



## Land Use & Natural Resources Committee

Meeting Date: October 5, 2023

Agenda Item No. 3

West Sacramento Planning Efforts: Infill and New Growth activities

Information

**Prepared by:** Gregory Chew

**Attachments:** No

**Approved by:** Clint Holtzen

**Referring Committee:** Not Applicable

### 1. Issue:

The City of West Sacramento has several planning efforts to encourage residential infill development within its existing urban areas while strategically planning for its new growth areas.

### 2. Recommendation:

None; this is for information only. The Land Use and Natural Resources Committee will hear a presentation from City of West Sacramento planning staff and is encouraged to ask questions and engage in a dialogue about lessons the city has learned that may be applicable elsewhere in the region. These local government presentations provide opportunity for committee members to take deep dives into specific examples of local implementation of the region's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and how SACOG and local agencies can partner through the Green Means Go program.

### 3. Background/Analysis:

Periodically, SACOG invites local agencies to share information about planning efforts that leverage regional funds, technical assistance, and local expertise in a way that highlights how SACOG and local agencies work together to implement the region's long-range plan in a way that also advances local priorities. Some of the City of West Sacramento's planning efforts are part of SACOG's Green Means Go and Regional Early Action Planning (REAP) programs that the Land Use and Natural Resources Committee is overseeing this year. The Green Means Go funding program aims to catalyze infill development that will improve housing affordability through non-transportation infrastructure and planning activities in locally adopted Green Zones. For more information on the Green Means Go program and the application materials, visit:

<https://www.sacog.org/reap-2-green-means-go>.

### 4. Discussion/Analysis:

The City of West Sacramento is conducting several planning efforts to bring more infill and housing into the city. The city is a critical regional partner in living up to our regional housing goals and in particular supporting housing development within Yolo County. In the 2021-2029 Regional Housing Needs Allocation process the city received an allocation of 9,471 total units, compared to the rest of all other Yolo County jurisdictions combined for 5,771 units. On the infill side, the city has focused on specific planning areas around the Washington and Riverfront Areas and has recently started focusing on revitalization of the Sacramento Avenue Corridor. The Seaway Area, owned by the Port of West Sacramento, is an opportunity for the city to plan for future commercial and/or residential development. In addition, the city has seen a large increase in

the number of micro-apartments, Accessory Dwelling Units (ADUs), and other housing types.

The city has also prepared and adopted Master Plans for new growth areas in southern parts of the city. Infrastructure will be needed before these areas can be developed. Some of the master planned areas include the Yarborough, River Park, and Liberty areas. These three projects total over 6,500 housing units. The city is currently conducting a deep dive into the fiscal aspects of these three projects in terms of anticipated revenues, operations and maintenance costs, and public safety services.

Recently, SACOG awarded the city of West Sacramento a \$140,000 Regional Early Action Planning (REAP) Program grant for the West Capitol Avenue/Grand Street and Tower Bridge Gateway intersection. This grant will be used to update the area master plan for the Grand Gateway area with public improvements for future infill growth.

In addition, the city received two SACOG Green Means Go grants. The first is for the Sacramento Avenue Corridor Infill and Infrastructure Capacity, Needs and Financing Plan. The city will encourage more infill housing and affordable housing by identifying zoning and development code changes and non-transportation utility improvement needs. The city's second GMG grant is for the Washington District Underground Utility Infrastructure and Upgrade Project. The city will complete planned infrastructure for sanitary sewer, water, storm drainages for Washington area, which is a currently developed area with opportunities for infill housing.

Other major planning endeavors underway include General Plan updates (Mobility Element), Washington Specific Plan update, retail cannabis, and the Climate Action Plan. Upcoming efforts will include additional General Plan work (SB 379 and 1000) and updates to the Bridge District Specific Plan.

This presentation is part of an ongoing effort to bring more opportunities for shared learning across jurisdictions in the region and provide members of the committee with greater insights into local land use development activities that contribute to the SACOG board's goals and objectives for catalyzing urban, suburban, and small-town infill and revitalization. As SACOG works to update the 2025 Blueprint with a focus on advancing coequal goals in equity, economy, and environment, it is important to understand and learn from local experiences, strategies, and projects that support and implement our region's vision. Understanding these efforts not only provides useful case studies for cities and counties looking to tackle similar challenges, but also helps SACOG identify implementation and assistance activities that we can take on to support member agencies.

## **5. Fiscal Impact/Grant Information:**

SACOG's housing and technical assistance programs are a combination of sources including state Sustainable Communities Formula Program Funds and Transportation Development Act-Local Transportation Funds. The Green Means Go program is funded through a combination of California Regional Early Action Program and Strategic Growth Council funds.