

I appreciate the opportunity to provide my comments on the Draft General Plan for the City of Sacramento.

In general I believe the Plan is comprehensive and the Guiding Principles are excellent. However, I do have a few specific comments offer for your consideration.

1. I believe the Plan should incorporate, at least by reference, the recently City Council adopted Sustainability Plan. This Plan provides a good foundational philosophy and important policies that should be reflected by future development policies and decisions.
2. The discussion of Reclaimed Wastewater should be modified to reflect the fact that the use of reclaimed wastewater will become increasingly viable in the future. I served on the Advisory committee for the regional sanitation district study of this resource and it should be recognized that State and Federal Regulations may be modified to require a higher level of treatment than is now required. This along with the fact that with population growth the available water resources are diminishing will potentially cause the use of reclaimed water to be economically viable during the life of the General Plan.
3. The Plan should also address water conservation in a proactive manner. The City is a signatory to the Water Forum Agreement, which includes Best Management Practices for Water Conservation. Such practices are intended to result in a reduction in per capita water use by approximately twenty five percent before the year 2030. Also since the conveyance and treatment of water utilizes approximately twenty percent of our electrical energy usage and do to the overall marginal condition of State water resources the State of California may soon require much more aggressive water conservation effort.
4. I believe the Plan should also reflect an enhanced recycling program. The California Air Resource Board Scoping Plan for AB 32 includes enhanced recycling targets and implementing State legislation may be introduced in the foreseeable future.
5. The land use and urban design includes is comprehensive and includes excellent policies. However, I believe it should specifically recognize Form Based Zoning as a mechanism to facilitate mixed-use transit oriented development.
6. In ER 6.1.7 the Plan indicates that all groups will be treated equally with respect to air quality. I believe that good quality should be the goal for the entire City, Region and state however special consideration for at risk groups such as children and seniors may be warranted in some circumstances.
7. In ER 6.1.8 should mention the special benefits of the use of trees as a screening mechanism for communities located near roadways. The 500 foot setback may not be adequate in some circumstances depending on terrain and wind direction and magnitude.
8. ER 6.1.15 should acknowledge the SMAQCD recently adopted Rule limiting the use of wood burning devices on certain poor air quality days.

Most important the Plan must be implemented. To be most effective I recommend that it include a mechanism for prioritizing future development. We should emphasize infill as a top priority. It would be followed by development in the most centrally located new growth areas. Access to public transit should also be a top priority.

Thank you for your consideration.

Sincerely,
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