; sanitary housing and maintenance issues; environmental hazards in homes and neighborhoods; and other concerns related to stable, safe, and sanitary housing.

2021-2029 Housing Element

The Housing Element contains numerous policies and programs addressing homelessness, ensuring affordable housing choices for people of all ages and income levels, and preventing displacement, which are important community priorities. The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the Housing Element including the following:

- **H-4.1 Expand Housing Types Throughout the City.** The City shall take meaningful actions to allow for a greater array of housing types throughout the city to create more inclusive and equitable neighborhoods and to affirmatively further fair housing.
- **H-4.4 Support Wealth-building Activities for Low-income Residents.** The City shall support efforts to connect low-income residents with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, and workforce training resources and services.
- **H-5.1 Minimize Displacement of Vulnerable Residents.** The City shall work to make all neighborhoods places of opportunity and encourage investments while minimizing the involuntary displacement of people of color and other vulnerable populations, such as low-income households, the elderly, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments.
- **H-5.3 Develop Neighborhood-Specific Anti-Displacement Strategies.** The City shall engage neighborhood residents in developing customized anti-displacement solutions through neighborhood-level planning in areas targeted for inclusive economic and community development, particularly those at-risk of displacement.
- **H-5.8 Homeowner Protection Services.** The City shall promote and expand programs that support existing homeowners in affording and

maintaining their home, including home repairs and foreclosure prevention, with a focus on people of color and vulnerable populations, such as low-income households, the elderly, and people with disabilities.

- **H-7.5 Prevention Resources.** The City shall use data to focus on impactful solutions, long-term outcomes, and strategies that target those most at risk of homelessness by connecting them to affordable housing, prevention resources, workforce training, and supportive services that will help prevent them from losing their homes (e.g., rental assistance programs, tenant protections, and job assistance).

Community Benefits Partnership Agreement

Aggie Square—a more than \$1 billion project located along Stockton Boulevard on the UC Davis Sacramento campus—is a public-private partnership between UC Davis, Wexford Science and Technology and the City of Sacramento. This planned innovation hub will be home to research programs, private industry partners, classrooms, student housing, and public-facing programs that engage local communities and entrepreneurs.

In April 2020, the City entered into a Community Benefits Partnership Agreement (CBPA) with UC Davis and Wexford Science and Technology to address community concerns expressed during an extensive community-input process. The CBPA promotes inclusive economic development and improve physical and economic opportunities for neighborhoods and local residents, particularly those adjacent to Aggie Square and lower-income neighborhoods that historically have not benefited from economic development.

Commitments in the CBPA include:

1. Affordable housing development and assistance;
2. Jobs, workforce, and career pathways;
3. Youth opportunities and educational support;

4. Community access to space and resources in Aggie Square;
5. Connections to adjacent business districts; and
6. Neighborhood transportation connections and street enhancements.

Beyond these commitments, an ongoing Aggie Square community fund will be used to address neighborhood priorities that residents will help to decide. An initial survey was conducted in early 2022 to identify community priorities for use of these funds. The City will continue to work with the community to prioritize use of the funds for affordable housing and anti-displacement programs based on the community's greatest identified needs.

Additionally, City Council approved the creation of an Enhanced Infrastructure Financing District (EIFD) for Aggie Square, which will allow the City's portion of increased property taxes to pay for up to \$30 million of infrastructure improvements; 20 percent of the funds generated through the EIFD will be dedicated to building affordable housing in the surrounding neighborhood.

Tenant Protection Act

Sacramento's Tenant Protection and Relief Ordinance, adopted in 2019, provides both rent control and just cause eviction protection. The Ordinance protects most City of Sacramento residential tenants living in multifamily rental units (e.g., duplexes, apartments) against unfair rent increases and unlawful evictions. It enforces limits on annual rent increases and requires "just cause" reasons to terminate a lease. Rent increases cannot occur more than once every 12 months and cannot exceed the maximum annual rent adjustment (i.e., 5% plus the percentage of the annual increase in the cost of living adjustment, if any, but not to exceed a combined total of 10%). Because of limitations created by State law, units built after 1995 are exempt. As part of the City's

Housing Element, the City will be reviewing the effectiveness of this ordinance and considering changes to strengthen it prior to 2024.

Rental Home Inspection Program

The City's proactive Rental Home Inspection Program protects renters by requiring landlords to maintain their buildings up to code, rather than relying on complaints from tenants.

Renter's Help Line

Sacramento Self-Help Housing in conjunction with Project Sentinel operates a telephone and internet-based helpline that provides counseling, dispute resolution and fair housing services for Sacramento County residents. Project Sentinel refers some cases to Legal Services of Northern California for further support. These services are funded by the Sacramento Housing and Redevelopment Agency (SHRA) on behalf of the City and County.

211 Resource Center

2-1-1 Sacramento provides referrals to more than 1,600 community services in the Sacramento area, including: senior services, employment and training, housing information, financial assistance, children's services, food programs, health care services, and more. 2-1-1 is available 24 hours a day, seven days a week and can provide assistance in many languages. 2-1-1 or (916) 498-1000.

First-time Homebuyer Assistance Programs

SHRA offers a variety of programs and resources to help eligible low-income buyers realize the dream of homeownership. These include the Mortgage Credit Certificate program, the CalHome First-Time Homebuyer Mortgage Assistance Program, and several affordable home purchase opportunities.

Mixed Income Housing Ordinance

The City's Mixed Income Housing Ordinance (MIHO), adopted in 2015, requires developers or new market rate housing to pay an affordable housing impact fee. The amount of the fee depends on the location and type of residential project. Currently (2023), the City, through the Mixed Income Housing Ordinance (MIHO), applies a reduced Housing Impact Fee for new developments within the Housing Incentive Zone, which includes a large portion of the Stockton Boulevard corridor. The City also applies a zero fee for high density housing developments. The City is currently (2023) conducting an economic feasibility study and considering amendments to the MIHO with the goal of increasing the amount of affordable housing built in the City.

Short-term Rental Limitations

In 2016 the City Council established a short-term rental permit (City Code 5.114). All operators of short-term rental property (a stay of 30 days or less) need to apply for either a short-term rental permit or a conditional use permit from Community Development. A short-term rental permit allows the applicant to rent a residential unit or part of a residential unit on a short-term basis. A short-term basis is 30 days or less to the same person. A renter who signs a contract or lease for more than 30 consecutive days is not considered short-term and this permit would not apply.

Accessory Dwelling Unit Resource Center

The Accessory Dwelling Unit (ADU) Resource Center is a one-stop online resource to find information and tools about ADUs and to make it easier for homeowners to plan, build, and operate an ADU. The Resource Center is available at <https://adu.cityofsacramento.org/>.

Housing Development Toolkit

The Housing Development Toolkit provides resources on converting vacant and underutilized properties into housing. The toolkit is a one-stop

resource for the public, developers, property owners, and City of Sacramento staff regarding incentives, processes, and procedures to develop housing. The Toolkit is available at <https://www.cityofsacramento.org/Community-Development/Planning/Housing/Housing-Development-Toolkit>.

Local Homeless Action Plan

The Sacramento Local Homeless Action Plan (LHAP) was initiated in early 2022 to create a cross-jurisdictional unified approach to addressing homelessness across Sacramento County. This three-year plan beginning on July 1, 2022, through June 30, 2025, was developed in partnership with Sacramento Steps Forward, Sacramento City and County Continuum of Care, Sacramento County, City of Sacramento, and the Sacramento Housing and Redevelopment Agency.

The LHAP is actionable, relatable, and provides a roadmap for future funding. Outlined in the plan are key system components that are in alignment with national best-practices and if resourced and implemented consistently across funders and providers, will bring the local response system to scale with capacity to move the needle on homelessness. Through these efforts, homelessness in the County over time will become preventable whenever possible, brief, and non-recurring.

Sacramento Housing and Redevelopment Agency

Sacramento Housing and Redevelopment Agency (SHRA) is the local Housing Authority for both the City and County of Sacramento. SHRA owns and operates 1,508 public housing units in the City and an additional 771 in the other parts of the county. SHRA administers the Housing Choice Voucher program and other rental assistance programs in Sacramento County and serves approximately 12,900 families each month by paying housing assistance payments (HAP) to landlords on behalf of eligible participants. As part of the Housing Choice Voucher program,

the tenant pays approximately 30 percent of their income towards rent and the remainder is paid by United States Department of Housing and Urban Development (HUD) funds directly to the landlord. SHRA administers over 13,000 Housing Choice Vouchers throughout Sacramento County. SHRA has also provided various forms of financing for approximately 8,600 privately owned deed restricted units in the City.

5.3. Housing Policies

Policy H-1: Keep People Housed. Support funding and programs that increase household resiliency and stability, alleviate issues that may contribute to a loss of housing, and contribute to increased home ownership.

Policy H-2: Address the Needs of the Unhoused. Direct resources and programs into the Specific Plan Area to help unhoused people stay informed and supported in meeting their needs, especially for shelter and housing.

Policy H-3: Welcome New Housing. Encourage the development of a wide variety of housing types within the Specific Plan Area to accommodate the diverse needs of residents, including a range of costs, sizes, ownership structures, and building types.

Policy H-4: Local Housing for Residents. Require developers of deed-restricted affordable housing units within the Specific Plan Area to market to residents living in the Neighborhood Study Area about opportunities to apply for available units.



Housing construction in the Specific Plan Area.



Completed housing projects in the Specific Plan Area.



Mai Nguyen's Story

Story and photos from Mai Nguyen, RPT member

I'm the [former] Executive Director for the Community Partners Advocate of Little Saigon Sacramento (cPALSs), now known as NorCal Vietnamese Chamber of Commerce, and I've been a community advocate since 2008 in Little Saigon. So, the most memorable part, and [it was] such an honor to be a part of this community, is back in February 2nd of 2010, which was led by our former councilmember Kevin McCarty—also now an assemblymember—who led the project in the designation of Little Saigon.



Image courtesy of Mai Nguyen

[I]t was a community project, which include[d] a lot of the community organizations such as the Vietnamese American Community of Sacramento (VACOS) and the Stockton Boulevard Partnership, including the late Terrence Johnson, who was the Executive Director at the time. The majority of the Vietnamese community showed up. I was very honored to be a part of the Little Saigon committee at the time. What we did was we wanted to learn more about how this designation was going to impact the business and the folks that are living there in Stockton Boulevard. So, we looked at the project and we wanted to make sure that this was an inclusive project where we give opportunity to this area.



So, what led the project was truly the recognitions of the BIPOC immigrant business owners out there. As you know, late in the 1970s, there was a wave of Vietnamese American immigrants migrating to the Sacramento area, and a lot of them reside in south Sacramento. So, some of them started to set up businesses out there in the corridor. And in the early 1980s, we have more folks coming in.

Remember, the SF Supermarket right off 65th, Huong Lan Sandwiches, and then we had Vinh Phat Market. We had all of these supermarkets coming in. So, for 30 years plus, back in 2010, these immigrant business owners contributed to the area, really contributing economically, and building the area. So, the idea came up to recognize that accomplishment. So, that was how Little Saigon all started. We knocked on doors;

we wanted to include everyone into this project. We wanted to have them see the opportunity and what the name will bring to the area.

So, the designation took place from the City on February 2nd and from the County-side, February 4th. It was unanimously voted by the City councilmembers; it was a historical night. There was probably 400 plus people.

So, when that happens, we did a celebration; we included everyone. It really built the momentum and the enthusiasm of people coming in to dine. We really want to let everyone know that Little Saigon is for everyone. So, the project truly brought together the unity of the community. It brought together a lot more economic growth. We wanted to really boost up the local economy out here and it brought in traffic. And from the cultural aspect of the area, it's very diverse. We have pho; we're very well known. As everyone knows, food brings people together and where else would it be the best, but Little Saigon. We have so much variety of different food in the area.

The Little Saigon we hope is mainly the recognition; it brought excitement; it brought the momentum; and the most important is the opportunities. We can share and highlight and bridge along with everything else the historical [aspect] of Stockton Boulevard itself. The history of it—back 30, 40, 100 years ago—and how we can embrace and bring all this together as one big community in the City of Sacramento.



Image courtesy of Mai Nguyen



Image courtesy of Mai Nguyen



Image courtesy of Mai Nguyen

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CULTURE, ARTS, AND COMMUNITY CHARACTER SUMMARY

The goal for this topic is to ensure that **diverse voices and cultures are celebrated and flourish through a variety of forms of expression.**

This topic addresses the following anti-displacement values:

Justice
and
Equity

Culture
and
Knowledge

Connection
and
Collaboration

Health
and
Wellbeing

For more information on the anti-displacement values, see Chapter 1: Introduction.

COMMUNITY REFLECTIONS



“I have a great love for my neighborhood and couldn’t imagine being anywhere else.”

“We have something here for everybody. We are a community of immigrants.”

“Culture, comfort, community, location.”

“Need to capture the flavor of the [boulevard], it is so wide, there are lots of opportunities within the median to connect and provide linkages from north and south (signage/art).”

“Keep it a diverse, ethnic corridor.”

These quotes were taken directly from responses we heard from the community during outreach events.



What does the community say is the most important Culture, Arts, and Community Character priority?

- Celebrate and Enhance the Creativity, Diversity, and Beauty of the Stockton Boulevard Area and its People. **(Community Priority CACC-1)**

For more information on these community priorities, see Chapter 11: Implementation.

What existing policies, plans, or programs address this topic?

- 2040 General Plan
- Office of Arts and Culture (OAC)
- Art in Public Spaces Program
- Community Murals Program
- City of Festivals Special Event Support Program
- Park Project Programming Guide
- Small Public Spaces
- Vacant Lot Registration Program
- African American/Black Historic Context Statement

For more information on existing policies, plans, and programs, see Chapter 6: Culture, Arts, and Community Character.

What are the priorities in the Neighborhood Action Plan?

- **Stockton Boulevard Events:** Establish regular arts and cultural events that help to make Stockton Boulevard a regional attraction, such as a night market, an annual Stockton Boulevard Food Festival, or art walks. Increase community capacity to host events by marketing and streamlining access to existing City programs, such as the City of Festivals Special Event Support Program. Help address security costs and other needs. **(Priority Action CACC-1a)**
- **Thematic Historic Context:** Prepare thematic historic context statements with the goal of understanding the influence of African Americans, Native Americans, Vietnamese, Hispanic, Hmong, Chinese, and other racial and ethnic communities in and around the corridor and identify and preserve the resources important to those groups. **(Priority Action CACC-1b)**
- **Culturally Relevant Wayfinding and Signage:** Use signs and other visual markers that highlight the various cultures in the Neighborhood Study Area and announce arrival to important locations along Stockton Boulevard. Identify the types and locations of new signage that will enhance the cultures and history of Neighborhood Study Area residents and other stakeholders. **(Priority Action CACC-1c)**

For more information on priority actions, see Chapter 11: Implementation.

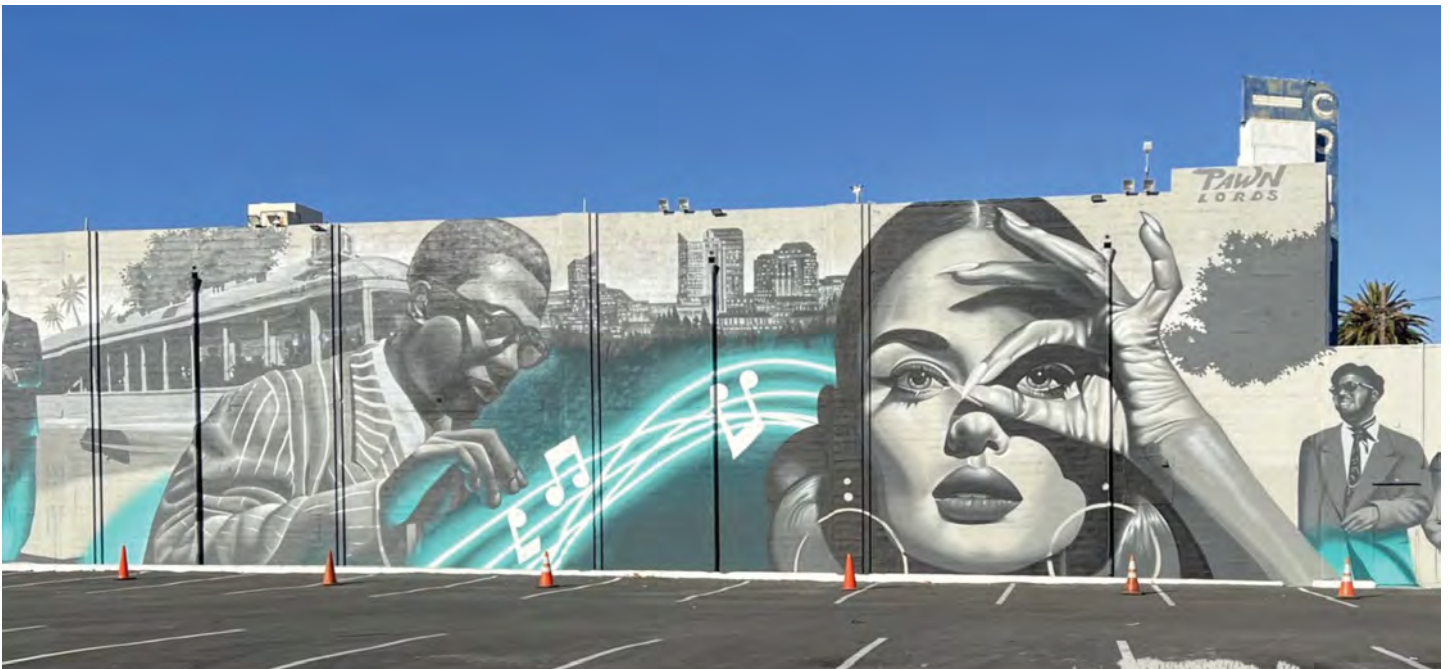
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Culture, Arts, and Community Character

Goal CACC-1: Diverse voices and cultures are celebrated and flourish through a variety of forms of expression.

6.1. Introduction

Recognizing, celebrating, and enhancing community art, culture, and character along Stockton Boulevard involves understanding the environments we move through in our daily lives. It involves interpreting physical, cultural, and social history, preserving building and cultural assets, celebrating art and music in various formats, providing safe spaces for gathering, and being welcoming to all. This is an integral part of designing and activating public spaces, and an opportunity to honor the past, present, and future identity of a community and its diverse neighborhoods. By expressing cultural awareness and promoting pride of ownership through local building and business owners, a vibrant art and music scene curated by local artists, and regular community events, we can help preserve a community against displacement and gentrification and encourage local residents to continue investing in their neighborhoods.



This mural, located on Stockton Boulevard between 10th and 11th Avenue, was created by Ryan “Pawn” Rhodes in 2021.

6.2. Existing Plans, Policies, and Programs

2040 General Plan

The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **HCR-1.1 Preservation of Historic and Cultural Resources Site Features and Landscaping.**

The City will continue to promote the preservation, restoration, enhancement, and recognition of historic and cultural resources throughout the city.

- **HCR-1.16 Endemic Traditions.** The City shall seek ways to recognize the endemic traditions of various communities in Sacramento, including African American, Hispanic, Native, and Asian American communities, to promote the retention of Sacramento’s intangible cultural heritage, which may include oral traditions, performing arts, social practices and festive events, legacy businesses, knowledge and practices concerning nature and the universe, and traditional craftsmanship.

- **HCR-2.4 Incorporating Preservation into Comprehensive Planning.** The City shall continue to consider historic and cultural resources in its current and long-term comprehensive planning efforts. To this end, the City shall incorporate specific preservation goals, policies, and programs into Community Plan and Specific Plan updates and neighborhood planning efforts, as appropriate.

- **HCR-3.1 Education and Awareness.** The City shall foster an awareness of the importance of preserving the city’s heritage and cultural and historic resources in a manner that embraces and celebrates the community’s social and cultural diversity. This can include the following:

- The use of placemaking strategies that commemorate places of special social historical significance through public art practices,

- Community planning policies, and/or
- Cultural heritage celebrations.

- **LUP-9.1 Cultural and Entertainment Centers.**

The City shall support the equitable development of cultural, art, entertainment, and recreational facilities and events in the city to attract visitors, support a quality of life for residents, celebrate and strengthen Sacramento’s unique identity.

- **YPRO-4.1 Interpretation and Celebration.**

The City shall provide recreation programming, special events and venues, and educational opportunities that honor, interpret, and celebrate the diversity, history, cultural heritage, and traditions of Sacramento and that respond to the diverse interests, needs, ages, and cultural backgrounds of local residents.

- **LUP-9.8 Public Art.** The City shall infuse the public realm with temporary and permanent public art installations, activations, and signature design elements through continuation of the Art in Public Places Program, recognizing the value of public art to do the following:

- Add visual variety and richness;
- Delight, surprise, amuse, and inspire;
- Educate and inform;
- Engage and involve;
- Promote neighborhood identity; and
- Celebrate Sacramento’s heritage and environment.

Office of Arts and Culture

The City of Sacramento actively supports innovative approaches to public art, community festivals, and activities that enliven the public realm through its Office of Arts and Culture (OAC) (formerly known as the Sacramento Metropolitan Arts Commission). OAC provides funding to local artists and arts groups; promotes the arts through marketing, outreach, and education initiatives; provides resources to support and increase

regional arts education activities; and serves as a community partner and resource. OAC was founded in 1977 and is the appropriate place to begin discussions on the “what and where” of public art within the City and Stockton Boulevard in particular.

Art in Public Places Program

A key signature program administered by OAC is the Art in Public Places Program (APP). Across Sacramento, over 650 works of art have been implemented through the program dating back to 1977, with more than 60 percent of the installations coming from local artists. The program is funded through a 2 percent set-aside from eligible capital improvement project budgets.

Community Murals Program

OAC also supports a Community Murals Program that in 2021 selected 39 artists to prepare 10 murals in 8 different districts across the City. Each artist team partners with neighborhood community stakeholders, including school districts, community centers, places of worship, neighborhood associations, business associations and local residents. This program is highly successful and has become a model for other cities to follow.

City of Festivals Special Event Support Program

The primary purpose of this Program, led by the City of Sacramento Convention and Cultural Services Department, is to provide support in the form of grants for special events from start-up to self-sufficiency in the Sacramento downtown. Distinction is made between ticketed and free admission special events. The event must fall within a fabric of events consistent with family-oriented themes, entertainment and/or activities, ties the river/region together, promotes the City of Sacramento, and/or engages in substantial economic benefit to the City of Sacramento as determined by the City Manager, or his designee(s).



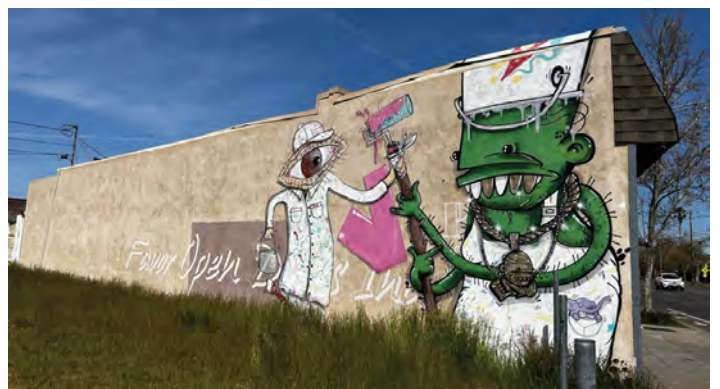
Purple Pig Eats in the Specific Plan Area.



The Colonial Theater.



New Happy Garden Restaurant, Stockton Boulevard.



Mural along Stockton Boulevard.

Park Project Programming Guide

The Parks Project Programming Guide (PPPG) identifies, evaluates, ranks, and prioritizes unfunded park and recreation projects, including acquisitions, repair/ rehabilitation, development, community facility, and regional projects. The Youth, Parks, & Community Enrichment Department updates the PPPG every two years; the posted version will be in effect until such time as an update is completed and approved by City Council. The PPPG is a comprehensive summary of park and recreation needs in all of the City's neighborhoods and reflects an extensive collaboration between city government and the community.

Vacant Lot Registration Program

The Vacant Lot Program was created to ensure citywide compliance of vacant lots with public health and safety standards. This will prevent blight and ensure that all vacant lots are properly maintained. This program helps to keep our neighborhoods safe and clean.

African American Experience Project

In 2021, the City of Sacramento applied for and was selected for a grant opportunity with the African American Cultural Heritage Action Fund. With the grant funding the City developed a thematic historic context statement and limited historic resources survey to identify cultural history, significant people, and places associated with the African American/Black experience in Sacramento from the city's early history through the recent past (approximately 1980). After numerous public meetings and an extended public comment period, the project finalized in the summer of 2023 with the release of the final draft historic context statement. Efforts to identify and landmark significant buildings will remain ongoing, as will the collection of oral history interviews and artifacts through the City's website. The project was adopted by Council on September 19, 2023.



Plazas and gathering spaces can provide community anchors.



Community gardens can be a source of healthy food and community building.



Flexible spaces for community gathering could be a great public amenity.

6.3. Culture, Arts, and Community Character Policies

Policy CACC-1: Public Spaces that Reflect Community Culture and History. Pursue establishment of accessible and active public spaces in the Specific Plan Area for all that reflect the community's diverse culture and history.

Policy CACC-2: Streetscape Beautification. Support efforts to provide increased comfort and visual interest in the Stockton Boulevard walking experience through enhancements such as unique crosswalk designs on side streets, art images on utility boxes and in the pavement, places to sit within both public and semi-public spaces, activations and art installations, banners on light poles, and sculptures placed in small areas of vacant or underutilized land.

Policy CACC-3: Preserve and Celebrate/ Highlight Historic Resources of Social or Cultural Significance. Prioritize identifying, preserving, and enhancing historic resources in the Specific Plan Area that have social or cultural significance to the history of ethnic communities in the area, including African Americans, Native Americans, Vietnamese, Hispanic, Latino, Lu Mien, Hmong, Chinese, and many other racial and ethnic communities in and around the corridor.

Policy CACC-4: Community Spaces. Support the expansion and improvement of affordable spaces for arts, nonprofit organizations, and other community-based organizations as part of new development or adaptive reuse of existing buildings.

Policy CACC-5: Vibrant Night Life. Encourage a lively, safe, and accessible nightlife scene that accommodates entertainment, events, and gatherings that attract diverse populations.



Create opportunities for community-led art projects.



Outdoor dining and bike parking could support local businesses.

Policy CACC-6: Storytelling. Collaborate on opportunities to tell the story of the history and culture of the people in the Stockton Boulevard area through art, experiences, food and cultural tours, events, and other ways to engage the senses.

Policy CACC-7: Culturally Relevant Public Art. Celebrate the artistic heritage of Stockton Boulevard and create opportunities for the community to participate in and lead the art-making dialogue and process.

Policy CACC-8: Inclusive Arts and Cultural Offerings. Support diversity of history, culture, and community through inclusive arts and cultural offerings accessible to non-English speaking residents, seniors, and visually and hearing-impaired populations.

Policy CACC-9: Art and Music Activities. Embrace and foster art and music opportunities as cultural activities that define the Boulevard and create community cohesion.



Murals are an important component of placemaking.



INCLUSIVE ECONOMIC DEVELOPMENT SUMMARY

The goal for this topic is to ensure that **the local economy is strong, inclusive, equitable, and thriving because all residents are able to access jobs and other economic opportunities and businesses have access to technical assistance, capital, workforce, and other resources to survive and grow.**

This topic addresses the following anti-displacement values:

Justice
and
Equity

Growth
and
Stability

Connection
and
Collaboration

Health
and
Wellbeing

For more information on the anti-displacement values, see Chapter 1: Introduction.

COMMUNITY REFLECTIONS

“Provide a local investment opportunity for our more vulnerable populations to be able to create wealth.”

“In Little Saigon, they have really been able to provide support, guidance, and mentorship [to businesses].”



These quotes were taken directly from responses we heard from the community during outreach events.



What does the community say is the most important inclusive economic development priorities?

- Expand Job Opportunities for Existing Residents. (Community Priority IED-1)
- Support the Growth of Small Businesses. (Community Priority IED-2)
- Support Households in Gaining Access to Financial Institutions and Being Connected with Training and Resources to Enhance Financial Empowerment. (Community Priority IED-3)

For more information on these community priorities, see Chapter 11: Implementation.

What existing policies, plans, or programs address this topic?

- 2040 General Plan
- Fruitridge-Broadway Community Plan
- Community Benefits Partnership Agreement (CBPA)
- City Office of Innovation and Economic Development (OIED)
- OIED Partnership and Resource Network
- Financial Empowerment Center
- Sacramento Inclusive Economic Development Collaborative

For more information on existing policies, plans, and programs, see Chapter 7: Inclusive Economic Development.

What are the priorities in the Neighborhood Action Plan?

- **Workforce Training and Marketing for Targeted Residents:** Connect residents in the Neighborhood Study Area with living-wage job opportunities and workforce training in high-growth industries. Utilize employment trend data prepared for the City and region, leverage existing Sacramento Employment and Training Agency (SETA) job centers, and work with local businesses to identify workforce needs and skills, support recruitment of local workers, and develop training programs for local workers. Generate interest in the construction trade through marketing campaigns that describe job opportunities and associated pay. Leverage partnerships with existing City-led workforce projects and programs, including the recent program established at Hiram Johnson High School, and, where possible, create new pre-apprenticeship programs in the community targeted toward high school to adult age residents by identifying and connecting with local volunteer repair and construction groups and union representatives. **(Priority Action IED-1a)**
- **Multilingual and Small Business Resources:** Expand and promote technical assistance in multiple languages to small businesses and non-profits, including training and mentorship (online and in-person) on topics such as lease negotiation, loans, management, business plans, budgeting, non-profit governance, customer service, marketing, and bookkeeping. Identify consultant(s) that can provide and administer ongoing technical assistance in multiple languages to small businesses. **(Priority Action IED-2a)**
- **Financial Empowerment:** Continue to promote free, professional, one-on-one financial coaching through the City's Financial Empowerment Center (FEC) and market to residents in the Neighborhood Study Area. Coaches from the Financial Empowerment Center help with savings, debt, credit, and banking, and can refer residents to additional services regarding homeownership, investing, and other topics. Support youth with financial tools and information as they start their first jobs to give them an opportunity for upward mobility, regardless of their zip code. **(Priority Action IED-3a)**

For more information on priority actions, see Chapter 11: Implementation.

7

Inclusive Economic Development

GOAL IED-1: *The local economy is strong, inclusive, equitable, and thriving because all residents are able to access jobs and other economic opportunities and businesses have access to technical assistance, capital, workforce, and other resources to survive and grow.*

7.1. Introduction

Inclusive growth has become a central focus of economic development efforts, based on an awareness that historical economic growth has not created prosperity for all. Decades of discriminatory policies and systems have resulted in unequal access to high-quality jobs and other wealth-building opportunities, rising income disparities, and declining economic mobility, which have had detrimental impacts on the well-being of many residents, especially for BIPOC communities. The objective of inclusive economic growth is to create an equitable, prosperous, and resilient society for people of all backgrounds and incomes, particularly for those facing the greatest barriers, by broadly expanding economic opportunities

Promoting *inclusive* economic growth also strengthens the entire local economy by improving economic competitiveness and fostering *sustainable* growth.

and enhancing quality of life. Promoting inclusive economic growth also strengthens the local economy by improving economic competitiveness and fostering sustainable development.

7.2. Existing Policies, Plans, and Programs

2040 General Plan

The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **E-2.1 Investments for Inclusive, Equitable Growth.** The City should make intentional investments to increase and diversify economic growth in an inclusive and equitable manner that focuses on neighborhoods and their unique needs.
- **E-2.7 Small Business/Startup Support.** The City should support the development and retention of small business startups and new firms — particularly minority/women/veteran-owned businesses — by providing assistance with business planning, expansion, and access to capital.
- **E-4.2 Inclusive Economic Development Investments.** The City should invest in projects and programs that advance inclusive economic development and reduce inequities.

- **E-4.5 Labor Force Skills Development.** The City should endeavor to partner with educational institutions, employers, and community-based organizations such as Sacramento Employment and Training Agency (SETA) and others to develop a local labor force with skills to meet the needs of the area’s businesses and industries.
- **H-4.4. Support Wealth-building Activities for Low-income Residents.** The City shall support efforts to connect low-income residents with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, and workforce training and services.
- **E-4.6 Education and Training Systems.** The City should work to attract professional, vocational, and technical institutions and engage employers in the development of education and training systems that equip Sacramentans with the skills and knowledge needed to succeed in an advanced economy.
- **YPRO-4.6 Empowering Linguistically-Isolated Communities.** The City shall continue to provide English language learning programs for non-native speakers, interpretation, and translation services, and assistance in accessing community services and programs as part of an effort to endeavor to empower linguistically isolated communities in Sacramento.
- **FB-ED-4 Stockton Boulevard Business Participation.** The City shall work with Stockton Boulevard merchants and property owners to identify and implement programs and incentives to support business vitality and economic sustainability along the corridor.

Fruitridge-Broadway Community Plan

The Fruitridge-Broadway Community Plan - a chapter of the 2040 General Plan - contains policies that address issues specific to the Fruitridge Broadway Area, which encompasses the Stockton Blvd Plan Area. Economic development policies in the Plan include providing financing options and economic incentives to support developments, supporting local business sponsorships, and working with Stockton Boulevard merchants and property owners to revitalize the corridor.

Community Benefits Partnership Agreement

Commitments in the Community Benefits Partnership Agreement (CBPA) include:

1. Affordable housing development and assistance;
2. Jobs, workforce, and career pathways;
3. Youth opportunities and educational support;
4. Community access to space and resources in Aggie Square;
5. Connections to adjacent business districts; and
6. Neighborhood transportation connections and street enhancements.

Beyond these commitments, an ongoing Aggie Square community fund will be used to address neighborhood priorities that residents will help to decide. Additionally, City Council approved the creation of an Enhanced Infrastructure Financing District (EIFD) for Aggie Square, which will allow the City’s portion of increased property taxes to pay for up to \$30 million of infrastructure improvements.

Office of Innovation and Economic Development

The City of Sacramento, through the Office of Innovation and Economic Development (OIED), is committed to prioritizing and implementing strategies, programs, and projects that promote inclusive economic and community development throughout the City. In 2019, the City embarked on developing an Inclusive Economic Development Strategy and Action Plan that strives to inclusively grow Sacramento's economy by aligning community and economic interests. The City currently administers or engages as a partner in several inclusive economic development efforts citywide.

Office of Innovation and Economic Development Partnership and Resource Network

The City's OIED has a referral network to assist small businesses with access to capital, workforce development, and resources to support business creation, retention, and expansion. Businesses can also connect to existing programs such as MicroMentor, an online business mentoring program; Economic Gardening 2.0, a program that invests in local companies; and the 916 Shop Local gift card program, which benefits local businesses. The City's Customer Relationship Manager (CRM) helps track business needs and connect them to relevant resources and opportunities both in the City and through external partners.

Financial Empowerment Center

Through the Financial Empowerment Center, the City, in partnership with the Sacramento Office of International Rescue Committee, offers free professional one-on-one financial navigation and coaching for residents.

Sacramento Inclusive Economic Development Collaborative

The Sacramento Inclusive Economic Development Collaborative (IEDC) supports multilingual small businesses with technical support and assistance. Sacramento IEDC partner organizations include local chambers of commerce, property and business improvement districts in the City, and Hacker Lab, a coworking facility and workforce incubator.

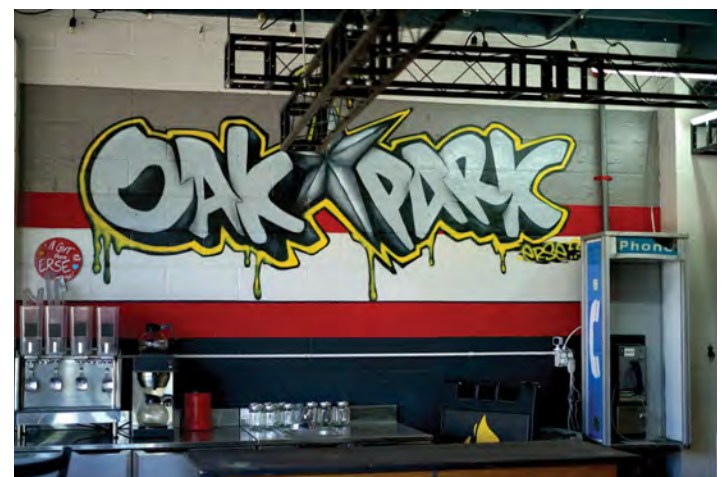
Sacramento Employment and Training Agency

Sacramento Employment and Training Agency (SETA) connects low-income residents with job opportunities and workforce training. Currently, SETA has job centers in the Oak Park and Fruitridge Pocket subareas of the Neighborhood Study Area.

7.3. Inclusive Economic Development Policies

Policy IED-1: Support Diversity of Small Businesses. Support the cultural and ethnic diversity of the businesses along the corridor through funding opportunities, programs, and technical in-language assistance to existing and new small business owners in establishing, maintaining, and growing their businesses.

Policy IED-2: Workforce Training and Support. Support efforts that strengthen the workforce pipeline through training for living wage jobs and marketing job opportunities to nearby residents.



Local businesses in the Specific Plan Area.



ENVIRONMENT, PUBLIC HEALTH, AND SAFETY SUMMARY

The goal for this topic is to ensure that **the physical environment promotes the health, safety, and well-being of individuals and businesses.**

This topic addresses the following anti-displacement values:

Justice
and
Equity

Connection
and
Collaboration

Health
and
Wellbeing

For more information on the anti-displacement values, see Chapter 1: Introduction.

COMMUNITY REFLECTIONS

“Make sidewalks in business areas much more pedestrian-friendly: shady spots for sitting, flower planting, etc.”

“Regular maintenance, such as fixing broken park equipment, providing adequate lighting and street trees, providing consistent trash collection, addressing illegal dumping, fixing broken water fountains, etc.”



These quotes were taken directly from responses we heard from the community during outreach events.



What does the community say is the most important environment, public health and safety priorities?

- Increase Safety, Security, and Comfort Along the Corridor for Residents, Businesses, Workers, and Visitors. **(Community Priority E-1)**
- Expand Access to Affordable and Healthy Food. **(Community Priority E-2)**
- Reduce Environmental Pollutants. **(Community Priority E-3)**
- Ensure Adequate Access to Quality Healthcare. **(Community Priority E-4)**
- Increase the Number of Public Gathering Spaces. **(Community Priority E-5)**

For more information on these community priorities, see Chapter 11: Implementation.

What existing policies, plans, or programs address this topic?

- 2040 General Plan
- Climate Action and Adaptation Plan (CAAP)
- Assembly Bill 617
- Community Air Protection Program
- Community Air Monitoring Program
- Brownfields Program
- Neighborhood Development Action Team (NDAT) Community Engagement Team

For more information on existing policies, plans, and programs, see Chapter 8: Environment, Public Health and Safety.

What are the priorities in the Neighborhood Action Plan?

- **Community Safety Initiatives:** Expand community safety initiatives, including strengthened community policing, partnerships with mental health service providers, expanded support for community-based service providers, and restorative justice programs and methods. Enhance dialogue, collaboration, transparency, and accountability between residents, businesses owners, and community-based organizations and public safety officials. **(Priority Action E-1a)**
- **Property Maintenance and Streetscape Improvements:** Encourage and incentivize businesses and property owners to invest in property maintenance, beautification, and streetscape infrastructure improvements that make the corridor more accessible, comfortable, and appealing. Clean and safe maintenance efforts may include providing materials for beautification (e.g., paint, brushes, volunteers, corridor clean up events), promoting Crime Prevention through Environmental Design (CPTED), or utilizing art to transform space. Include street furniture, such as lighting, benches, and trash receptacles; maintain and plant street trees; increase landscaping; improve walking and bicycling infrastructure; and other activities that support commercial district activation and accessibility. **(Priority Action E-1b)**
- **Neighborhood Parks and Green Spaces:** Maintain and improve existing parks and spaces and add new play areas and green space to the Neighborhood Study Area. Explore opportunities to upgrade existing spaces or acquire and develop a new neighborhood park with amenities such as exercise equipment, a playground, and dog park. **(Priority Action E-1c)**
- **Healthy Food Partnerships:** Partner with community organizations to identify, plan, and implement projects and programming that result in improved access to affordable, healthy, and culturally relevant foods for residents within the Neighborhood Study Area. Potential projects may include, but are not limited to, educational campaigns, funding and food donations for food banks, community gardens, farmers markets, communal kitchens, grocery stores, local market support, and a food supply center that offers healthy and quality food packages for those in need. **(Priority Action E-2a)**
- **Environmental Pollutants:** Support programs and organizations that monitor and decrease environmental pollutants (e.g., air pollution, noise pollution, water pollution, and soil pollution) and provide education to residents and businesses. **(Priority Action E-3a)**

For more information on priority actions, see Chapter 11: Implementation.

8

Environment, Public Health, and Safety

Goal E-1: The physical environment promotes the health, safety, and well-being of individuals and businesses.

8.1. Introduction

The environment, including the social environment, plays a major role in shaping people's health outcomes and opportunities. The community living and working along the Stockton Boulevard corridor faces a disproportionate burden of climate risks, pollutants, and related health issues, as well as limited access to services and amenities that promote well-being. The City is dedicated to enhancing climate resilience, promoting environmental justice, and improving health outcomes for all residents through initiatives, programs, and planning efforts outlined in the Stockton Blvd Plan. This Plan includes various neighborhood-level approaches to enhance the local environment, increase community resilience, and promote the sense of safety in the Neighborhood Study Area.

8.2. Existing Policies, Plans, and Programs

2040 General Plan

The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **LUP-8.9 People-Friendly Design.** The City shall require people-friendly design to be incorporated into buildings and spaces, including elements and features such as the following:
 - Human scale, tree-shaded pedestrian passageways;
 - Resting areas;
 - Seating;
 - Gathering places; and
 - Other measures with demonstrated benefits for health and quality of life.

What is resilience?

Community resilience refers to the ability of a community to prepare for, withstand, and recover from disruptive events such as natural disasters, economic crises, or public health emergencies. It encompasses the physical, economic, and social elements of a community and involves the capacity of individuals, organizations, and systems to adapt and thrive in the face of adversity. Strong community resilience reduces vulnerability and increases the capacity of communities to bounce back from disruptions.

- **LU-8.14 Streetscape Beautification.** To strengthen community identity, the City shall undertake and encourage streetscape improvement and beautification projects that incorporate unified landscaping and pedestrian amenities in corridors, centers, and neighborhoods. Amenities should include the following:
 - Bus shelters,
 - Public art, and
 - Pedestrian safety treatments such as
 - Sidewalk bulb-outs and
 - Widening and improved crosswalks, and
 - Branded decorative elements such as street lighting, concrete pavers, and tree grates.

- **EJ-1.1 Air Quality Monitoring.** The City shall support the expansion of air quality monitoring efforts in Sacramento, prioritizing locations in the north and south of the city that have been identified with community input as a high priority for air pollution control initiatives.
- **EJ-1.8 Site Contamination.** The City shall ensure buildings and sites are or have been investigated for the presence of hazardous materials and/or waste contamination before development, where applicable. The City shall continue to require remediation and construction techniques for adequate protection of construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.
- **EJ-2.17 Healthy Food Promotion.** With community partners, the City shall expand efforts to promote healthy eating throughout the community by preserving and promoting community gardens, demonstration gardens, and free and culturally relevant nutrition and cooking classes at Sacramento community centers. Efforts should be prioritized in disadvantaged communities (DACs) and historically underserved areas, with an emphasis on supporting low-cost, practical, and culturally relevant strategies for healthy eating.

- **PFS-1.2 Community-Based Policing.** The City shall continue to employ community-based policing strategies and encourage the establishment of neighborhood watch programs in partnerships with community groups to address neighborhood crime.
- **YPRO-1.8 Non-Conventional Park Solutions.** In densely built out urban areas of the city where the provision of large park spaces is not feasible, the City shall explore creative solutions to provide neighborhood park and recreation facilities that serve the needs of local residents and employees. Such solutions may include the following:
 - Publicly accessible, privately-owned open spaces and plazas;
 - Rooftop play courts and gardens;
 - Freeway underpass, utility corridor, and wide landscape medians;
 - Conversion of rails to trails with trails;
 - Pocket Parks/Small Public Places and Pedestrian areas in the public right-of-way; and
 - The provision of neighborhood and community-serving recreational facilities in regional parks.
- **YPRO-1.15 Collaborative Efforts.** The City shall implement community-based crime prevention strategies and recreation programming in coordination with neighborhood groups, local residents, and Property and Business Improvement Districts (PBIDs), concurrent with the city's Public Safety Services resolution to help improve safety and encourage positive use of parks and facilities.

Climate Action and Adaptation Plan

The Climate Action and Adaptation Plan (CAAP) includes strategies, measures, and actions for reducing community wide Greenhouse Gas (GHG) emissions to 40 percent below 1990 levels by 2030 and achieve carbon neutrality by 2045. To reach these climate action targets, including carbon neutrality by 2045, the CAAP includes various programs and implementation measures specific to electrification; active transportation; green jobs and inclusive workforce; food access and urban agriculture; water conservation, urban forestry/cooling, and green infrastructure.

Assembly Bill 617

The City works with the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) to oversee air pollution and maintain health-based air quality standards across the city.

Assembly Bill (AB) 617, signed in 2017 directs the California Air Resources Board (CARB) and all local air districts, including the Sac Metro Air District, to take measures to protect communities disproportionately impacted by air pollution.

There are five central components to the AB 617 mandate:

- Community-level air monitoring
- A state strategy and community specific emission reduction plans
- Accelerated review of retrofit pollution control technologies on industrial facilities subject to Cap-and-Trade
- Enhanced emission reporting requirements
- Increased penalty provisions for polluters

Additionally, CARB may direct additional grant funding to communities determined to have the highest air pollution burden.

Community Air Protection Program

As part of AB 617, local air monitoring plans and/or community emission reduction plans must be developed for underserved communities

with the highest air pollution burden. In 2018, the South Sacramento-Florin community was chosen as one of the 10 statewide communities to receive additional air monitoring and community engagement efforts under the AB 617 Community Air Protection Program. In July 2020, the Sacramento Metropolitan Air Quality Management District published the South-Sacramento - Florin Community Air Monitoring Plan. The Neighborhood Study Area is identified within this high priority area.

Community Air Monitoring Plan

The Sac Metro Air District, in collaboration with the South Sacramento/Florin Steering Committee, has developed and is implementing a Community Air Monitoring Plan (CAMP) to collect local air pollution data to help address community air pollution concerns. The CAMP outlines a three phase approach to gather detailed data that will help understand community's existing levels of pollution. This air monitoring data will help inform which strategies are chosen to reduce air pollution and exposure in a given community.

City of Sacramento Community Engagement Team

The Neighborhood Development Action Team (NDAT) Community Engagement Team was established in 2020 and fosters inclusive civic engagement by striving to ensure that: residents are well informed about city matters, resources and opportunities; and city officials seek resident input and factor that input into decisions, programming, plans, and processes. To increase community engagement on environmental initiatives in the Neighborhood Study Area, a Volunteer Service Coordinator can be approached to help organize beautification events in the Neighborhood Study Area and promote ongoing volunteer stewardship.

Brownfields Program

The City of Sacramento Brownfields Program assists in redevelopment planning efforts on sites that may contain environmental contamination. The program provides financial and technical assistance for brownfields revitalization, including grants for environmental assessment, cleanup, and job training.

8.3. Environment, Public Health, and Safety Policies

Policy E-1: Lighting. Encourage the addition of lighting along the Stockton Boulevard corridor to improve safety and create a sense of continuity and place.

Policy E-2: Safety. Promote coordination among various agencies, organizations, and individuals to address criminal activities and increase public safety.



La Superior Mercado on Stockton Boulevard.



Martin Luther King Jr. Community Garden in Oak Park.



An example of a tree-lined street to provide streetscape beautification.



COMMUNITY ENGAGEMENT AND CAPACITY BUILDING SUMMARY

The goal for this topic is to ensure that **people are respected, empowered, and supported as the most important element of a thriving corridor and neighborhood.**

This topic addresses the following anti-displacement values:

Justice
and
Equity

Culture
and
Knowledge

Connection
and
Collaboration

Health
and
Wellbeing

For more information on the anti-displacement values, see Chapter 1: Introduction.

COMMUNITY REFLECTIONS

“[Residents] live in this community, they know the answers to their problems. It’s about time to give them a fair chance to participate in a more robust interaction with city projects/plans.”

“Invest in people power and support organizations that can do outreach.”



These quotes were taken directly from responses we heard from the community during outreach events.



What existing policies, plans, or programs address this topic?

- 2040 General Plan
- City of Sacramento Community Engagement Team
- City Manager’s Academy
- Planning Academy
- Community Ambassadors
- Summer @ City Hall

For more information on existing policies, plans, and programs, see Chapter 9: Community Engagement and Capacity Building.

What does the community say is the most important community engagement and capacity building priorities?

- Ensure that Youth are Supported Through Education, Engagement, Activities, and Job Training. **(Community Priority CE-1)**
- Improve Communications and Outreach Between the City and the Community and Ensure That Resources and Important Information is Shared Equitably. **(Community Priority CE-2)**

For more information on these community priorities, see Chapter 11: Implementation.

What are the priorities of the Neighborhood Action Plan?

- **Youth Engagement and Leadership:** Support efforts to identify barriers to youth participation in City and community decision-making, including hours, age limits, cost, and access. Provide stipends and training that help youth organize and conduct outreach within their communities, and advocate for policy change. **(Priority Action CE-1a)**
- **Outreach Resources:** Connect community members to relevant resources and services, such as 211 Resource Center, 311 Business Customer Relationship Management System, and Financial Empowerment Center through radio and print advertisements, canvassing or door-to-door engagement, office hours, social media, Community Ambassadors, and other culturally appropriate outreach methods. Continue to work with existing community partners (e.g., faith-based organizations, schools, public agencies, libraries, cultural organizations) to develop stronger outreach and communications coordination to a broad cross section of community. **(Priority Action CE-2a)**
- **Housing Help Center:** Provide a centralized, comprehensive, and accessible method for residents to access housing resources and information on tenant's rights. With so many resources and scattered information, it can be hard to find the appropriate help. While 211 provides some support for human services needs, there is no "one-stop shop" where someone can go to receive referrals to all the potential organizations and programs that could serve their needs. The Renter's Help Line (<https://www.rentershelpline.org/>) provides information on tenant's rights and responsibilities and offers tenant-landlord dispute resolution. **(Priority Action H-1d)**

For more information on priority actions, see Chapter 11: Implementation.

9

Community Engagement and Capacity Building

GOAL CE-1: People are respected, empowered, and supported as the most important element of a thriving corridor and neighborhood.

9.1. Introduction

The Neighborhood Study Area is home to some of the most diverse and culturally-rich communities in Sacramento. While many of these neighborhoods have been historically neglected and disinvested by public agencies, some community members have remained engaged and active in advocating for change and striving for a better future for their neighborhoods. The Plan prioritizes building community ownership, voice, and community capacity, so existing neighborhood groups, community-based organizations, residents, and businesses have the power, tools, and support to lead the transformation of their communities.

What is community capacity?

Community capacity refers to the combination of skills, resources, and attributes that a community possesses to address its challenges and achieve its goals. This includes the community's ability to organize, mobilize resources, engage stakeholders, and build partnerships to effectively address community issues and bring about positive change.



9.2. Existing Policies, Plans, and Programs

2040 General Plan

The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **EJ-4.1 Meaningful, Relevant Engagement.**

The City shall design and implement public engagement processes and events that encompass the following:

- Emphasize participation from low-income communities and communities of color;
- Are centered on and driven by neighborhood and resident priorities;
- Are relevant and rooted in existing conditions;
- Emphasize the collaborative exchange of ideas; and
- Provide meaningful opportunities for participants to influence outcomes.

- **EJ-4.3 Community Partners.** The City shall partner with community-based organizations (CBOs) and culture brokers on an ongoing basis to develop and implement effective outreach programs, increase opportunities for community involvement in civic processes, and build a deeper understanding of city governance within the community. The City shall seek opportunities to support community partners in these efforts, such as by providing technical assistance, data, meeting spaces, and other support services as feasible.

- **EJ-4.4 Capacity Building.** The City should enlist and strengthen the capacity of community members and groups so that historically marginalized community members participate in local decision-making and engage meaningfully in planning efforts.

- **EJ-4.5 Increasing Participation of Underserved Communities.** The City shall increase the participation of socioeconomically disadvantaged residents and other traditionally underrepresented groups in city planning and decision-making processes. Strategies may include the following:

- Holding public meetings and outreach activities at culturally appropriate neighborhood gathering places, at accessible times and venues, and/or at community events;
- Employing a wide range of outreach methods and activities, including pop-up events, focus groups, community workshops, and online surveys; or
- Providing transportation vouchers, translation services, childcare, food, or monetary compensation, or other methods that remove barriers to participation.

- **EJ-4.8 Community Ownership and Accountability.**

Recognizing that community ownership of decisions is fundamental for successful planning and implementation, the City shall emphasize collaborative decision-making throughout the community engagement process and empower disadvantaged and under-represented community members to participate at all phases of the decision-making process. The City shall also build accountability into engagement processes by systematically reporting out to the community on the results and informing participants of how their input has influenced outcomes.

- **H-4.5 Amplify Community Voices Through Neighborhood Planning.** The City shall work with representative groups of community residents, including non-English speakers, to identify housing needs and implement solutions at the neighborhood level, particularly in areas targeted for inclusive economic and community development.

- **YPRO-4.6 Empowering Linguistically Isolated Communities.** The City shall continue to provide English language learning programs for non-native speakers, interpretation, and translation services, and assistance in accessing community services and programs as part of an effort to endeavor to empower linguistically isolated communities in Sacramento.

City of Sacramento Community Engagement Team

The Neighborhood Development Action Team (NDAT) Community Engagement Team was established in 2020 and fosters inclusive civic engagement by striving to ensure that: residents are well informed about city matters, resources and opportunities; and city officials seek resident input and factor that input into decisions, programming, plans, and processes. Within that overarching goal, a key aim is to educate, engage, and empower historically underserved residents by: acknowledging the barriers that BIPOC and marginalized communities experience in accessing city government programs and services or participating in public process; recognizing diversity as both a strength and opportunity; and recognizing every project and initiative is different and therefore the approach to engagement must be different. The Community Engagement Team uses best practices to conduct meaningful outreach by eliminating cultural and language barriers with a focus on reaching the underserved.

City Manager's Academy

The City Management Academy (CMA) is a free, multi-week, instructional course that teaches participants about how the City of Sacramento functions. CMA curriculum features guest lectures from elected officials and department staff focused on topics ranging from day-to-day operations to budget development and the public policy process. To be eligible, applicants must reside in the City of Sacramento or own a business in the City of Sacramento. Applicants must also

be at least 16 years old. This program is being revamped to allow for more accessibility, address transportation and childcare needs. The CMA will offer a recorded informational component in addition to the in-person immersive multi-week program.

Planning Academy

The City of Sacramento Planning Academy is a free course designed to educate, engage and empower residents, community organizations and business owners about the City's planning process and how planning shapes our community. The course objective is to provide participants knowledge, skills, and connections to encourage civic engagement in the planning process. Upon completion of the program, participants will be effective advocates in future City of Sacramento planning efforts.

Community Ambassadors Program

The Community Ambassadors Program was first piloted in 2022 and included six community members. In 2023, it expanded from six to eighteen ambassadors. The ambassadors serve as a liaison between the community and the City for the Neighborhood Study Area's underserved language/cultural groups. The program consists of paid individuals who are already known by others in their communities and are willing to partner with the City to assist in reaching their community. Community Ambassadors represent specific demographics and languages in the City in order to build and maintain relationships with community partners and residents who also represent culturally and linguistically diverse populations and historically underrepresented communities.

Summer @ City Hall

Summer @ City Hall is a comprehensive summer program for high school students, which was launched in 2010. The six-week program focuses on imparting knowledge about local government processes, civic engagement, and workforce development through a meaningful curriculum.

9.3. Community Engagement and Capacity Building Policies

Policy CE-1: Community Empowerment. Provide education, networking opportunities, and other resources to help individuals, business owners, neighborhood associations, and community-based organizations solve issues affecting the community, advocate to governmental organizations, and contribute to the health and well-being of their communities.

Policy CE-2: Inclusivity and Accessibility. Support diversity of history, culture, and community through inclusive events, materials, and spaces accessible for all people, including Black, Indigenous, and people of color (BIPOC) residents, non-English speaking residents, seniors, youth, and people living with a disability.

Policy CE-3: Neighborhood Meeting on Development Proposals. Require project applicants proposing new development projects within the Specific Plan Area that are subject to discretionary review and are greater than 10,000 square feet to host a neighborhood meeting prior to the applicant submitting a formal development application to the City. The neighborhood meeting will provide an opportunity for people who live in the surrounding neighborhood to learn about the project and have an opportunity to provide constructive feedback at the early stages of the project.



Community outreach at Greenway Village.

10

Infrastructure

Goal I-1: Efficient, high quality utility infrastructure and services to meet the needs of residents and businesses.

10.1. Introduction

This chapter summarizes the utility systems needed to support new development as envisioned by the Specific Plan. More details regarding existing conditions, planned improvements, and recommended improvements for each utility system can be found in Appendix D.

10.2. Existing Policies, Plans, and Programs

2040 General Plan

The Stockton Blvd Plan is consistent with, and implements, the policies and actions of the General Plan including the following:

- **EJ-5.5. Investment Prioritization.** The City shall prioritize investments in infrastructure and interventions that address long-standing inequities, empower disadvantaged residents, and build neighborhood resilience.
- **PFS-3.1 Provision of Adequate Utilities.** The City shall continue to provide reliable water, wastewater, and stormwater drainage utility services.
- **PFS-3.5 Water Treatment Capacity and Infrastructure.** The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected maximum daily water demands. Options to explore may include the following:
 - Expansion or rehabilitation of existing treatment plant infrastructure;
 - Development and management of groundwater wells; and
 - Collaboration on regional water supply solutions.
- **PFS-3.6 Combined Sewer System Rehabilitation and Improvements.** In keeping with its Combined Sewer System (CSS) Long Term Control Plan (LTCP), the City shall continue to rehabilitate and improve the CSS to decrease flooding, CSS outflows, and Combined System Overflows (CSOs). Through these improvements and requirements for new development, the City shall also ensure that development in the CSS does not result in increased flooding, CSS outflows or CSOs or reduce the overall percentage of flow routed to the Sacramento Regional Wastewater Treatment Plant.

10.3. Infrastructure Policy

Policy I-1: Support Infrastructure Improvements.

Actively seek funding for the Stockton Blvd Specific Plan Area to improve infrastructure to protect and support existing and new developments. Look for funding opportunities that support co-benefits like affordable housing, public transportation, pedestrian/bicycle use, and anti-displacement.

10.4. Infrastructure Needs and Recommended Improvements

The below describes the infrastructure needed to serve existing and proposed development within the Specific Plan Area. As described in the Infrastructure Report (Appendix D, Page 24) and further below under “water system”, only four water system improvements are necessary to facilitate development along the corridor. Other upgrades to infrastructure systems have been planned or recommended in citywide documents but are not necessary to support the proposed development in the Specific Plan.

Wastewater and Storm Drainage System

The existing wastewater and storm drainage system is shown on Figure 19. The Specific Plan Area north of 14th Avenue is well served by the existing CSS. The existing collection mains within the Specific Plan Area is adequate to serve the area and the anticipated increased sewer flows with the redevelopment of the area with proper mitigation and contributions to improve the greater CSS system. Each development project will be required to mitigate any impacts to the CSS.

The Specific Plan Area south of 14th Avenue is also well served by the existing Sacramento Area Sewer District (SASD) collection system. The existing collection mains within the Specific Plan Area is adequate to serve the area and the anticipated increase sewer flows with the redevelopment of the area with proper mitigation

and contributions to improve the greater SASD system. Figure 19 shows the existing wastewater and storm drainage system.

Water System

The Specific Plan Area is generally well served by the existing water transmission and distribution system. To determine if water needs for a project can be met, a water supply test will need to be performed on the existing system. Depending on the location of the project, a water study may also be required. The following improvements are necessary to facilitate development along the corridor:

1. Upsize 6-inch water mains to 8-inch minimum, as determined on a project-by-project basis.
2. Extend the existing 8-inch dead end water main located in Stockton Boulevard northerly of Southwest Avenue northerly to the 8-inch water main located in Stockton Boulevard.
3. Extend the existing 6-inch dead end water main located in Young Street easterly to connect to Improvement 2 (8-inch water main in Stockton Boulevard).
4. Extend the existing 8-inch dead end water main located in Stockton Boulevard at El Paraiso Avenue northerly to the 12-inch water main located in Lemon Hill Avenue to loop the system.

If development is proposed on a parcel that depends on one of the above improvements to provide adequate water supply, the developer is required to construct necessary infrastructure improvements. Locations for the first required improvement depend on the outcome of project-specific studies. Required improvements 2-4 are shown on Figure 20, in context with the existing water system.

Electric System

The amount of available capacity is determined by the location of the new development and the available circuits that feed that area. Sacramento Municipal Utility District (SMUD) requires the customer to provide the load usage to forecast the future facilities upgrade to serve the customer proposed project.

The existing electric system is shown in Figure 21. Exact locations for improvements to the electric system depend on future development. Updates to the electric system are the responsibility of SMUD and may be paid for by future development.

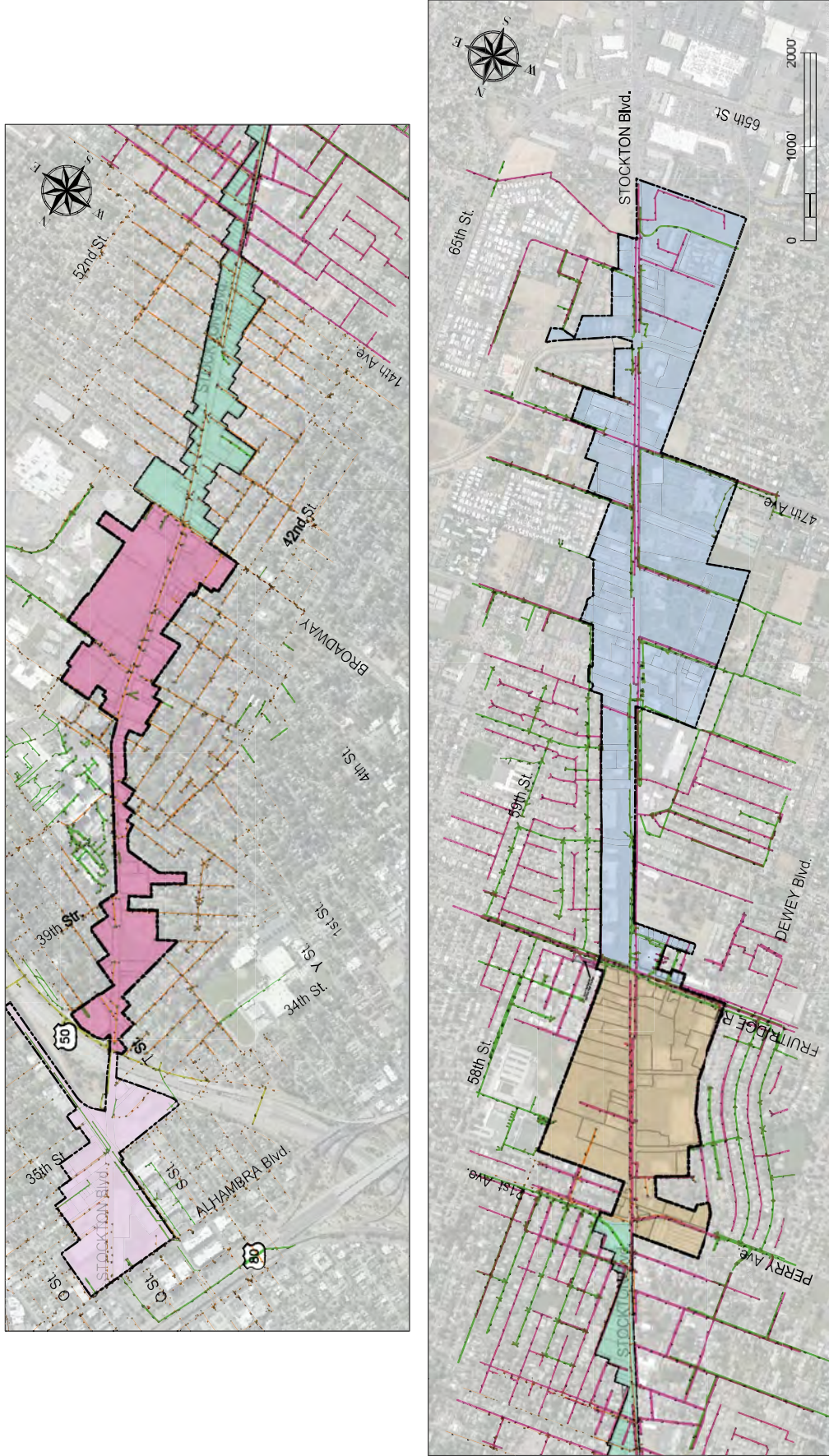


SMUD Electric System

Natural Gas System

The existing natural gas system is shown on Figure 22. Pacific Gas & Electric Company (PG&E) indicates they are currently making improvements to their system, which may negate the need for future improvements when new development is constructed. PG&E will service new development and infrastructure as it is constructed. PG&E would expand/upgrade the natural gas system to extend service to new development on a case-by-case basis with additional information on the actual development square footage and maximum and minimum gas loads.

Figure 19. Wastewater and Storm Drainage



- LEGEND**
- Opportunity Areas
 - Pipeline Project
 - Entry to Midtown (EM)
 - Medical Center Campus (MCC)
 - Traditional Neighborhoods
 - Commercial Storefront (TNCS)
 - Community Commercial Center (CCC)
 - Little Saigon (LS)
 - Sanitary Sewer
 - Sanitary Sewer County
 - CSS County
 - CSS Private
 - Storm Drain
 - Storm Drain County
 - Storm Drain Private
 - Storm Drain Caltrans
 - SBP Boundary

Figure 20. Water System

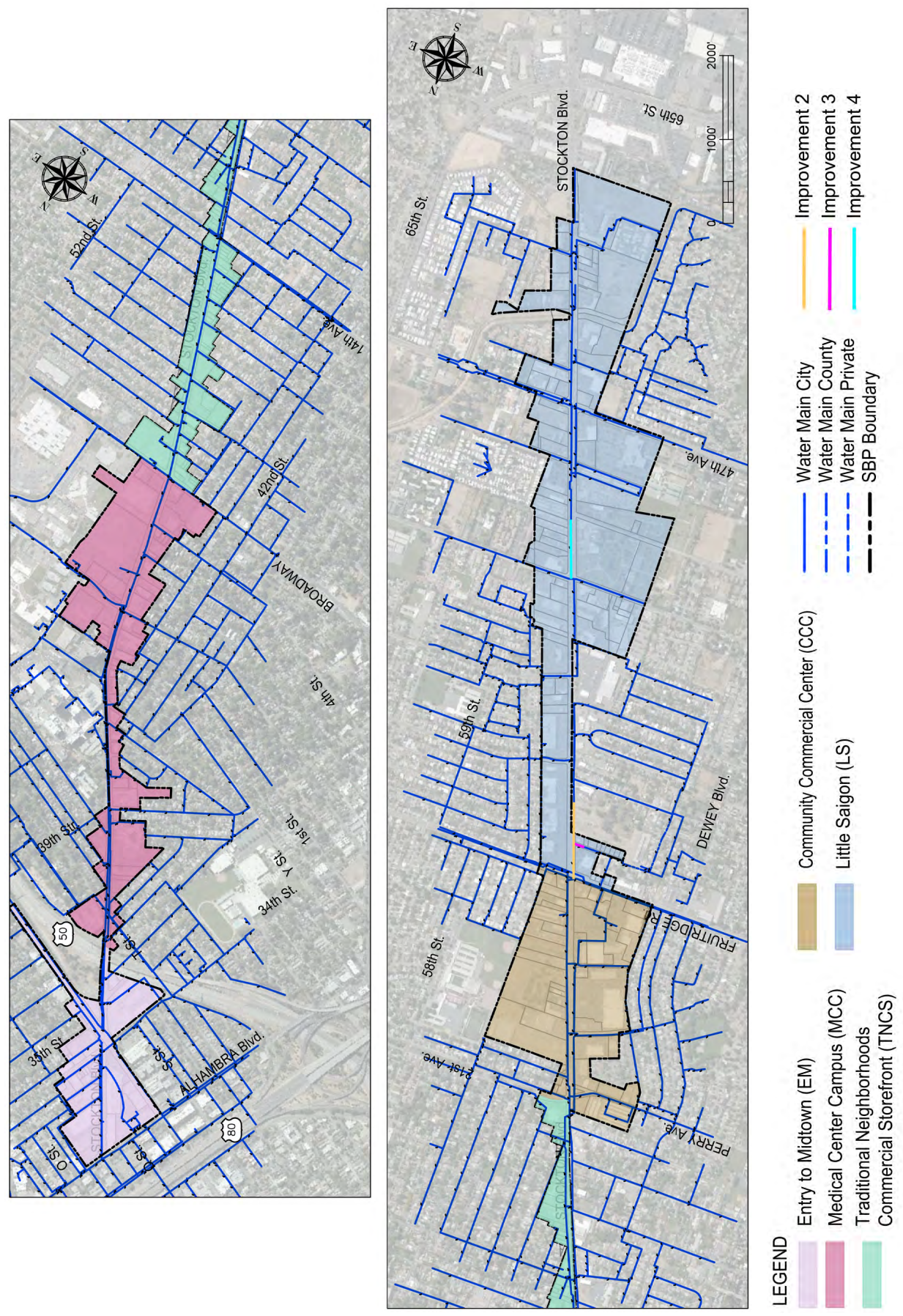


Figure 21. Electric System

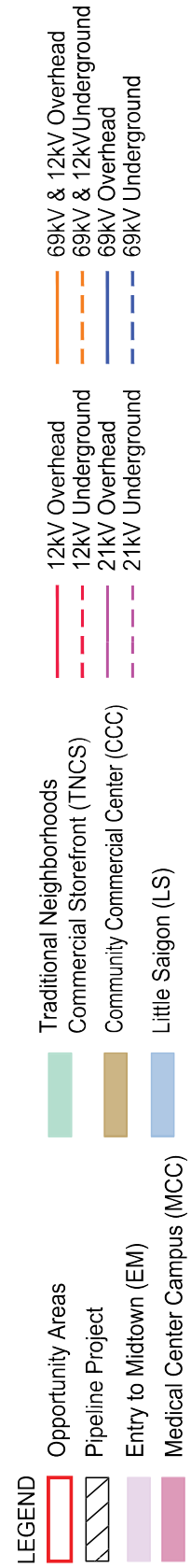
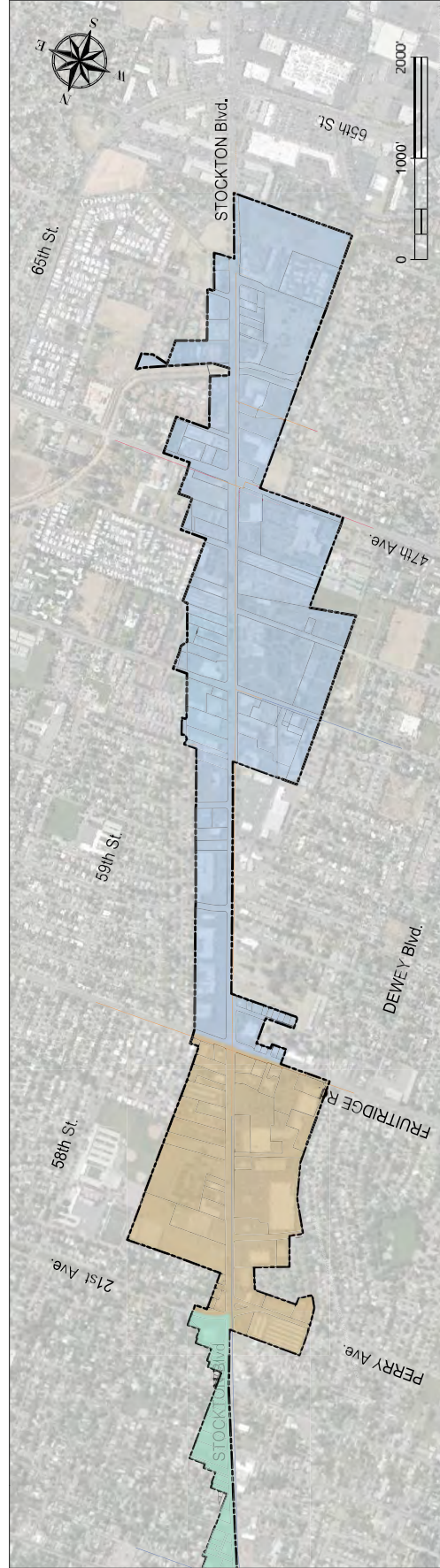
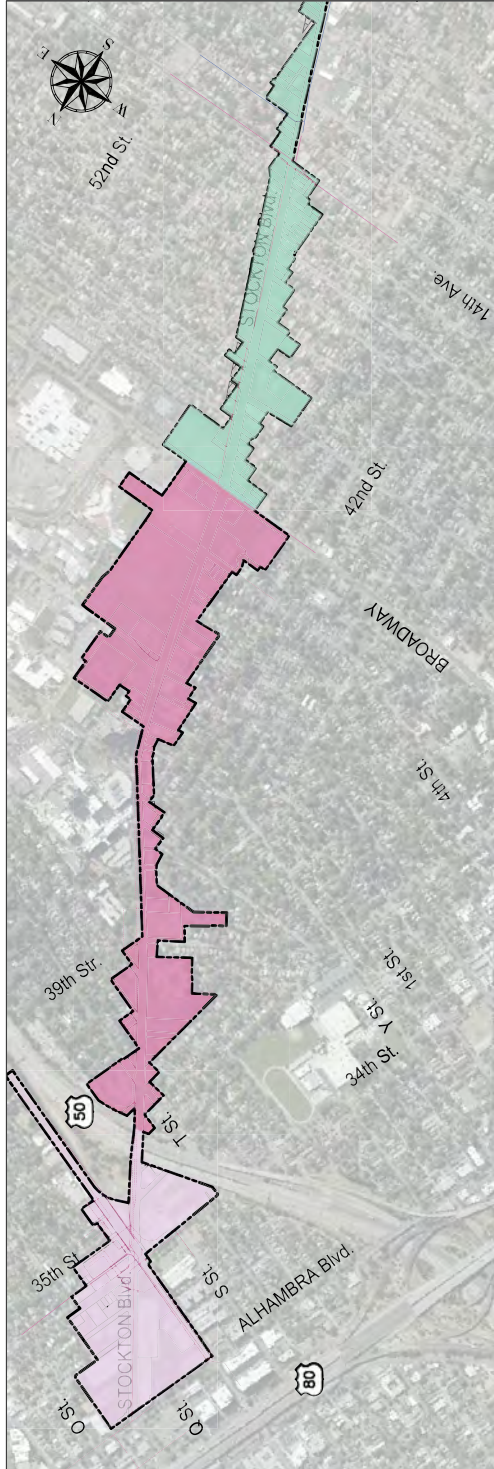
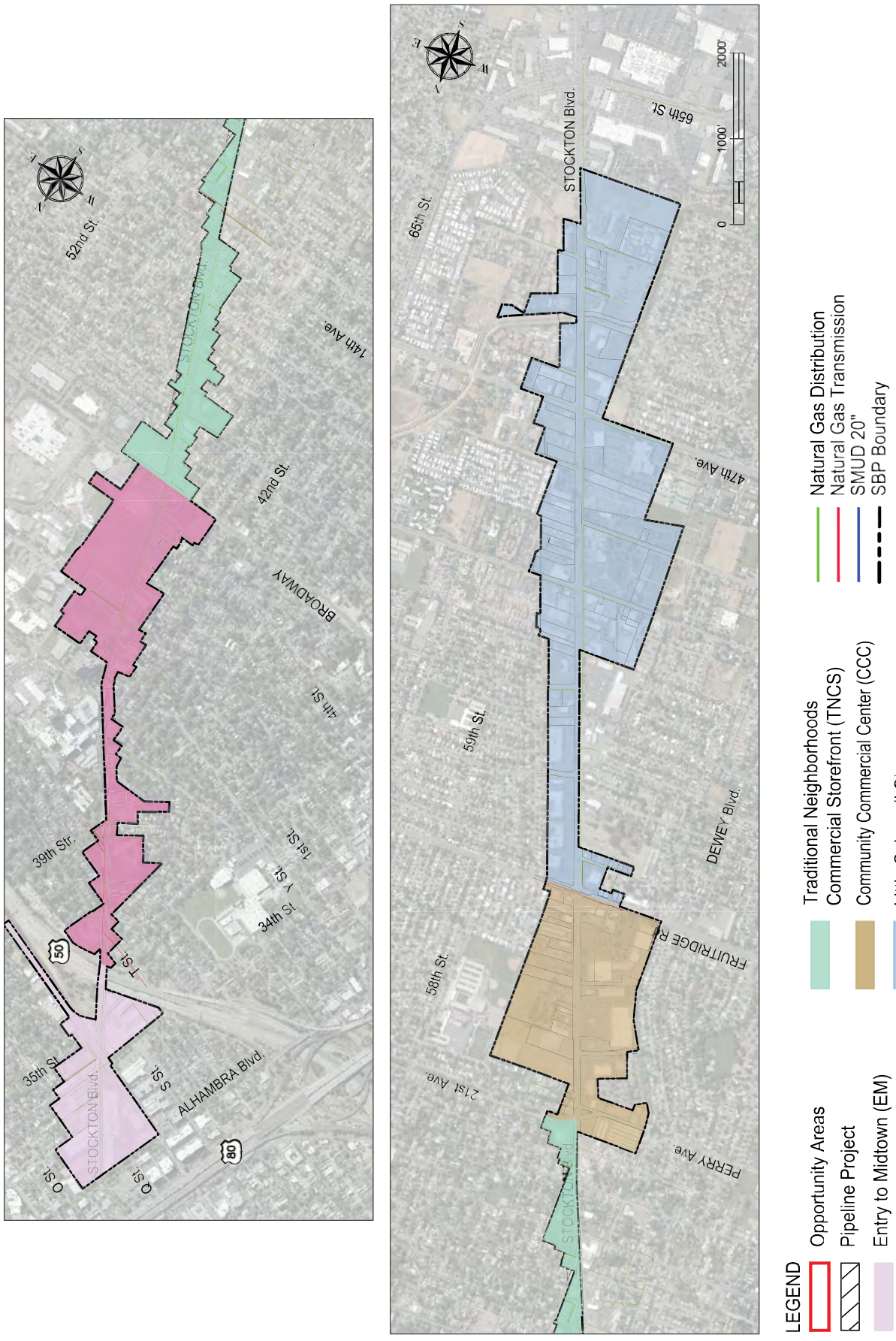


Figure 22. Natural Gas System



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11

Implementation



Groundbreaking at 4995 Stockton Boulevard to celebrate the construction of 200 affordable homes.

11.1. Introduction

The Stockton Blvd Plan is an action-driven framework for improving the vibrancy of the corridor and quality of life for existing residents and businesses. The Stockton Blvd Plan is designed as a plan for community use, not just a City document, and requires broad community participation for successful implementation.

All of the actions within the Stockton Blvd Plan are important to creating a thriving corridor and neighborhoods beyond, yet many fall beyond the authority, discretion, or fiscal abilities of city government alone. The City recognizes its lead role, but it will take strong partnerships to fully implement the Plan. City, County, other local government agency staff, residents, and other stakeholders working in or around the Stockton Boulevard corridor should use this plan daily to guide their projects, funding applications, and other improvements in alignment with the community's vision. Lead agencies and funding sources are identified where possible for specific tasks, and each implementation matrix represents a good-faith effort to identify primary related organizations, but it does not commit agencies and organizations to specific projects nor preclude additional partnerships with unmentioned groups.

11.2. Planning Context

All projects in the Specific Plan Area—including development projects, public improvements, and other land use activities—must be consistent with the Stockton Blvd Plan and comply with other relevant City policies, standards, and environmental review processes. Private development projects are subject to review and approval to obtain entitlements and permits. To ensure compliance with applicable plans and regulations, the City may impose specific conditions on approved projects.

The framework to guide land use and urban form in the Stockton Blvd Plan Area relies on citywide planning documents, which includes development standards and design guidelines that guide development within the city. In addition to the Stockton Blvd Plan, all subsequent planning projects along the Stockton Boulevard Corridor shall adhere to the following documents:

2040 General Plan

The 2040 General Plan establishes land uses for the City, including the Stockton Blvd Plan Area, along with a framework of policies that guide design and urban form. The 2040 General Plan applies two land use designations in the Specific Plan Area, discussed in Stockton Blvd Plan section 4.4. The Stockton Blvd Plan is consistent with and implements the goals and policies of the General Plan and supplements these goals and policies by providing direction to reflect conditions unique to the Specific Plan Area.

Fruitridge Broadway Community Plan

The Fruitridge-Broadway Community Plan—a chapter of the 2040 General Plan—contains policies that address issues specific to the Fruitridge-Broadway Area, which encompasses the Specific Plan Area. Policies encourage transit supportive uses, revitalization of Stockton Boulevard, and the relocation of nonconforming

light-industrial uses from Stockton Boulevard. The Specific Plan is consistent with all policies set forth in the Fruitridge-Broadway Plan.

Planning and Development Code

The Planning and Development Code, set forth in title 17 of the Sacramento City Code, establishes the zoning regulations that implement the General Plan and dictates how land can be used, how much development can occur on a given parcel, as well as development standards and design guidelines, such as setbacks, height, lot coverage, that must be considered. The Specific Plan relies on and is consistent with the Planning and Development Code.

Broadway-Stockton Special Planning District

The Specific Plan Area generally falls within the Broadway-Stockton Special Planning District (SPD). The SPD, set forth in Chapter 17.404 of the Planning and Development Code, contains a list of prohibited uses that are considered incompatible with residential neighborhoods or that contribute to visual or economic blight.

Stockton Blvd Specific Plan EIR

An Environmental Impact Report (EIR) will be certified at the same time as approval of the Specific Plan. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), will examine the potential direct and indirect environmental effects of the project.

All projects in the Specific Plan Area must follow public review processes and comply with CEQA and other relevant state laws and regulations.

11.3. Specific Plan Implementation



The Specific Plan is implemented through the project review process (as described in Section 11.2), as well as detailed Specific Plan Implementing Actions (Implementing Actions), as shown in Table 6). Table 6 contains the following components:

- **Implementing Actions.** Describes actions, procedures, or programs intended to implement the Specific Plan's policies.
- **Department Lead(s).** Lists the City department(s) with primary implementation responsibility.
- **Funding Sources.** Lists sources of potential funding used to implement the subject improvement, project, or program. A variety of funding sources may be needed for each project improvement or program requiring a financial commitment to implement.
- **Reference to Policy.** Each Implementing Action includes a reference to the Stockton Blvd Specific Plan policy it helps implement (in parentheses at the end of the action).
- **Timing.** The listed time frames represent the goal for completing the implementing action after plan adoption. For public improvement projects, this timing is a goal which depends on the availability of funds and staff resources, and is therefore subject to change. The following timeframes are used:
 - **Short.** Actions in progress or that can be completed within 18 months.
 - **Medium.** Actions to be completed within 5 years.
 - **Long.** Actions that will take over 5 years to complete.
 - **Ongoing.** Actions that are recurring or have an extended duration and are not limited to a specific time frame.

Acronyms used in Table 6 are identified below.

- Community Development Team (CDD)
- Department of Utilities (DOU)
- Enhanced Infrastructure Financing District (EIFD)
- Neighborhood Development Action Team (NDAT)
- Office of Innovation and Economic Development (OIED)
- Office of Arts and Culture (OAC)
- Sacramento Housing and Redevelopment Agency (SHRA)

Table 6. Specific Plan Implementing Actions

 Land Use		
Implementing Action LU-1: Special Planning District. Update the north boundary of the Broadway-Stockton Special Planning District (Chapter 17.404 of the Sacramento City Code) to align with the Stockton Blvd Plan Specific Plan Area and include Alhambra Boulevard. Revise the prohibited or conditional uses, as well as meeting procedures for the Broadway-Stockton SPD in Planning and Development Code Chapter 17.404. (Specific Plan LU-1; LU-2; LU-3)		
Department Lead(s): CDD	Funding: Staff Time	Timing: Short
Implementing Action LU-2: Broadway/Stockton Urban Design Plan. Update Planning and Development Code Chapter 17.404.050 Design guidelines and Chapter 17.404 Broadway-Stockton Special Planning District to remove references to the Broadway/Stockton Urban Design Plan. (Specific Plan LU-2; LU-3)		
Department Lead(s): CDD	Funding: Staff Time	Timing: Short
 Housing		
Implementing Action H-1: Accessory Dwelling Units. Continue to incentivize and facilitate construction of affordable Accessory Dwelling Units (ADUs) by educating homeowners and providing information about the process and by offering free permit-ready ADU plans. (Specific Plan H-1)		
Department Lead(s): CDD	Funding: Staff Time	Timing: Short



Culture, Arts, and Community Character

Implementing Action CACC-1: Historic Landmark and District Nomination.

Pursue the designation of eligible historic landmarks and districts for listing on the Sacramento Register to encourage their preservation and adaptive reuse in a manner consistent with the U.S. Secretary of the Interior Standards. Potentially eligible resources include but are not limited to the Colonial Theater, the Coca Cola Bottling Plant, San Francisco Boulevard, and the Sacramento Fire Department Engine Company #9. (Specific Plan CACC-3)

Department Lead(s): CDD

Funding: Staff Time

Timing: Medium

Implementing Action CACC-2: Unique Community Assets.

Maintain and enhance unique and historic buildings and spaces that make Stockton Boulevard memorable, such as Francisco Boulevard (east of Stockton Boulevard), Colonial Theater, Old Water Tower in Elmhurst, and Little Saigon. Conduct historical evaluations of identified buildings and spaces to uncover the social and development history of the Specific Plan Area and explore placemaking opportunities rooted in that history. In addition, conduct an historic resource survey of the corridor to identify those elements that reflect Stockton Boulevard's former status as a part of the region's old highway system. For example, highway-oriented commercial development such as old tourist motor courts/motels, auto service facilities, highway-oriented signage, early 20th-century fast food-diner style restaurants, and road design features that survive from that era. A model for such studies and preservation efforts might be the National Park Service's (NPS) Route 66 Corridor Preservation Program. To the extent possible, pursue listings on the Sacramento Register of Historic & Cultural Resources. (Specific Plan CACC-3)

Department Lead(s): CDD

Funding: Staff Time, Grants

Timing: Ongoing

Implementing Action CACC-3: Cultural Night Life.

Continue City efforts to support the night life industry through supportive permitting, business advocacy, and technical assistance, and creating new or supporting existing venues along Stockton Boulevard. (Specific Plan CACC-5)

Department Lead(s): OAC, OIED, CDD

Funding: Staff Time

Timing: Ongoing



Inclusive Economic Development: Implementing Actions

Implementing Action IED-1: Small Business Access to Capital.

Promote the City Office of Innovation and Economic Development’s referral network of lending partners to develop a program to assist local entrepreneurs and business owners with access to capital and resources to support business creation, retention, and expansion. Create pathways to existing programs like CA Capital and Small Business Development Centers (SBDC). Identify gaps in existing programs for BIPOC entrepreneurs in the Neighborhood Study Area. Pilot new programs (possibly within existing organizations) to address barriers and gaps in service delivery and support. (Specific Plan IED-1)

Department Lead(s): OIED

Funding: Staff Time, Grants

Timing: Short
(18 months)



Environment, Public Health, and Safety

Implementing Action E-1: Well-Lit Streetscape.

Continue to encourage new developments and infrastructure projects to include exterior lighting that improves streetscape conditions and the pedestrian experience. (Specific Plan E-1)

Department Lead(s): CDD

Funding: Staff Time

Timing: Ongoing



Community Engagement and Capacity Building

Implementing Action CE-1: Community Ambassadors.

Continue the Community Ambassadors program to serve as a liaison between the community and the City for the Stockton Blvd Plan Area’s underserved language/cultural groups. The Community Ambassadors consist of individuals who are already known by others in their communities and are willing to partner with the City to assist in reaching their community. Community Ambassadors represent specific demographics and languages in the City in order to build and maintain relationships with community partners and residents who also represent culturally and linguistically diverse populations and historically underrepresented communities. Work with individuals known and trusted in the community to improve access to information, resources, and opportunities. (Specific Plan CE-1)

Department Lead(s): OEID; CDD

Funding: Staff Time, Measure U

Timing: Ongoing



Community Engagement and Capacity Building

Implementing Action CE-2: Volunteerism.

Continue to facilitate volunteerism by making it easier and more appealing for residents to get involved by using advertising and other support services by the City's Volunteer Services Coordinator. (Specific Plan CE-1)

Department Lead(s): OEID

Funding: Staff Time

Timing: Ongoing

Implementing Action CE-3: Residents' Knowledge Base.

Continue to develop knowledge base of residents to fully participate in City and community decision-making through training and civic academies, such as Planning Academy, City Manager's Academy, short videos and graphics, and disseminating information through social media. (Specific Plan CE-1)

Department Lead(s): OEID; CDD

Funding: Staff Time, Measure U

Timing: Ongoing

Implementing Action CE-4: Community Events Support.

Continue to provide support for community events; reduce barriers (e.g., fees, policing, permitting requirements) for community events; and explore ways to allow community and/or neighborhood policing at local community events. (Specific Plan CE-1)

Department Lead(s): OEID; OAC

Funding: Staff Time, City of Festivals Grant

Timing: Ongoing

Implementing Action CE-5: Establish Neighborhood Meeting Process.

Create guides, templates, and other materials to support applicants with having effective community meetings about development projects. (Specific Plan CE-2)

Department Lead(s): CDD

Funding: Staff Time

Timing: Short



Infrastructure

Implementing Action I-1: Water System Improvements.

Implement the four required improvements to the existing water system—upsized 6-inch water mains and extend three dead-end water mains to connect to the existing system—to accommodate future growth as identified in the Infrastructure Report (Appendix D, page 24). (Specific Plan I-1)

Department Lead(s): DOU; CDD

Funding: Developer, EIFD, Grants

Timing: Ongoing

Implementing Action I-2: Infrastructure Improvements.

Actively seek funding, including from local financing mechanisms (such as an enhanced infrastructure financing district [EIFD]), for the Specific Plan Area to enhance infrastructure for existing and new developments. Look for funding opportunities that support co-benefits like affordable housing, public transportation, pedestrian/bicycle use, and anti-displacement. (Specific Plan I-1)

Department Lead(s): CDD OIED

Funding: Staff Time

Timing: Ongoing

Implementing Action I-3: Grants and Local, State or Federal Funding.

Facilitate collaborative funding opportunities among City departments, including grants or local, State, or federal funding. This would include local financing mechanisms (such as a potential enhanced infrastructure financing district [EIFD]). Use cross-departmental teams to brainstorm, research, and pursue funding for the actions throughout this document. (Specific Plan I-1)

Department Lead(s): OEID; CDD

Funding: Staff Time, Measure U, EIFD

Timing: Ongoing

11.4. Neighborhood Action Plan Implementation

The Neighborhood Action Plan is organized around the Community Priorities, listed in Section 3.5. The priorities provide a high-level summary of the main concerns that residents and community members identified during the engagement process.

There are many ways that both the City and community can contribute towards addressing community priorities. Specific activities that had a broad level of support are listed under the applicable Community Priority in Table 7 as “Priority Actions”.

Priority Actions are measures, procedures, or programs that are consistent with the General Plan. The Priority Actions may not have clear end dates, may be led by the City and/or community (and may be carried forward by the community (individuals, businesses, landowners, organizations, etc.) and may be funded through various sources. These actions are not required to implement the Specific Plan.

Priority Actions are not meant to restrict the City or community, or impose any obligations on either, but rather to document and provide a point-in-time reference of the community’s priorities to help inform how funding and resources should be directed as it is made available.

Because the Neighborhood Action Plan is centered on the Community Priorities, there may be additional actions not captured here that could also accomplish the community’s priorities. In addition, potential actions that did not garner widespread support during the engagement process are included in Appendix H for informational purposes only to acknowledge additional input received. The City of Sacramento’s Neighborhood Development Action Team has secured \$500,000 to fund community-led actions that would help accomplish the community’s

priorities, even if those activities are not specifically listed as Priority Actions (see Section 11.7 for more information).

Methods of Implementation

The following section identifies mechanisms that the City or community can use to support the Community Priorities. These are relevant for the Priority Actions as well as any other activities proposed to support the Community Priorities. These tools and methods are known as “levers.”

Levers are intended to reflect the type of activities that are within the broad responsibility of the community and/or City. Establishing key activities and responsibilities of the City, individuals, groups, and organizations better situates this Plan for action.

It is essential to recognize what the Neighborhood Action Plan implementation is not. It is not a quick fix. Neither the process nor the Plan is a magic bullet. Like many neighborhood planning activities, implementation of this Plan is a long-term investment and requires active engagement. In other words, every plan must be accompanied by commitment and action—on the part of both the City and the community—if it is to achieve meaningful results.

City Levers

The City has a toolkit of essential mechanisms to implement this Plan, including contributing funding or focusing staff or other resources. The City can also create new policies or regulations and enforce them. Below is a summary of levers the City enacts to implement the Plan.



Financing and Budgeting

Each fiscal year, the City prepares an annual operating budget which determines how City funding will be spent, including the level of staffing and funding for each department or office. While the City receives funds

through taxes and fees, the City may also seek out funding for specific projects and programs from the State, federal government, or other funders. The City may provide grant funds to individuals or organizations, pay to contract with vendors or consultants, or waive city fees and fines.



Capital Improvements

Each year, the City prepares an update to the Capital Improvement Program (CIP), a 5-year outline of upcoming capital (physical) projects and how they will be funded. These include a wide range of projects such as upgraded utility lines, new or upgraded parks, or transportation facilities. CIPs are generally prioritized on a citywide level and guided by department-specific documents, such as the Transportation Priorities Plan (Public Works), Parks and Recreation Master Plan (Youth, Parks, and Community Enrichment), and Capital Improvement Programming Guide (Utilities).



Policies and Regulations

The City enacts regulations to further public health, safety, and welfare of residents. City ordinances provide direction on the appropriate uses for sites and standards provide a development review process that establishes procedures for development and authorizes the City to approve, deny, or condition projects based on their consistency with this Specific Plan and other regulatory plans and ordinances.



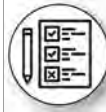
Programs and Services

The City provides a broad range of services to its residents, businesses, and visitors and manages and operates its facilities to meet community needs, including community engagement, public safety, recreation, arts and culture, and workforce development. Services and programs also include education and capacity building, like the City Manager's Academy, Planning Academy, or Summer @ City Hall. Various departments and offices have a wide variety of programs to meet the needs of residents and business owners and may pilot new programs throughout the year.



Plans, Strategies, and Studies

The City develops and manages plans and strategies that provide more specific direction for city decision-makers, staff, and the public on how policies will be implemented. The City also conducts studies and produces reports to collect and evaluate information related to specific issues, plans, and programs.



Compliance and Enforcement

The Police Department and Code Compliance Division of the City provide oversight on the compliance of rules and regulations in the city. Through education and enforcement, code compliance staff helps to maintain the quality of the community and police staff responds to a variety of events and calls. Police monitor safety and security issues throughout the City.



Coordination, Advocacy, and Support

The City coordinates with and builds relationships among public agencies at the local, regional, state, and federal level to advocate for resources, actively seek funding, and implement policies and programs. The City also combines its efforts with the private sector to improve public service delivery, manage public sector assets, or leverage private sector investment. Inter-governmental coordination and joint partnerships with the private sector and community-based organizations help support efficient consolidation of resources and project delivery.

Community Levers

Strong communities are critical because they are often an important source of social connection, a sense of belonging, advocacy and action, and capacity building. The community is uniquely situated to identify and prioritize assets and problems, develop solutions, plan for implementation, and monitor outcomes because of their place-based knowledge on the conditions and needs in their neighborhoods. The community consists of a network of actors, including residents, businesses, advocates, groups with shared

interests or goals, and community- and faith-based organizations. Empowering the community within the Neighborhood Study Area is of utmost priority.

Although there is not a one-size fits all process for developing and enacting a plan, there are an array of proactive tools and methods (levers) communities can utilize to continue to build capacity, identify common problems or goals, mobilize resources, and implement strategies to reach identified goals.

Following is a summary of these levers.



Advocacy and Coalition Building

Community coalition building, or people and organizations coming together to talk about matters important to them, and then working together to successfully change their communities, is fundamentally a grassroots process. This typically includes educational efforts, developing a shared vision, gaining an understanding of community needs, involving other people, generating and using power, leveraging political power, and planning purposeful action.

Residents possess the power to hold elected officials and leadership accountable by attending government hearings and decision-making meetings, providing comments, organizing and attending community events, contacting representatives, organizing rallies, using social media to highlight impacts or policies, and voting.



Programs and Direct Services

Similar to the City, individuals and community organizations can define, design, and implement programs that address ongoing needs. Examples include mutual aid, community gardens and greening efforts, block parties, volunteering, yard sales, public awareness campaigns, among many others.



Develop and Maintain Private Property

Property owners can modify and make improvements to privately-owned property, including residential, commercial, and industrial sites. Private development, such as a mix

of affordable, quality housing types and accessory dwelling units (ADUs) and community-serving uses like small businesses, healthcare, grocery stores, community gardens and farmers' markets, and parklets, can help meet residents' needs, beautify neighborhoods, and create healthier communities. Property owners can apply for permits, and in some cases seek financial assistance and other resources, to develop and maintain private property.



Funding

Individuals and organizations can both raise and distribute funds. Fundraising is a concrete way for people to contribute to their community efforts. This can take many forms, such as collecting individual donations, seeking donations from companies or other organizations, or applying for grants and loans. These funds can then be used for programs and services or provided as grants or payments for community needs.

Priority Actions




Table 7 shows the Neighborhood Action Plan's Community Priorities, progress statements, and Priority Actions. The Neighborhood Action Plan supports, but does not rely upon, the Specific Plan. The Priority Actions are measures, procedures, or programs that are consistent with the General Plan and Housing Element goals, policies, and programs. The Priority Actions may not have clear timing, may be led by the community in collaboration with the City, and may be funded through various sources. These are not meant to restrict the City or community, but to document and provide a point-in-time reference for how funding and resources should be directed as it is made available. The Priority Actions are not required to implement the Specific Plan.

Each Neighborhood Action Plan Priority Action aligns with one or more Community Priorities that detail the desired outcomes identified by the community. Below each community priority is a description of other activities that the City or others have taken in recent years to address this desired outcome.

Each topical section includes:

- **Community Priority.** Describes the Community Priorities developed through community engagement efforts, as described in Chapter 3, Section 3.5. Community Planning Priorities.
- **Progress.** Describes the actions the City or other individuals or organizations have already taken or are currently pursuing that relate to the Community Priority.
- **Priority Action.** Describes the Priority Actions that the City and/or community can pursue.
- **City Levers.** Describes the levers the City can employ to implement the actions.
- **Community Levers.** Describes the levers the community can employ to implement the actions.
- **Reference to Policy.** Each Priority Action includes a reference to the General Plan or Housing Element policy or policies it would help implement (in parentheses at the end of the action).

Table 7. Neighborhood Action Plan

 Land Use	
<p>Community Priority LU-1: Activate Vacant and Underutilized Sites.</p> <p>Progress: The City has a Vacant Lot Program that requires landowners to register their lots with the City. There is also an Urban Agriculture Ordinance which allows small-scale urban agriculture to be the primary land use in most zones. The Urban Agriculture Incentive Zone (UAIZ) Ordinance is a City program that provides property owners of vacant, unimproved, or blighted property the option of entering into a voluntary agreement with the City to keep the property in active agricultural use for a period of five years in exchange for a property tax benefit. The City has also worked on various initiatives to encourage the development of vacant and underutilized sites through Housing Element programs, including the Housing Development Toolkit, which provides resources on converting vacant and underutilized properties into housing.</p>	
<p>Priority Action LU-1a: Vacant Lot Adoption Program.</p> <p>Explore a pilot program that connects landowners with interested individuals/organizations willing to maintain an active use, such as playgrounds, open space, community gardens, or gathering space. (General Plan EJ-2.10)</p>	
<p>City Levers</p>  <p>Programs and Services</p>	<p>Community Levers</p>  <p>Advocacy and Coalition Building</p>



Land Use

Community Priority LU-2: Increase Active Land Uses Along the Corridor.

Progress: Along with the activities described under Community Priority LU-1, the City has provided a range of resources, initiatives, and incentives to develop or otherwise activate the corridor. These include streamlining housing development, providing grants for environmental cleanup activities, providing grants for arts and culture activities (including events), and providing funding for affordable housing. Some programs have been temporary, but could be extended or expanded if additional resources are found, such as the Al Fresco Dining Program (currently set to expire September 2023).

Priority Action: See Priority Action LU-1a: Vacant Lot Adoption Program.

Community Priority LU-3: Support Family- and Child-serving Land Uses.

Progress: Many groups and individuals along Stockton Boulevard have been developing new buildings and spaces for families, children, and people of all ages. Some examples include the Oak Park Sol Community Garden and affordable housing development at 5321 Stockton Boulevard, among others. The City hired a Child Care Project Manager in 2021 to facilitate more childcare solutions throughout the City to support workers and economic activity.

Priority Action LU-3a: Childcare Assistance.

Evaluate existing childcare facility options in the Neighborhood Study Area and citywide workforce training programs to strengthen the local childcare labor force to increase childcare options in the Neighborhood Study Area. Facilitate Head Start subsidy and free pre-school programs for qualifying Neighborhood Study Area families. Provide financial subsidies for childcare sites and incentivize in-home care for mixed ages. (General Plan YPRO-2.7)

City Levers



Policies and Regulations

Community Levers



Programs and Direct Services



Housing

Community Priority H-1: Connect Residents to Resources and Programs to Keep Them Housed and Build Generational Wealth.

Progress: Residents, community-based organizations, and various agencies (including the City), have been working together on ways to help neighbors within the Neighborhood Study Area to be able to stay within their homes and neighborhoods. Many of the Priority Actions, below, have existing programs and devoted funding sources.

For instance, as part of the Aggie Square Community Benefits and Partnership Agreement (CBPA), the City committed \$5 million and UC Davis committed \$5 million towards programs aimed at stabilizing households and individuals and preventing homelessness and displacement. During the COVID-19 pandemic, the Sacramento Housing and Redevelopment Agency (SHRA) conducted a temporary rental payment assistance program and the Oak Park Neighborhood Association raised funds for Oak Park Cares, a community-funded emergency payment assistance program.

The City sponsors a Renter’s Help Line to provide support to tenants and has been working to coordinate with 211 with their work on providing clear information on available resources. In December 2022, the County and City entered into a 5-year partnership agreement to address homelessness. The partnership agreement addresses outreach as well as shelter and services to people experiencing homelessness, particularly within the boundaries of the City of Sacramento. The five-year agreement identifies roles and responsibilities of the City and County and demonstrates a shared commitment to reducing unsheltered homelessness through systems-level changes and strategies identified by the 2022-2025 Local Homeless Action Plan. It includes joint outreach teams, hundreds of additional shelter beds and a commitment to meet the behavioral and mental health needs of people experiencing homelessness.

Priority Action H-1a: Homelessness Prevention Programs.

Expand homelessness prevention programs within the Neighborhood Study Area, including one-time rental assistance, emergency bill-payment assistance (e.g., medical bills, car repairs), or other similar prevention services. (Housing Element H-7.5)

City Levers



Financing and Budgeting



Coordination, Advocacy, and Support

Community Levers



Advocacy and Coalition Building



Programs and Direct Service



Housing

Priority Action H-1b: Home Repair Programs.

Create, expand, and maintain home repair programs for varying levels of repair needs in the Neighborhood Study Area. Home repair could address health and safety concerns, provide updates to allow aging-in-place, or reduce utility costs through electrification or home efficiency updates. (Housing Element H-5.8)

City Levels



Financing and Budgeting



Coordination, Advocacy, and Support

Community Levels



Advocacy and Coalition Building



Programs and Direct Service

Priority Action H-1c: Homebuying Assistance Programs.

Expand down payment and other home buying assistance programs to increase homeownership among existing residents in the Neighborhood Study Area. This could include distributing information about local, State, and federal programs; connecting residents with financial assistance or financial empowerment services, or expanding creative down payment alternatives (e.g., sweat equity). Focus outreach efforts in communities historically excluded from homeownership opportunities. (Housing Element H-4.4)

City Levels



Financing and Budgeting



Coordination, Advocacy, and Support

Community Levels



Advocacy and Coalition Building



Programs and Direct Service

Priority Action H-1d: Housing Help Center.

Provide a centralized, comprehensive, and accessible method for residents to access housing resources and information on tenant’s rights. With so many resources and scattered information, it can be hard to find the appropriate help. While 211 provides some support for human services needs, there is no “one-stop shop” where someone can go to receive referrals to all the potential organizations and programs that could serve their needs. The Renter’s Help Line (<https://www.rentershelpline.org/>) provides information on tenant’s rights and responsibilities and offers tenant-landlord dispute resolution. (General Plan EJ-3.1)

City Levels



Coordination, Advocacy, and Support

Community Levels



Advocacy and Coalition Building



Housing

Community Priority H-2: Provide All Types of Housing to Serve the Diverse Needs of Residents.

Progress: As the first Prohousing Designation jurisdiction in California, the City provides supportive policies and programs aimed at making it easier to for a wide variety of housing to be developed throughout the city. These policies and programs are stated in the Housing Element and Land Use Element of the City’s General Plan. Recently, the City produced two toolkits (Accessory Dwelling Unit Resource Center: <https://adu.cityofsacramento.org/> and Housing Development Toolkit: <https://www.cityofsacramento.org/Community-Development/Planning/Housing/Housing-Development-Toolkit>) aimed at informing residents and developers on how to develop housing. Over the last several years (2020-2023), the City and SHRA have committed more than \$40 million in funds and land towards over 1,700 units within the Neighborhood Study Area. Developers and organizations have been working on a variety of solutions for housing, including constructing regulated affordable housing, creating a land trust aimed at securing the affordability of land-trust owned homes, and developing accessory dwelling units.

Priority Action H-2a: Support Housing Development.

Support property owners and developers, non-profit and private, to develop a mix of new housing projects (e.g., accessory dwelling units (ADUs), medium- and high-density housing at mixed income levels, co-housing, workforce housing, housing affordable to lower income households, supportive housing for persons with disabilities, and senior housing). Continue to provide information to homeowners on how to build and operate new units and connect landowners and developers to resources through the ADU Resource Center and Housing Development Toolkit. (General Plan LUP-6.3; Housing Element H-4.1)

City Levers



Policies and Regulations



Programs and Services

Community Levers



Advocacy and Coalition Building



Develop and Maintain Private Property

Community Priority H-3: Ensure Tenant Protections and Support Tenant Rights.

Progress: Tenant protections is an important topic for many in the Neighborhood Study Area. This has also been a hugely important issue for both the City and State. Because of this, the City included Program H25: Sacramento Tenant Protection Act into the citywide Housing Element. This program includes advertising the current tenant protections, reviewing the ordinance, and making updates where needed.

Priority Action: See Priority Action H-1d: Housing Help Center.



Housing

Community Priority H-4: Address the Needs of Unhoused Neighbors and Provide for Safe, Clean, and Comfortable Shelters and Long-term Housing.

Progress: There has been a lot of city-, county-, and statewide attention to the increase in the number of residents who have become unhoused over the last several years. In 2020, the City created the Department of Community Response (DCR) to establish an alternative response model for 911 calls that do not require a police officer response. DCR was created partially to address the needs of unhoused neighbors as well as negative impacts of informal camping. In October 2022, City Council made the decision to focus City resources on preventing homelessness and providing permanent housing. Shortly after, the City and County of Sacramento announced a partnership to improve outreach, shelter, and services to the homeless. The five-year agreement outlines the roles and responsibilities of both parties, with a focus on reducing homelessness through systems-level changes.

Priority Action: See Priority Action H-2a: Support Housing Development.



Culture, Arts, and Community Character

Community Priority CACC-1: Celebrate and Enhance the Creativity, Diversity, and Beauty of the Stockton Boulevard Area and its People.

Progress: There are many existing cultural activities and locations in the Neighborhood Study Area, including Create District 6, Little Saigon, the Tet Festival, and public art. The City has a variety of existing programs and resources aimed at helping community members conduct events, install new public art, preserve the stories of residents, and activate public spaces. These programs include the City of Festivals Grant, Community Mural Program, Sacramento Arts & Culture Match Program, and the African American Experience Project.

Priority Action CACC-1a: Stockton Boulevard Events.

Establish regular arts and cultural events that help to make Stockton Boulevard a regional attraction, such as a night market, an annual Stockton Boulevard Food Festival, or art walks. Increase community capacity to host events by marketing and streamlining access to existing city programs, such as the City of Festivals Special Event Support Program. Help address security costs and other needs. (General Plan LUP-9.1; General Plan YPRO-4.1)

City Levers



Financing and Budgeting



Policies and Regulations

Community Levers



Programs and Direct Service



Culture, Arts, and Community Character

Priority Action CACC-1b: Thematic Historic Context.

Prepare thematic historic context statements with the goal of understanding the influence of African Americans, Native Americans, Vietnamese, Hispanic, Hmong, Chinese, and other racial and ethnic communities in and around the corridor and identify and preserve the resources important to those groups. (General Plan HCR-1.16)

City Levers



Plans, Strategies,
and Studies

Community Levers



Advocacy and
Coalition Building

Priority Action CACC-1c: Culturally Relevant Wayfinding and Signage.

Use signs and other visual markers that highlight the various cultures in the Neighborhood Study Area and announce arrival to important locations along Stockton Boulevard. Identify the types and locations of new signage that will enhance the cultures and history of Neighborhood Study Area residents and other stakeholders. (General Plan HCR-3.1)

City Levers



Coordination, Advocacy,
and Support

Community Levers



Advocacy and
Coalition Building



Inclusive Economic Development

Community Priority IED-1: Expand Job Opportunities for Existing Residents.

Progress: The City’s Office of Innovation and Economic Development (OIED) is focused on better connecting residents in underserved communities with critical workforce resources. As part of the Aggie Square CBPA, the City and its partners committed to not only creating new jobs, but also connecting local residents with those opportunities. This commitment includes job fairs, workforce development, and a community workforce agreement. The City is also developing pathways for young people (16 to 30) to step into high-need positions. This effort is funded through a \$7 million CaliforniansForAll Youth Workforce Development Grant through California Volunteers. Other efforts include a workforce subcommittee of the Inclusive Economic and Community Development (IEDC) Investment Committee, \$10 million of CARES Act-funded workforce recovery, \$15 million in American Recovery Plan (ARP) funds to provide job training, paid internships and workforce readiness training to thousands of Sacramento residents between 16 and 30 years old, and \$1.5 million in ARP funding towards childcare to support the workforce.

Priority Action IED-1a: Workforce Training and Marketing for Targeted Residents.

Connect residents in the Neighborhood Study Area with living-wage job opportunities and workforce training in high-growth industries. Utilize employment trend data prepared for the City and region, leverage existing Sacramento Employment and Training Agency (SETA) job centers, and work with local businesses to identify workforce needs and skills, support recruitment of local workers, and develop training programs for local workers. Generate interest in the construction trade through marketing campaigns that describe job opportunities and associated pay. Leverage partnerships with existing city-led workforce projects and programs, including the recent program established at Hiram Johnson High School, and, where possible, create new pre-apprenticeship programs in the community targeted toward high school to adult age residents by identifying and connecting with local volunteer repair and construction groups and union representatives. (General Plan E-4.5; Housing Element H-4.4)

City Levers



Coordination, Advocacy,
and Support

Community Levers



Programs and
Direct Service



Inclusive Economic Development

Community Priority IED-2: Support the Growth of Small Businesses.

Progress: The Sacramento Inclusive Economic Development Collaborative (Sac IEDC) -- a 16-member collaborative consisting of local Chambers of Commerce, and Property and Business Improvement District (PBID) organizations, like the Stockton Boulevard Partnership, have been funded through the American Rescue Plan Act funding to the City of Sacramento. Sac IEDC provides capacity building to partner organizations, one-on-one assistance and services to small and local businesses in commercial corridors, and inclusive outreach and engagement. Business Community Liaisons in each PBID jurisdiction are deployed to walk the commercial corridor, build relationships with business owners, share resources, funding opportunities, and connections with local technical assistance providers. One-on-one technical assistance is available for businesses to support recovery and growth. Market data and topic-specific training is provided to the partners and businesses and translation and interpretation is provided. As of October 31, 2022, Sac IEDC interacted with over 1,700 businesses, provided technical assistance to 350 businesses, and conducted over 619 hours of individualized business consulting.

In addition to the Sac IEDC services, the City of Sacramento invested in the Marginalized Communities Small Business Coalition – a partnership of organizations providing youth entrepreneurship and workforce training, small business technical assistance, and financial empowerment services for small business owners and entrepreneurs. This Coalition, led by the California Black Chamber of Commerce, supports businesses in their recovery and growth by facilitating opportunities for government contracts, providing small business training and specialized consulting, building credit and building generational wealth through the financial market, and training youth on soft and hard skills to prepare them for the workforce and green jobs. As of December 31, 2022, 16 youth were trained and two have been hired, five entrepreneurs improved their credit and established relationships with banks, 46 financial empowerment trainings were conducted, nine government contracting workshops were held, and \$300,000 was provided to small and local businesses during the Annual Economic Summit pitch competition.

Priority Action IED-2a: Multilingual and Small Businesses Resources.

Expand and promote technical assistance in multiple languages to small businesses and non-profits, including training and mentorship (online and in-person) on topics such as lease negotiation, loans, management, business plans, budgeting, non-profit governance, customer service, marketing, and bookkeeping. Identify consultant(s) that can provide and administer ongoing technical assistance in multiple languages to small businesses. (General Plan E-2.1; General Plan YPRO-4.6)

City Levers



Programs and Services

Community Levers



Programs and Direct Service



Inclusive Economic Development

Community Priority IED-3: Support Households in Gaining Access to Financial Institutions and Being Connected with Training and Resources to Enhance Financial Empowerment.

Progress: Through the City’s Financial Empowerment Center (FEC), the City of Sacramento (in partnership with the Sacramento Office of International Rescue Committee) offers free professional one-on-one financial coaching for local residents 18 and over. Sacramento’s FEC is part of a national network of 30+ FECs led by the New York City-based Cities for Financial Empowerment Fund (CFE Fund), which helps municipalities around the country to replicate the financial coaching-related services that NYC has offered since 2006. The City of Sacramento has committed funds to this initiative since its 2020 launch and has integrated the FEC’s work with the overall strategy for building equitable economic opportunity. Continuation of the work of the FEC was approved by City Council in the 2024 Fiscal Year budget. The FEC team has helped over 1,000 clients achieve over 2,000 milestones and outcomes relating to credit, debit, savings, and bank/credit union account access goals. The CFE Fund has also chosen the City of Sacramento to be part of a new national cohort initiative called CityStart, which is focused on reducing the Black wealth gap in participating locations.

Priority Action IED-3a: Financial Empowerment.

Continue to promote free, professional, one-on-one financial coaching through the City’s Financial Empowerment Center (FEC) and market to residents in the Neighborhood Study Area. FEC coaches help with savings, debt, credit, and banking, and can refer residents to additional services regarding homeownership, investing, and other topics. Support youth with financial tools and information as they start their first jobs to give them an opportunity for upward mobility, regardless of their zip code. (General Plan E-2.1; General Plan E-4.2; Housing Element H-4.4)

City Levers



Programs and Services

Community Levers



Programs and Direct Service



Environment, Public Health, and Safety

Community Priority E-1: Increase Safety, Security, and Comfort Along the Corridor for Residents, Businesses, Workers, and Visitors.

Progress: The Stockton Boulevard Partnership contracted a private security company to enhance community security in the Neighborhood Study Area through patrol services. The City of Sacramento is dedicated to creating a safe environment, with various departments working together to address various issues. Neighborhood Code Compliance handles issues such as illegal dumping, abandoned vehicles, and graffiti, while the DCR addresses domestic violence, homeless and mental health, gang prevention, and intervention through programs such as the Peacemaker Fellowship Program and the annual Violence Reduction Summit. The Police Department is also working to reduce crime by building strong relationships with communities and implementing the Violent Crime Reduction Strategy, promoting the Neighborhood Watch Program. Community members can stay informed about crime data through the City's Open Data portal.

Priority Action E-1a: Community Safety Initiatives.

Expand community safety initiatives, including strengthened community policing, partnerships with mental health service providers, expanded support for community-based service providers, and restorative justice programs and methods. Enhance dialogue, collaboration, transparency, and accountability between residents, businesses owners, and community-based organizations and public safety officials. (General Plan PFS-1.2)

City Levels



Compliance and Enforcement

Community Levels



Advocacy and Coalition Building

Priority Action E-1b: Property Maintenance and Streetscape Improvements.

Encourage and incentivize businesses and property owners to invest in property maintenance, beautification, and streetscape infrastructure improvements that make the corridor more accessible, comfortable, and appealing. Clean and safe maintenance efforts may include providing materials for beautification (e.g., paint, brushes, volunteers, corridor clean up events), promoting Crime Prevention through Environmental Design (CPTED), or utilizing art to transform space. Include street furniture, such as lighting, benches, and trash receptacles; maintain and plant street trees; increase landscaping; improve walking and bicycling infrastructure; and other activities that support commercial district activation and accessibility. (General Plan LUP-8.9; General Plan LUP-8.14)

City Levels



Capital Improvements

Community Levels



Develop and Maintain Private Property



Environment, Public Health, and Safety

Priority Action E-1c: Neighborhood Parks and Green Spaces.

Maintain and improve existing parks and spaces and add new play areas and green space to the Neighborhood Study Area. Explore opportunities to upgrade existing spaces or acquire and develop a new neighborhood park with amenities such as exercise equipment, a playground, and dog park. (General Plan YPRO-1.8)

City Levers



Capital Improvements

Community Levers



Advocacy and Coalition Building

Community Priority E-2: Expand Access to Affordable and Healthy Food.

Progress: To promote urban agriculture in otherwise vacant and unimproved lots, the City re-launched the Urban Agriculture Incentive Zone Program (UAIZ) in August 2022 which provides tax-incentives for properties that produce food and agricultural products. The Food Justice Task Force was formed to aid vulnerable communities in recovering from the Covid-19 pandemic by increasing access to healthy and accessible food. In late 2022, seventeen American Rescue Plan Act Food Justice Grants were awarded to local organizations to distribute meals and groceries and expand food pantry sites and farmers markets accessibility to benefit families, youth, immigrants, seniors and other vulnerable populations. Activities are set to begin in early 2023.

Priority Action E-2a: Healthy Food Partnerships.

Partner with community organizations to identify, plan, and implement projects and programming that result in improved access to affordable, healthy, and culturally relevant foods for residents within the Neighborhood Study Area. Potential projects may include, but are not limited to, educational campaigns, funding and food donations for food banks, community gardens, farmers markets, communal kitchens, grocery stores, local market support, and a food supply center that offers healthy and quality food packages for those in need. (General Plan EJ-2.17)

City Levers



Coordination, Advocacy, and Support

Community Levers



Advocacy and Coalition Building



Programs and Direct Service



Environment, Public Health, and Safety

Community Priority E-3: Reduce Environmental Pollutants.

Progress: The City is working towards reducing greenhouse gas (GHG) emissions, improving air, water, and soil quality, and combating climate change through initiatives such as: promoting electrification; improving the transportation network for public transit, bicycling, and walking; reducing waste; and offering online water and air quality information. These initiatives, and others, can be found in the Climate Action and Adaption Plan, currently being updated with the 2040 General Plan. Helping to clean the air and shade neighborhoods, SMUD offers all customers, including homeowners, renters, and businesses, free trees. The City also offers technical and financial assistance through the Brownfields Program to assist in the redevelopment on sites that may contain environmental contamination and require cleanup. (General Plan EJ-1.1; General Plan EJ-1.8)

Priority Action E-3a: Environmental Pollutants.

Support programs and organizations that monitor and decrease environmental pollutants (e.g., air pollution, noise pollution, water pollution, and soil pollution) and provide education to residents and businesses. (General Plan EJ-1.1; General Plan EJ-1.8)

City Levers



Coordination, Advocacy,
and Support

Community Levers



Advocacy and
Coalition Building

Community Priority E-4: Ensure Adequate Access to Quality Healthcare.

Progress: Section 501[®](3) of the Code of Federal Regulations (CFR) requires non-profit hospitals conduct a community health needs assessment (CHNA) every three years. Healthcare organizations, including UC Davis must obtain input from the community they serve, describe the significant health needs and the resources potentially available to address those significant health needs, and evaluate past actions the facility has taken to address “the significant health needs identified in the hospital facility’s prior CHNA(s)” (26 CFR Section 1.501[r][3][b][6]). UC Davis’ 2022 Community Health Needs Assessment is available here: https://health.ucdavis.edu/community_relations/pdf/Community-Health-Needs-Assessment.pdf



Environment, Public Health, and Safety

Community Priority E-5: Increase the Number of Public Gathering Spaces

Progress: The City recognizes and values the importance of gathering spaces as expressed by its residents. It acknowledges that public gathering facilities play a vital role in enhancing recreational opportunities and serving as central points for neighborhood gatherings. In alignment with the 2040 General Plan, the City is committed to expanding public gathering spaces through a range of policies and programs. A key objective of both the General Plan and the Parks Plan 2040 is to ensure that accessible public parks and open spaces are conveniently located within a 10-minute walk from all residences. The Parks Plan 2040 will introduce policies aimed at promoting equitable acquisition, development, and maintenance of parks, as well as recreational programming, in accordance with the priorities and visions of Sacramento residents.

Priority Action: See Priority Action E-1c: Neighborhood Parks and Green Space.



Community Engagement and Capacity Building

Community Priority CE-1: Ensure that Youth are Supported Through Education, Engagement, Activities, and Job Training.

Progress: Summer @ City Hall is a comprehensive summer program for high school students, which was launched in 2010. The six-week program focuses on imparting knowledge about local government processes, civic engagement, and workforce development through a meaningful curriculum. With the aim of incorporating the perspectives of young people in City decision-making, the City approved a youth advisory liaison position on the City Council in December 2022. The City has also established the Youth Engagement Program to engage the youth in the 2040 General Plan Update and Climate Action Plan. As part of this program, the youth developed outreach materials for the plans.

Priority Action CE-1a: : Youth Engagement and Leadership.

Support efforts to identify barriers to youth participation in City and community decision-making, including hours, age limits, cost, and access. Provide stipends and training that help youth organize and conduct outreach within their communities, and advocate for policy change. (General Plan EJ-4.4)

City Levers



Programs and Services

Community Levers



Programs and Direct Service



Community Engagement and Capacity Building

Community Priority CE-2: Improve Communications and Outreach Between the City and the Community and Ensure That Resources and Important Information is Shared Equitably.

Progress: The City hired a Community Engagement Manager in 2019 and has been expanding the staff support for language justice and more equitable access and engagement support. In 2022, the City piloted a Community Ambassador program for the Stockton Boulevard area. The pilot program included six representatives from various cultural and language communities, including African Americans and the Hmong, Spanish, Vietnamese, Cantonese, and Mandarin language/cultural groups. This first year was successful and the program was expanded from six to 18 ambassadors in 2023 and includes ambassadors from additional cultural/ethnic/language/neighborhood groups.

Priority Action CE-2a: Outreach Resources.

Connect community members to relevant resources and services, such as 211 Resource Center, 311 Business Customer Relationship Management System, and FEC through radio and print advertisements, canvassing or door-to-door engagement, office hours, social media, Community Ambassadors, and other culturally appropriate outreach methods. Continue to work with existing community partners (e.g., faith-based organizations, schools, public agencies, libraries, cultural organizations) to develop stronger outreach and communications coordination to a broad cross section of community. (General Plan YPRO-4.6; General Plan EJ-4.1; General Plan EJ-4.3; General Plan EJ-4.5)

City Levers



Programs and Services

Community Levers



Advocacy and Coalition Building

Priority Action: See Priority Action H-1d: Housing Help Center.

Priority Action: See Priority Action CE-1a: Youth Engagement and Leadership.

11.5. CEQA Streamlining

Projects must be reviewed to ensure compliance with CEQA. Development applications will be reviewed on a project-by-project basis to determine the appropriate level of CEQA review. In general, if a subsequent project is determined to be consistent with the Specific Plan and within the scope of the Specific Plan EIR, further environmental review may not be necessary. If it is determined that a development application is inconsistent with the Specific Plan and/or outside the scope of the Specific Plan EIR, a determination will be made as to the appropriate subsequent environmental document in accordance with CEQA. Nothing in the Specific Plan or Specific Plan EIR limits the City's authority or discretion to determine the appropriate CEQA review for any subsequent project. Future projects that are consistent with the Specific Plan and Specific Plan EIR may be eligible for CEQA streamlining mechanisms, including, but not limited to, the following:

Exemptions for Residential Projects Pursuant to a Specific Plan

In accordance with Government Code Section 65457, "any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980 is exempt" from further CEQA review, absent substantial changes or new information as defined by State CEQA Guidelines Section 15162. If a proposed residential project is consistent with the Specific Plan, a project applicant could avoid preparation and public circulation of a subsequent environmental document and proceed directly to the Site Plan and Design Review approval process. This mechanism provides the opportunity for streamlined environmental review for residential projects located within the Specific Plan Area.

Exemptions for Residential, Employment Center or Mixed-Use Development Projects Pursuant to a Specific Plan

Public Resources Code Section 21155.4 allows residential, employment center, or mixed-use projects within a transit priority area that are consistent with a specific plan for which an EIR has been certified, and are consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the Sustainable Communities Strategy to be exempt from further CEQA review.

Exemptions for Projects Consistent with a Community, General Plan or Zoning

Consistent with Public Resources Code Section 21083.3, Section 15183(a) of the State CEQA Guidelines states, "CEQA mandates that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR is certified shall not require additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Applicable mitigation measures identified in the Specific Plan EIR would be implemented. If an effect that is peculiar to the project or its site is identified, Uniformly Applied Development Standards may be implemented to reduce or eliminate the effect.

Exemptions for Infill Projects

Public Resources Code Section 21094.5 provides streamlining by focusing further CEQA analysis only on effects that are specific to the infill project or project site and were not addressed as significant effects in the prior environmental impact report, or focusing the analysis on effects, based on substantial evidence, that would be more significant than previously described in the prior environmental impact report.

11.6. Facilities Financing

The Infrastructure Report (Appendix D) found that only four improvements were necessary to facilitate development along the corridor:

1. Upsize 6-inch water mains to 8-inch minimum, as determined on a project-by-project basis.
2. Extend the existing 8-inch dead end water main located in Stockton Boulevard northerly of Southwest Avenue northerly to the 8-inch water main located in Stockton Boulevard.
3. Extend the existing 6-inch dead end water main located in Young Street easterly to connect to Improvement 2 (8-inch water main in Stockton Boulevard).
4. Extend the existing 8-inch dead end water main located in Stockton Boulevard at El Paraiso Avenue northerly to the 12-inch water main located in Lemon Hill Avenue to loop the system.

As found on Page 57 of Appendix D, the required upgrades to the water distribution system would cost \$555,646 (in 2022 dollars). Typically, these improvements are the responsibility of developers. In order to aid development, the City looks for grant opportunities. In 2022, the City and County applied for, and won, \$2 million worth of grant funding for infrastructure improvements from the Green Means Go 2022 Funding Program. This award aids the affordable housing development at the San Juan Motel site and paid for \$350,000 towards the developer's share of City water system improvements (including #3, above).

While the City continues to look for grants, staff is also analyzing the potential future tax increment that could be made available for infrastructure financing through an Enhanced Infrastructure Financing District (EIFD). If created, the EIFD could be used to pay for the necessary water infrastructure improvements.

Appendix E describes the wide variety of funding options that could potentially pay for the improvements, programs, and services within

the Neighborhood Study Area. Below is a short description of the funds the City or its partners have allocated/committed/applied for to advance improvements in the Neighborhood Study Area.

Over the last few years, City Council has dedicated \$15 million to affordable housing and anti-displacement programs out of the General Fund. The City has also provided land, a short-term loan, and redevelopment funding towards developers building housing along Stockton Boulevard. In 2021, the City required 20 percent of future revenue from EIFDs to be used to pay for affordable housing projects. An EIFD was created to help pay for infrastructure within the Aggie Square development and, over time, is expected to generate \$16 million until 2045 (in future value) for affordable housing,

In February 2023, the City, County, and Sacramento Regional Transit teamed to apply for grant funding from the Sacramento Area Council of Governments (SACOG) 2022/23 Regional Program in the Transformative category. In May 2023, the SACOG Board awarded the team \$5.2 million to pay for detailed planning and engineering needed to move forward towards a safer and more enjoyable transportation corridor that supports transit, walking, biking, and other active transportation modes.

The City's NDAT is developing an implementation grant program that will provide \$500,000 towards community-led projects within the Neighborhood Study Area. This grant is funded through Measure U. The grant program will be piloted for the Neighborhood Study Area but is anticipated to be expanded citywide with an additional \$1 million. Projects within the Neighborhood Study Area would be eligible for funding under the expanded program as well.