



CITY OF ELK GROVE DEVELOPMENT SERVICES - PLANNING
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NOTICE OF AVAILABILITY

CITY OF ELK GROVE HOUSING ELEMENT AND SAFETY ELEMENT UPDATE NOTICE DATED FEBRUARY 12, 2021

COMMENT PERIOD FEBRUARY 12, 2021 TO MARCH 29, 2021

Notice is hereby given that the City of Elk Grove, as lead agency, has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the below referenced Project. The Draft SEIR analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: City of Elk Grove
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PROJECT TITLE: HOUSING ELEMENT AND SAFETY ELEMENT UPDATE

PROJECT LOCATION: Citywide, City of Elk Grove

PROJECT DESCRIPTION: The City of Elk Grove (City) has prepared this Draft SEIR for the Housing Element and Safety Element Update Project (Project). State law requires each city and county to adopt a general plan containing at least eight elements including a housing element and a safety element.

Housing Element Update

The purpose of the Housing Element Update is to address the housing needs of the City and to meet the requirements of State law. The Housing Element Update includes the following goals:

- **GOAL H-1:** Adequate sites to accommodate the City's housing needs.
- **GOAL H-2:** Adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special-needs groups.
- **GOAL H-3:** Development regulations that remove constraints to the maintenance, improvement, and development of housing.
- **GOAL H-4:** Maintenance and improvement of affordable housing conditions
- **GOAL H-5:** Housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- **GOAL H-6:** Preservation of assisted (subsidized) housing developments for lower-income households.

The Housing Element Update addresses any changes that have occurred since adoption of the current (2013-2021) Housing Element. These changes include, among others, updated demographic information, housing needs data, and analysis of the availability of housing sites. The Housing Element map of available housing sites would be updated to identify sites that could accommodate the City's Regional Housing Needs Allocation (RHNA) for the 2021–2029 planning period. The Project would also amend the General Plan land use designations and rezone sites in the City to accommodate the changes specified in the Housing Element Update.

The RHNA quantifies the need for housing in each region statewide and is determined by the California Department of Housing and Community Development. The Sacramento Area Council of Governments (SACOG) is responsible for allocating the RHNA to each city and county in its region, which includes Elk Grove. The SACOG Regional Housing Needs Plan for the 2021–2029 planning period was adopted in March 2020 and provides the RHNA methodology that applies to the Project. Elk Grove’s total RHNA for the 2021–2029 planning period is 8,263 units, allocated to specific income groups as shown in Table 1.

Table 1 City of Elk Grove Regional Housing Needs Allocation

	Income Level				Total RHNA
	Very Low	Low	Moderate	Above Moderate	
2021-2029 RHNA	2,661	1,604	1,186	2,812	8,263

Source: SACOG 2020:ES-3

The City currently has an adequate number of zoned residential sites to meet RHNA requirements for the moderate and above moderate income groups.

The City has identified 43 possible housing sites (18 existing sites and 25 new candidate sites) located within City limits that could accommodate housing to meet the RHNA very low and low income groups. The 25 candidate sites, sites C-1 through C-25, would require rezoning. The City Council will select sites from this list of existing and candidate sites to be designated as meeting the RHNA requirement for low and very-low income units. All of the 43 sites, or some combination of the 43 sites, would be approved to accommodate RHNA. Those sites chosen from the candidate list would be subject to a General Plan Amendment and/or rezoning, as necessary, to meet the density obligations to qualify for listing in the RHNA. Additionally, the City is considering rezonings to some existing sites to increase the minimum density required on the site in order to increase the potential yield of these sites and reduce the overall number of sites that are listed in the RHNA.

The comprehensive scenario of approving the re-designation and rezoning of all sites is analyzed in this Draft SEIR. For existing or candidate sites where no General Plan Amendment and rezoning is proposed, development of these sites was considered in the 2019 General Plan EIR and no further analysis is required under this SEIR.

Safety Element Update

The purpose of the Safety Element Update is to meet the requirements of AB 747 (Levine) and SB 99 (Nielsen). AB 747 requires jurisdictions to review and update as necessary their safety element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. SB 99 requires jurisdictions to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. The Safety Element Update includes revisions to Goal SAF-1: A Safe Community.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft SEIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the Project:

- Public Services
- Transportation

There are no sites in the Project area that are listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A public review period for the Draft SEIR will commence on **February 12, 2021** and end on **March 29, 2021**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft SEIR may be submitted at the above address within the public review period.

Copies of the Draft SEIR are available for review at:

- The City’s offices at 8401 Laguna Palms Way
- The Elk Grove Library at 8900 Elk Grove Boulevard
- On the City’s web site at www.elkgrovecity.org/housingelement

PUBLIC MEETING: The City of Elk Grove will receive public comments on the Draft SEIR at a public meeting on **March 17, 2021 at 12:00 pm (noon)**, or soon thereafter. Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be held online only via Zoom. Register to join the meeting on the website at www.elkgrovecity.org/housingelement.