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DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning and Environmental Review Division
NOTICE OF PREPARATION

June 12, 2023

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF PREPARATION OF A DRAFT Subsequent ENVIRONMENTAL IMPACT REPORT FOR the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (PLNP2020-00042)

Sacramento County (County) will be the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of a Subsequent Environmental Impact Report (SEIR), consistent with Section 15162 of the State CEQA Guidelines, for a project known as the SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT (Project). This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the State CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 31 days after receipt of this notice. Late comments received prior to 5:00 PM Thursday July 13, 2023, will be considered.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at:

<https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/Countywide-Rezone-Program.aspx>

Please send your Agency's response to this Notice to:

Leanne Mueller, Senior Planner
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 220, Sacramento, CA 95814
or via e-mail at: CEQA@saccounty.net

Your response should include the name of a contact person in your agency.

Two scoping meetings will be conducted in associated with this project; one will be tailored for the general public and one will be tailored for other agencies.

- The public meeting will take place at 6 PM on June 27, 2023; the zoom link is here: <https://saccounty-net.zoomgov.com/j/1607749221?pwd=OURXb0NiT2IKN2Z4YW5laHdmZVkvUT09>
- The agency meeting will take place at 10 AM on June 27, 2023; the zoom link is here: <https://saccounty-net.zoomgov.com/j/1616308719?pwd=SWN3a1lwT3NibWc1YUF6eGU3TXo1UT09>

PROJECT TITLE

SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT

CONTROL NUMBER

PLNP2020-00042

PROJECT BACKGROUND

California Government Code Sections 65583 and 65583.2 require cities and counties to provide a parcel-specific inventory of appropriately zoned, available and suitable sites to provide housing opportunities for all income levels. The Regional Housing Needs Allocation (RHNA) for the County's 2021-2029 Housing Element includes 21,272 units, of which 7,158 units are lower-income extremely low income, very low income, and low income housing units (referred to collectively as lower-income units). While the County's 2021-2029 Housing Element demonstrates that the County has sufficient residential capacity to accommodate its RHNA for moderate and above moderate income housing units, there is a current shortfall of 142 acres to accommodate 2,884 lower-income units.

PROJECT DESCRIPTION AND LOCATION

To meet the RHNA for the County's 2021-2029 Housing Element, the County is required to rezone sufficient sites at 30 dwelling units per acre or greater for 2,884 lower income units for those with incomes ranging from \$0 to \$69,050 annually. To meet the RHNA requirements and provide a buffer to accommodate for the "no net loss" provisions of State law for residential units, the County would rezone 165 acres (142 acres and approximately a 15 percent buffer) for lower income units. In addition, the project includes parcels that would be rezoned to provide for moderate inventory opportunity sites. Fourteen parcels totaling 20.88-acres are proposed for rezoning to either the RD-10 or RD-15 designation to provide 211 units.

Plate 1 shows proposed rezone sites.

The Zoning Code would also be amended to ensure compliance with the provisions of Government Code Section 65583.2, in particular, for by-right development and default densities for lower income units by adding language to Chapter 2 (Zoning Districts), Chapter 3 (Use Regulations), and Chapter 5 (Development Standards). These amendments will ensure the Zoning Code allows developments in which 20 percent or more of the units are deed-restricted affordable to lower income households are allowed by-right on vacant sites, even if development exceeds 150 units, and default densities of at least 30 dwelling units per acre for lower income units are in place. Proposed changes to the County's Zoning Code are shown in Table 1 and Table 2.

Proposed changes to *Table 2.4 Table of Residential Zoning Districts of the Zoning Code*, as shown in Table 1, would remove the maximum permitted density for multiple family residential development. Program A1 of the 2021-2029 Housing Element provides a minimum density of 20 units per acre and a maximum density of at least 30 units per acre. Removal of the maximum density allows for additional housing density in accordance with State law, while still meeting the minimum requirements.

Table 1. Proposed Revisions to Table 2.4 Table of Residential Zoning Districts

Zoning District	Zoning District Abbreviation	Permitted Development
Multiple Family Residential 20	RD-20	Same as RD-15 except allowing a maximum density of 20 dwelling units.
Multiple Family Residential 25	RD-25	Same as RD-15 except allowing a maximum density of 25 dwelling units.
Multiple Family Residential 30	RD-30	Same as RD-15 except allowing a maximum density of 30 dwelling units.
Multiple Family Residential 40	RD-40	Same as RD-15 except allowing a maximum density of 40 dwelling units.

Note: For Densities and provisions to exceed densities refer to Section 5.2.3

Proposed revisions to Zoning Code *Table 5.8.A Lot Standards-Multifamily Residential*, shown in Table 2, include addition of a footnote to refer to Section 3.5.1 of the County’s Zoning Code for the most recent information regarding additional development allowances for lower-income multifamily development, such as, provision for by-right development and density bonus provisions.

Additionally, Section 3.5.1.F of the Zoning Code would be updated to clarify the maximum densities listed in Section 3.5.1 B-E (Residential Use Standards) of the Zoning Code may be increased pursuant to Section 5.2.3. (Density Bonuses and Intensity Increases) further clarifying required densities and densities for lower-income projects. Proposed changes are shown below:

Table 2. Proposed Revisions to Table 5.8.A for Multifamily Residential Lot Standards

Standard	<u>RD-10</u>	<u>RD-15</u>	RD-20	RD-25	RD-30	RD-40	All other Zones where Permitted
Allowed Density [1]							
Maximum Density (dwelling units/net acre)[1]	<u>10</u>	<u>15</u>	20	25	30	40	[2]

[1] New lots created with Parcel Maps shall use the density calculation methodology of Section 7.1.13

[2] See Section 3.5.1.B through 3.5.1.J for allowed densities for residential product types in all other zones, where allowed

3.5.1.F Density Increases

The maximum densities listed in 3.5.1 B-E may be increased pursuant to Section 5.2.3 (Density Bonuses and Intensity Increases)

Parcels located in Special Planning Areas (SPA) and other comprehensive planning efforts are also identified as candidate rezone sites. Some SPAs or planning effort provide a maximum density or specific density ranges that are not consistent with the Zoning Code Update or

rezone effort. The following SPAs would include proposed rezone sites: Fair Oaks Fair Oaks Boulevard Corridor Plan Main Street District:

- Old Florin Town
- Downtown Rio Linda SPA
- North Watt SPA
- Greenback Lane SPA
- North Highland Town Center
- Folsom Boulevard SPA
- Victory Avenue SPA
- Stockton Boulevard SPA

Amendments to ensure consistency with the proposed Zoning Code amendments and State requirements for density (30 units per acre) allowing sites in SPAs to be classified as available affordable housing sites are proposed.

The project would require amendments to the County's General Plan to ensure consistency between the General Plan land use designations and Zoning Districts. Parcels with proposed land use amendments are shown in Plate 1. The project would include the following General Plan amendments:

1. Amend the General Plan designation of 46 parcels totaling 207 acres from Low Density Residential to Medium Density Residential for consistency with the proposed RD-30 Zoning District.
2. Amend the General Plan designation of five parcels totaling 34.4 acres from Low Density Residential to High Density Residential for consistency with proposed RD-40 Zoning District.
3. Amend the General Plan designation of five parcels totaling 21.87 acres from Low Density Residential to High Density Residential for consistency with proposed RD-40 Zoning District.
4. Amend the General Plan designation of two parcels totaling 11 acres from Medium Density Residential to High Density Residential for consistency with proposed RD-40 Zoning District.
5. Amend the General Plan designation of ten parcels totaling 16.59 acres from Low Density Residential to Medium Density Residential for consistency with the proposed RD-15 Zoning District.
6. Amend the General Plan designation of one parcel totaling 2.9 –acres from Intensive Industrial to Medium Density Residential for consistency with the proposed RD-30 Zoning District.
7. Amend the General Plan designation of one parcel totaling 5.28 –acres from Intensive Industrial to High Density Residential for consistency with the proposed RD-40 Zoning District.
8. Further an additional three parcels totaling 12.38 acres will have their current General Plan designations changed from Agricultural –Residential (AG-Res) to Medium Density Residential (MDR).
9. Land Use Element Program LU-5 will be amended to read: All residential projects involving three or more units, shall not have an average overall density of less than

75% of the zoned maximums or, if subject to a density range, less than the minimum listed density. The appropriate hearing body may approve a lesser density if they can make a finding that, unless physical or environmental constraints make achieving the minimum required densities impractical.

PROJECT OBJECTIVES:

The primary objectives for the project are outlined below:

1. Compliance with California Government Code Sections 65583 and 6553.2.
2. Implement Housing Action Plan Program A1 to increase the vacant land inventory and facilitate development.
3. Provide zoning and land use designations for at least 3,300 lower-income housing units to meet the RHNA and a buffer to accommodate the “no net loss” provision requirements.
4. Provide zoning and land use designations for moderate income housing units.

ENVIRONMENTAL/LAND USE SETTING:

The project covers all of Sacramento County, which lies within the Central Valley of California. The County includes 14 community areas within the unincorporated County and seven incorporated cities. Most of the communities are located in the urbanized core in the western, northwestern, and northern portions of the County. The southwestern, eastern, and southern portions of the County include more agricultural and rural residential development. The County includes SPAs and comprehensive planning areas for established areas to allow use, regulations, and standards that would not be allowed under the countywide regulations. The proposed revisions to land use designations and site zoning are located throughout the County and within several established SPAs and comprehensive planning areas. Plate 1 shows the County limits, SPA and comprehensive planning areas boundaries, and parcels proposed for land use and zoning changes.

PROBABLE ENVIRONMENTAL EFFECTS/SEIR FOCUS:

The analysis in the SEIR will describe conditions as compared to the General Plan EIR, describe the legal and regulatory framework relevant to the project, describe standards of significance to be used in the analysis, and describe analysis methodologies. The SEIR will evaluate whether implementing the project would potentially result in one or more new or more severe significant environmental effects compared to the impacts identified in the General Plan EIR. The following issue areas will be addressed in the SEIR: transportation, air quality, climate change, energy, land use, noise and vibration, tribal cultural resources, population and housing, public services/recreation, utilities, and wildfire. Because the project involves changes to existing General Plan designations and zoning for sites that are currently designated and zoned for development, original General Plan EIR sections that evaluated the potential for ground disturbance to result in physical adverse effects to natural resources would not alter the EIR’s evaluation of impacts associated with ground disturbance. The County anticipates that the project would not alter the analysis and conclusions of the General Plan EIR on the following environmental issue areas: agriculture and forestry resources, aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, and. These issue areas will be discussed in a “Effects Adequately Addressed in the General Plan EIR” section.

INTENDED USES OF THE SEIR:

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the SEIR to evaluate the project and render a decision to approve or deny the requested land use and zoning changes.

Plate NOP-1 Rezone Sites

