



Sacramento County Infill Program Update

Community Workshop Summary

As part of the Infill Program Update, the County conducted a virtual community workshop on Thursday, April 6, 2023, from 6:00 to 8:00 pm on Zoom. Eight participants joined the virtual workshop. The primary objectives of the workshop were to introduce members of the community and stakeholders to the Infill Program Update; educate and inform the community about infill development and the identified commercial corridors; and gather community feedback on infill barriers, opportunities, and general community sentiment and development preferences.

After a presentation and Q&A about the Infill Program Update, community members participated in a poll to gain feedback on development preferences, infill barriers and incentive opportunities. Below are the results to the poll questions:

- 1) **What commercial corridor do you most frequently visit?**
 - a. Franklin Boulevard
 - b. Florin Road
 - c. Fulton
 - d. Watt Central
 - e. Fair Oaks East
 - f. Fair Oaks Central
 - g. Greenback
 - h. Auburn

- 2) **What kind of infill development do you want to see more of in the unincorporated County?**
 - a. Option 1: Suburban shopping center with parking – 0%
 - b. Option 2: Missing Middle townhomes – 17%
 - c. Option 3: Lifestyle Center with outdoor amenities – 33%
 - d. Option 4: Vertical Mixed-use – 33%
 - e. Option 5: Drive through with parking – 0%
 - f. Option 6: Gated suburban apartment with parking – 17%

- 3) **What do you think are the top three barriers to development in the unincorporated County?**
 - a. Neighborhood opposition – 33%
 - b. Environmental review process – 17%
 - c. Permit review process – 17%
 - d. Construction costs – 17%
 - e. Permit costs and development fees- 17%
 - f. Zoning regulations – 0%
 - g. Other – 0%

- 4) **What top three incentives do you think the County should work on to encourage infill?**
 - a. Reduced/Waived fees (all infill development) – 33%
 - b. Reduced/Waived fees (affordable housing only) – 17%

- c. Streamlined environmental review – **0%**
- d. Streamlined permit review – **0%**
- e. Flexible development standards – **33%**
- f. Other – **17%**

Community members then had the opportunity to split into smaller groups and provide specific feedback on areas where they would like to see infill in the unincorporated county. Feedback provided for each area is summarized in the bullets below.

Map A Breakout Room - What kind of development do you want to see more of in: Auburn Boulevard North commercial corridor, Watt Avenue North commercial corridor, Fair Oaks Boulevard Central commercial corridor, or Auburn Boulevard South commercial corridor?

- Need for places for families/youth to go to in their communities.
- Need healthcare facilities and grocery options.
- Need to help working class people thrive in these communities. Help them reduce travel expenses.
- How can the County get more people involved? Is 12 enough to represent the community's opinion?
- Neighbors want to know what is happening. They should be involved earlier in the process. For example, projects that come to CPACs are already too far along.
- Look beyond the commercial corridors. Lots of land is available for infill outside of the commercial corridors in the Arden area.
- Regulatory environment isn't conducive to infill happening (e.g., site improvement requirements/costs).
- Example of RD-30 site, half-acre, with single-family home:
 - Couldn't develop at full potential because of cost of infrastructure and site improvements.
 - New ADU laws helped create new units by cutting red-tape/costs that a larger project couldn't avoid. However, lost out on additional units that could have been built on RD-30 site.
 - Couldn't use SB-9 because lot wasn't single-family zoned.
- Want to see more efficiency in density and larger buildings.
 - Is RD-30 the highest density? There should be ways to allow more density.
 - Do affordable housing density bonuses allow for denser buildings in the County? It seems like affordable housing projects seem to be the most dense in the County.
- A lot of opposition to adding housing from NIMBYs who cite infrastructure concerns. The County needs to do a better job at educating that more housing will increase tax revenue to pay for infrastructure improvements.
- Asked about Sunrise Mall infill/redevelopment in the City of Citrus Heights. It is an example of putting housing in old dead malls.

Map B Breakout Room - What kind of development do you want to see more of in: Greenback Lane commercial corridor, Folsom Boulevard East commercial corridor, or Fair Oaks Boulevard East commercial corridor?

- Lots of large vacant lots around Carmichael and Fair Oaks. Some developers have started and then stalled/abandoned in these areas. It's important to look at these parcels first.
- Fair Oaks Blvd East corridor. But need to go in and find several small parcels that you could add something that blends with the surrounding neighborhood to actually "move the needle."
- Greenback Lane has older parcels – some nice, some not so nice.
- Need to work with the community for them to have some say and give input.
- There are lots of opportunity for development but it's difficult to identify when looking at a map. It's much easier to identify areas on the ground.
- Sacramento County "gem" is the variety in housing from multi-acre properties to townhomes and apartments. Need to continue allowing for housing variety in the community to allow residents to have a choice.



- Need to partner with sites to make it compatible with the surrounding area.

Map C Breakout Room - What kind of development do you want to see more of in: Watt Avenue Central commercial corridor, Folsom Boulevard Central commercial corridor, Fulton Avenue Central commercial corridor, or Fair Oaks Boulevard commercial corridor?

- Fulton Avenue commercial corridor:
 - Lots of under-utilized and vacant residential lots
 - RD 30 ½ acre County Site – Improvement costs are prohibitive to smaller developments.
 - Higher-density mixed-use like cities (e.g., Sacramento, Davis)
- Would like to see more mixed-use high-density and can blend in.
- Community engagement/buy-in is important to good project design.
- The County should look around the community (aka – things on the ground, not aerial maps).
- Variety of housing density and having housing options is important.
- It would be nice to see site improvements as street-wide, not as parcel-based.
- More options for fee waiver/deferral for smaller developments.
- Creating agreement/fee program/tax district for site improvements.

Map D Breakout Room - What kind of development do you want to see more of in: Stockton Boulevard Central commercial corridor, Franklin Boulevard commercial corridor, Florin Road commercial corridor, or Stockton Boulevard South commercial corridor?

- Stockton and Franklin commercial corridors.
- Reduce parking standards.
- Empty parking lots everywhere.
- Outside lifestyle venue is needed.
- Higher density and vertical mixed-use development in all corridors.
- Compatibility with the city development standards.
- Different neighborhoods/code issues- City v. County.
- Push for countywide mixed-use zones. There are lots of areas with empty parking lots – utilize this space.
- Need street engagement – connecting with the community – there are too large setbacks and no trees.
- Street trees.
- More green space.
- Community specific planning departments – as part of the mixed-use services government connection to the community.
- Community-oriented services assistance programs possible with mixed-use.
- Reduced development standards to help expedite development.
- Need more safe bike lanes.
- More grocery stores with healthy foods – no food deserts.
- Community gardens, farmers market, or grocery stores.