



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Samuel Assefa
Director

Memorandum

Date: August 23, 2019
To: All Reviewing Agencies
From: Samuel Assefa, Director
Re: SCH # **2023060304**
PLNP2020-00042 SACRAMENTO COUNTY REGIONAL
HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT

Per Lead Agency, the above-mentioned project was sent to your office for review on **April 5, 2024** incorrectly noting the document type as *Supplemental EIR (SIR)*. It has come to our attention that the document is actually a **Subsequent EIR (SBE)**. We apologize for this error and request that you note the above information for your files.

All other project information remains the same.

Todd Smith, Planning Director
Planning and Environmental
Review

Troy Givans, Director
Department of Community
Development



County of Sacramento

April 26, 2024

California State Clearinghouse
1400 10th Street #12
Sacramento, CA 95814
State.clearinghouse@opr.ca.gov

Subject: SCH No. 2023060304, Request to Correct Document Type Identified

Dear State Clearinghouse,

This letter requests a change be made to the [CEQAnet Web Portal](#) record for the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Project), State Clearinghouse (SCH) number 2023060304.

On April 5, 2024, Sacramento County, as the Lead Agency under the California Environmental Quality Act (CEQA), made available the draft Subsequent Environmental Impact Report (SEIR) prepared for the Project and filed necessary documents with the SCH. The SCH published this information on the CEQAnet Web Portal; however, there is an error in the identification of the document type for the record. Attachment 1 highlights this error for the record on the CEQAnet Web Portal. Specifically, the following correction is required:

- The document type identified in the record should be modified from "Supplemental EIR" to "Subsequent EIR."

Attachments 2 and 3 contain copies of the Notice of Preparations and accompanying Notice of Completions submitted to SCH for the Project in June 2023 and December 2023, respectively. Attachment 4 contains copies of the Notice of Availability, accompanying Notice of Completion, and the draft SEIR (cover only) submitted to SCH for the Project in April 2024. All attached materials have identified the Project's environmental document type to be a Subsequent Environmental Impact Report.

Thank you for your attention to this request. If there are any questions pertaining to this request, please contact me at 916.875.3711 or shenj@saccounty.gov.

Jessie Shen,
Senior Planner, Planning and Environmental Review (PER)

Attachments

Attachment 1 – CEQAnet Record for SCH No. 2023060304

Attachment 2 – June 2023 Notice of Preparation Filing Documents

Attachment 3 – December 2023 Notice of Preparation Filing Documents

Attachment 4 – April 2024 Notice of Availability of a Draft SEIR Filing Documents

cc: Joelle Inman, Principal Planner, PER (inmanj@saccounty.gov)
Christine Asiata Rodriguez, SCH (christine.asiata@opr.ca.gov)

PLNP2020-00042 SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT

Summary

SCH Number	2023060304
Lead Agency	Sacramento County
Document Title	PLNP2020-00042 SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT
Document Type	SIR - Supplemental EIR
Received	4/5/2024
Document Description	<p>The Project consists of rezoning sites totaling approximately 235 acres across unincorporated Sacramento County to provide additional lower income (i.e., extremely low income, very low income, and low income) and moderate-income category housing opportunities.</p> <p>Unincorporated portions of Sacramento County (i.e., excluding incorporated cities) encompass approximately 469,083 acres or 775 square miles (approximately 79 percent of the entire County). The unincorporated County is divided into 14 communities. The Project proposes rezoning of parcels (or portions of parcels) (referred to as candidate rezone sites) within 10 of the County communities including: Antelope, Arden Arcade, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, North Highlands, Orangevale, Rio Linda/Elverta, South Sacramento, and Vineyard.</p> <p>The Project does not propose to construct new residential or other development on the approximately 235 acres evaluated in the Draft SEIR; rather, it provides additional capacity for future development of housing units to meet the County's remaining unmet RHNA of 2,884 lower income category units, consistent with State law. Of the approximately 235 acres proposed to be rezoned, approximately 156 acres (66 percent) currently allows for (either by-right or with a discretionary entitlement) multifamily residential development. The Project would increase residential density on these sites and does not change the development footprint. The horizon year for the Project is 2029.</p> <p>Pursuant to Section 15162 of the CEQA Guidelines, the Draft SEIR tiers from the Sacramento County General Plan Update Final Environmental Impact Report (State Clearinghouse Number 2007082086), and the EIRs for the three distinct area plans (Fair Oaks Boulevard Corridor Plan and Roadway Project Final Environmental Impact Report [State Clearinghouse Number 2009042112], North Watt Avenue Corridor Plan Final Environmental Impact Report [State Clearinghouse Number 2009092067], and Old Florin Town Special Planning Area Final Environmental Impact Report [State Clearinghouse Number 2007072051], collectively referred to as "prior EIRs."</p>

Contact Information

Name	Jessie Shen
Agency Name	Sacramento County Planning
Job Title	Senior Planner

Contact Types

Lead/Public Agency

Attachment 1

Address827 7th street ste 225
sacramento, CA 95814**Phone**

(916) 875-3711

Email

shenj@saccounty.gov

Location

Cities	Sacramento
Counties	Sacramento
Regions	Countywide
Parcel #	N/A

Notice of Completion

State Review Period Start	4/5/2024
State Review Period End	5/20/2024
State Reviewing Agencies	California Air Resources Board (ARB), California Department of Fish and Wildlife, North Central Region 2 (CDFW), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Transportation, District 3 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Governor's Office of Emergency Services (OES), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB), California State Lands Commission (SLC), Central Valley Flood Protection Board, Delta Protection Commission, Delta Stewardship Council, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality
Development Types	Other (Rezone to allow additional capacity for moderate and lower income)
Local Actions	General Plan Amendment, Rezone, Zoning Ordinance Amendments
Project Issues	Aesthetics, Air Quality, Cumulative Effects, Growth Inducement, Noise, Public Services, Recreation, Schools/Universities, Sewer Capacity, Solid Waste, Tribal Cultural Resources
Local Review Period Start	4/5/2024
Local Review Period End	5/20/2024

Draft Environmental Document [Draft IS, NOI_NOA_Public notices, OPR Summary Form, Appx,]

PLNP2020-00042_Draft SEIR NOA PDF 199 K

Sacramento County RHNA Rezone Project Draft SEIR and Appendices PDF 129423 K

SCH Summary Form PDF 619 K

Notice of Completion [NOC] Transmittal form

NOC PDF 233 K

Disclaimer: The Governor’s Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at [\(916\) 445-0613](tel:9164450613). For more information, please visit [OPR’s Accessibility Site](#).

Todd Smith, Planning Director
Planning and Environmental Review



Troy Givans, Director
Department of Community
Development

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=OURXb0NiT2lKN2Z4YW5laHdmZVkvUT09>
- 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:

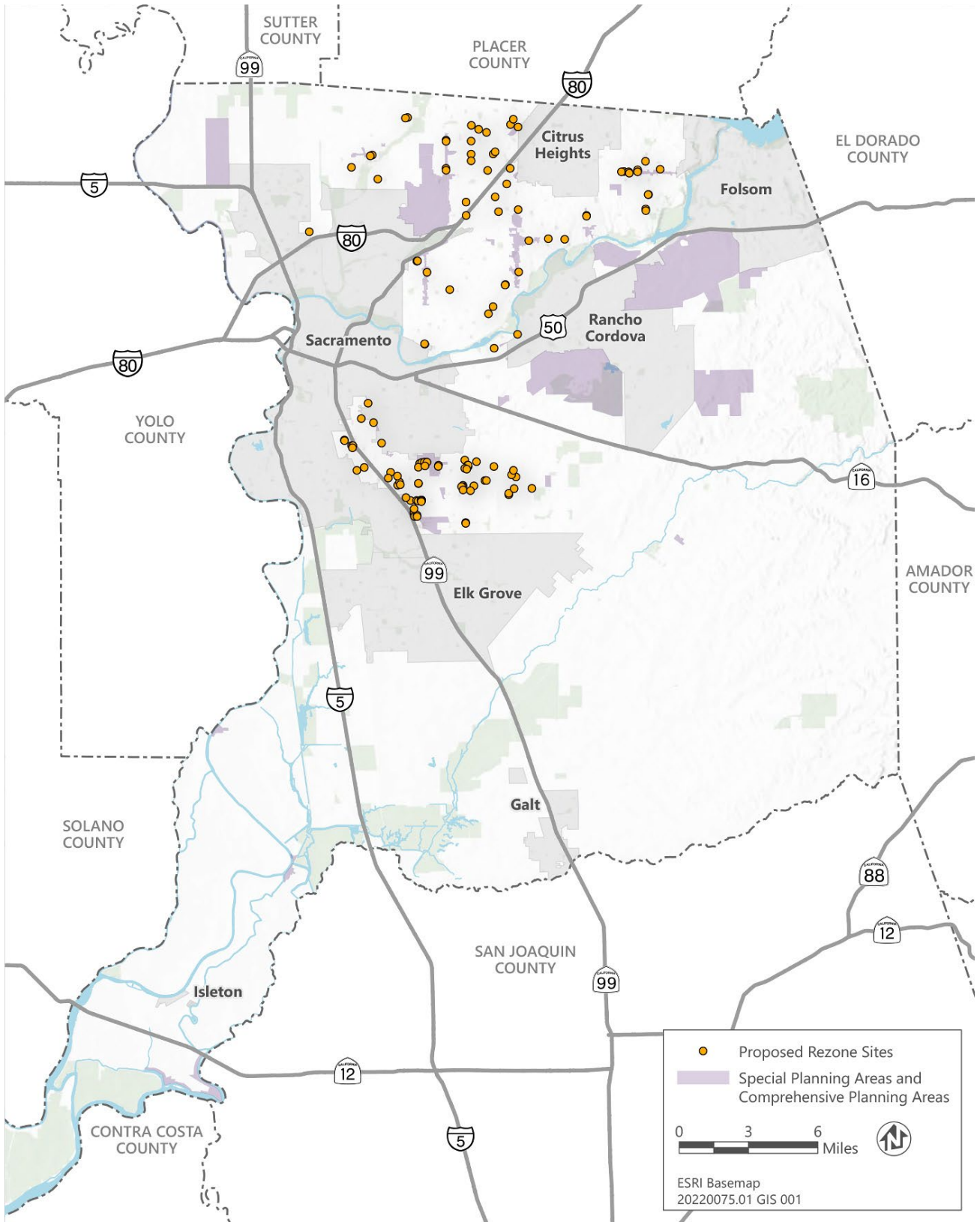
The analysis in the SEIR will describe conditions as compared to the General Plan EIR, describe the legal and regulatory framework relevant to the project, describe standards of significance to be used in the analysis, and describe analysis methodologies. The SEIR will evaluate whether implementing the 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.

827 7th Street, Room 225 • Sacramento, California 95814 • phone (916) 874-7914 • fax (916) 874-8343 • www.saccounty.net

Plate NOP-1 Rezone Sites



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Notice of Preparation of a Draft Subsequent Environmental Impact Report for the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (PLNP2020-00042)

Lead Agency: Sacramento County Contact Person: Leanne Mueller
 Mailing Address: 827 7th Street, Rm. 225 Phone: 916-874-6155
 City: Sacramento Zip: 95814 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: All
 Cross Streets: N/A Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 50/80/99 Waterways: American River
 Airports: Mather and McClellan Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: SPA

Development Type:

Residential: Units 3,300 Acres 165
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

various

Project Description: (please use a separate page if necessary)

See attached NOP

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 12, 2023 Ending Date July 13, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Sacramento County Planning and Environmental Review</u>
Address: _____	Address: <u>827 7th Street RM 225</u>
City/State/Zip: _____	City/State/Zip: <u>Sacramento CA</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=jnewton@csacounty.net, c=US
Date: 2023.06.09 08:41:06 -0700

Date: 6/9/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Todd Smith, Planning Director
Planning and Environmental Review



Troy Givans, Director
Department of Community
Development

COUNTY OF SACRAMENTO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ENVIRONMENTAL REVIEW DIVISION
NOTICE OF PREPARATION

DECEMBER 22, 2023

TO: ALL INTERESTED PARTIES

SUBJECT: REVISED NOTICE OF PREPARATION OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT (SCH# 2023060304; COUNTY CONTROL No. 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). The SEIR will address new information or changes not included in the previously certified environmental documents for which candidate rezone sites are located in. This Notice of Preparation (NOP) has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the 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 30 days after receipt of this notice (by January 22, 2024).

An NOP for the Project was issued on June 12, 2023. Given Project refinements, specifically the adjustment in acreages proposed for rezone as described in detail below, there is a need to reissue the NOP. As such, this NOP supersedes the prior NOP released on June 12, 2023.

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:

Jessie Shen, Senior Planner
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225, Sacramento, CA 95814
or via e-mail at: CEQA@saccounty.net

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

Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (PLNP2020-00042)

A scoping meeting tailored to agencies for the Project will be held on Thursday, January 4, 2024 from 10:00 AM to 12:00 PM (noon) virtually via Zoom at:

<https://saccounty-net.zoomgov.com/j/1615249340?pwd=K3pLbE1LOFV0dTRsM0c0c2tGbUZTQT09>

Agencies with specific questions about the Project should contact Jessie Shen, Senior Planner, at 916.875.3711 or shenj@saccounty.gov for further information.

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 opportunities for housing at all income levels. The RHNA identified in the *Sacramento County Housing Element of 2021-2029* (Housing Element) for unincorporated Sacramento County is 21,272 new housing units. Table 1 identifies the RHNA allocation of the new housing units and projected supply by income category (i.e., income category the units are required to be affordable for).

Table 1. 2021-2029 Regional Housing Needs Allocation and Projected Supply for Unincorporated Sacramento County by Income Category

Income Category (Income Level)	RHNA	Projected Supply¹	Oversupply / Shortfall
Lower Income (\$0 - \$69,050) ²	7,158 units	4,274 units	-2,884 units
Moderate Income (\$69,051 - \$103,550)	4,186 units	7,658 units	+3,472 units
Above Moderate Income (\$103,550+)	9,928 units	12,121 units	+2,189 units
<i>Total</i>	<i>21,272 units</i>	<i>23,653 units</i>	

Notes: ¹ Projected supply includes accessory dwelling units (ADUs).

² The lower income category includes Extremely Low Income (\$0 - \$25,900), Very Low Income (\$25,901 - \$43,150), and Low Income (\$43,151 - \$69,050) levels.

Source: Sacramento County Housing Element of 2021-2029.

As summarized in Table 1, the Housing Element demonstrates that the County has sufficient residential capacity to accommodate its RHNA for moderate and above moderate income category units, but has a shortfall of sites to accommodate the lower income category units. The County has appropriately-zoned sites to accommodate 4,274 lower income category units, compared to a RHNA of 7,158 lower income category units. Therefore, there is a shortfall of 2,884 lower income category units. Program A1 of the Housing Element identifies the Countywide Rezone Program (Project) as the means to accomplish accommodating the shortfall of lower income category units.

PROJECT DESCRIPTION AND LOCATION:

As described in Program A1 of the Housing Element, to meet the shortfall identified for the lower income category (2,884 units), the County is required to rezone sufficient sites to allow multifamily residential uses by-right, at 30 dwelling units per acre or greater. The County intends to rezone additional sites beyond those needed to meet the RHNA obligation for the lower income category in order to provide a buffer of lower-income sites in the event those sites are lost from the inventory (i.e., lower-income sites

Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (PLNP2020-00042)

are developed units for moderate or above moderate income categories). Additionally, the County also intends to rezone sites to increase the buffer for the moderate income category.

The Project entails the rezone of 83 candidate rezone sites, totaling ± 248.33 acres, resulting in a potential development capacity (realistic capacity) of $\pm 4,081$ lower income category units and ± 156 moderate income category units. The addition of $\pm 4,081$ lower income category units exceeds the County's unmet RHNA of 2,884 lower income category units by 1,197 units. Plate NOP-1 shows the locations of the candidate rezone sites.

Table 2 provides a summary of the total acreage and net increase in residential units resulting from the Project by community planning area. The net increase in residential units is the difference between a candidate rezone site's existing zoning designation maximum density permitted and the proposed zoning designation maximum density permitted. For example, a 1-acre site currently zoned RD-20 (maximum density of 20 units per acre) with a proposed zoning of RD-30 (maximum density of 30 units per acre) nets 10 additional units with the Project.

Table 2. Summary of Rezone Acreage and Associated Net Increase in Units by Community Planning Area

Community Planning Area	Rezone Acreage		Net Increase in Units ¹	
	Lower Income	Moderate Income	Lower Income	Moderate Income
Antelope	35.43	0.00	701	0
Arden Arcade	1.98	0.00	20	0
Carmichael/Old Foothill Farms	10.10	6.52	209	68
Cordova	13.90	0.00	278	0
Fair Oaks	2.89	0.00	51	0
North Highlands	41.55	0.97	531	0 ²
Orangevale	5.71	2.22	144	19
Rio Linda/Elverta	18.77	0.00	321	0
South Sacramento	91.97	11.51	1,747	115
Vineyard	4.81	0.00	141	0
<i>Subtotal</i>	<i>227.11</i>	<i>21.22</i>	<i>4,143</i>	<i>202</i>
<i>Total</i>	<i>± 248.33 acres</i>		<i>$\pm 4,345$ units</i>	

Notes: ¹ The net increase in units is the difference between a candidate rezone site's existing zoning designation maximum density permitted and the proposed zoning designation maximum density permitted.

² There is no net increase in units as the maximum density (from existing to proposed zoning) is unchanged; however, minimum density with the proposed zoning would increase compared to existing zoning.

As shown in Table 2, a total of ± 248.33 acres within 10 community planning areas would be rezoned with ± 227.11 acres accommodating the lower income category and ± 21.22 acres accommodating the moderate income category. The Project would result in a net increase of 4,345 units, of which $\pm 4,143$ units are lower income and ± 202 units are moderate income.

Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (PLNP2020-00042)

The Project does not propose to construct new residential or other development on the ±248.33 acres proposed to be rezoned; rather, it provides capacity for future development of housing units to meet the County's remaining unmet RHNA of 2,884 lower income category units, consistent with State law. Of the total ±248.33 acres proposed to be rezoned, ±161.90 acres (65 percent) currently allows for (either by-right or with a discretionary entitlement) multifamily residential development. The Project would increase residential density on these sites and does not change the development footprint. The horizon year for the Project is 2029.

Analysis of the Project tiers from the *Sacramento County General Plan of 2005-2030* (General Plan) and three distinct area plans (Fair Oaks Boulevard Corridor Plan, North Watt Avenue Corridor Plan, and Old Florin Town SPA). Table 3 summarizes the Project's resultant net increase in residential units for each plan.

Table 3. Summary of Project's Net Increase in Residential Units By Land Use Plan

Land Use Plan	Project's Net Increase in Residential Units
General Plan	±3,829 units
Fair Oaks Boulevard Corridor Plan	±12 units
North Watt Avenue Corridor Plan	±230 units
Old Florin Town SPA	±274 units
<i>Total</i>	<i>±4,345 units</i>

In addition to the required Community Plan Amendment and corresponding Rezone for the Project, the Project would require amendments to the County's General Plan to ensure consistency between the General Plan land use designations and proposed zoning districts. Of the total ±248.33 acres proposed to be rezoned with the Project, ±115.23 acres would be amended to the Medium Density Residential (MDR) land use designation and ±71.72 acres would be amended to the High Density Residential (HDR) land use designation. The remaining ±61.38 acres would not require a General Plan land use designation amendment.

Additionally, the Sacramento County Zoning Code (Zoning Code) would be amended to ensure compliance with State housing law. Distinct area plans (i.e., special planning areas [SPAs], Corridor Plan areas, and neighborhood preservation areas [NPAs]), which are an extension of the Zoning Code, that contain candidate rezone sites would also be amended to ensure consistency with State requirements for density and classifying sites within these distinct area plans as available affordable housing sites.

PROJECT OBJECTIVES:

The purpose of the Project is to address the housing needs of the County and to meet the requirements of State law. The objectives of the Project are to:

- Comply with California Government Code Sections 65583 and 65583.2;
- Implement Program A1 to increase the vacant land inventory and facilitate development;
- 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; and
- Provide zoning and land use designations for moderate income housing units.

ENVIRONMENTAL/LAND USE SETTING:

The Project is located in Sacramento County, which lies within the Central Valley of California. The County includes 7 incorporated cities, and the remaining unincorporated portions of the County is divided into 14 community planning areas. Most of these community planning areas are in the urbanized core in the western, northwestern or northern portion of the County, where the majority of the candidate rezone sites are proposed (Plate NOP-1). The southwestern, eastern and southern portions of the County are more agricultural and rural residential. Many portions of the developed County are within the historic floodplains of the three major rivers (Sacramento, American, and Cosumnes Rivers) and are protected by a system of levees.

PROBABLE ENVIRONMENTAL EFFECTS/SEIR FOCUS:

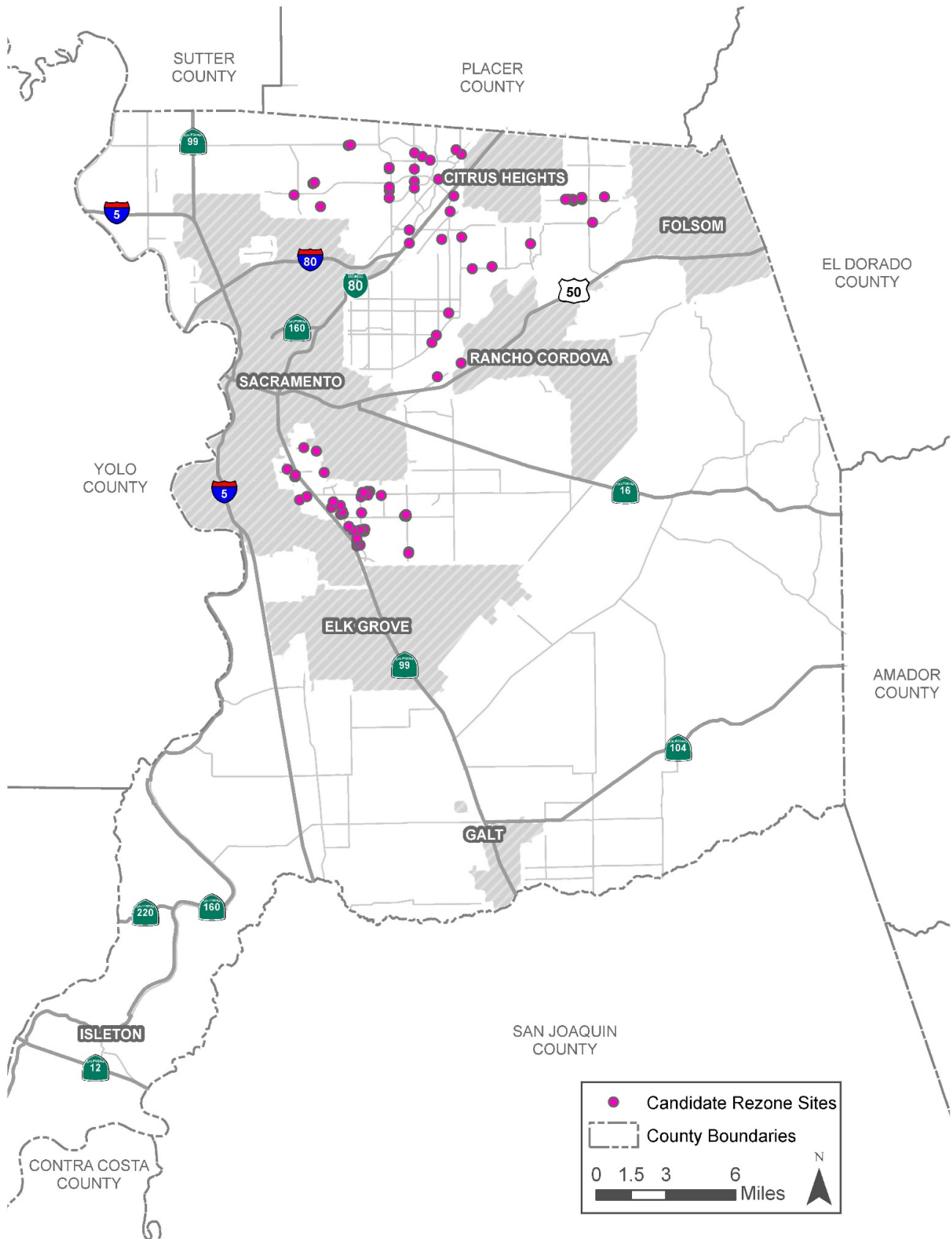
The analysis in the SEIR will describe conditions as compared to the *Sacramento County General Plan Update Final Environmental Impact Report* (General Plan FEIR), *Fair Oaks Boulevard Corridor Plan and Roadway Project Final Environmental Impact Report* (Fair Oaks Boulevard Corridor Plan FEIR), *North Watt Avenue Corridor Plan Final Environmental Impact Report* (North Watt Avenue Corridor Plan FEIR), and *Old Florin Town Special Planning Area Final Environmental Impact Report* (Old Florin Town SPA FEIR) (collectively referred to as prior FEIRs), 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 prior FEIRs. The following issue areas will be addressed in the SEIR: transportation, air quality, climate change, energy, land use, aesthetics, 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, the prior FEIRs sections that evaluated the potential for ground disturbance to result in physical adverse effects to natural resources would not alter the prior FEIR's evaluation of impacts associated with ground disturbance. The County anticipates that the Project would not alter the analysis and conclusions of the prior FEIRs on the following environmental issue areas: agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and mineral resources. These issue areas will be discussed in an "Effects Adequately Addressed in the Prior FEIRs" 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: Candidate Rezone Sites



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023060304

Project Title: Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project

Lead Agency: Sacramento County

Contact Person: Jessie Shen

Mailing Address: 827 7th Street, Room 225

Phone: 916.875.3711

City: Sacramento

Zip: 95814

County: Sacramento

Project Location: County: Sacramento City/Nearest Community: n/a

Cross Streets: n/a Zip Code: n/a

Longitude/Latitude (degrees, minutes and seconds): n/a ° n/a ' n/a " N / n/a ° n/a ' n/a " W Total Acres: ±248.33 acres

Assessor's Parcel No.: n/a Section: n/a Twp.: n/a Range: n/a Base: n/a

Within 2 Miles: State Hwy #: 99 & US 50 / I-80

Waterways: American River, Cripple Creek, Goat Creek, Gibson Lake, Lake Natoma

Airports: Mather, McClellan, Rio Linda, Sac Exec

Railways: CCT, SAV, UPRR

Schools: Several w/in unincorporated County

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: Zoning Ordinance Amendments

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input checked="" type="checkbox"/> Other: Rezone to allow additional capacity for moderate and lower income housing units
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Primarily vacant; ag, ag-res, commercial, industrial, residential & mixed use; AG-RES, COMM/OFF, INT IND, MDR, LDR & TOD

Project Description: (please use a separate page if necessary)

The Project entails the rezone of 83 candidate rezone sites, totaling ±248.33 acres, resulting in a potential development capacity (realistic capacity) of ±4,081 lower income category units and ±156 moderate income category units. The addition of ±4,081 lower income category units exceeds the County's unmet RHNA of 2,884 lower income category units by 1,197 units. The Project does not propose to construct new residential or other development on the ±248.33 acres proposed to be rezoned; rather, it provides capacity for future development of housing units to meet the County's remaining unmet RHNA of 2,884 lower income category units, consistent with State law. Of the total ±248.33 acres proposed to be rezoned, ±161.90 acres (65 percent) currently allows for (either by-right or with a discretionary entitlement) multifamily residential development. The Project would increase residential density on these sites and does not change the development footprint. The horizon year for the Project is 2029. Amendments to the County's General Plan land use designations for some candidate rezone sites and amendments to the Zoning Code are also required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	Other: _____
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 22, 2023 Ending Date January 22, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Sacramento County Planning and Environmental Review</u>
Address: _____	Address: <u>827 7th Street, Room 225</u>
City/State/Zip: _____	City/State/Zip: <u>Sacramento, CA 95814</u>
Contact: _____	Phone: <u>916.875.3711</u>
Phone: _____	

Signature of Lead Agency Representative: Joelle Inman

on:Joelle Inman, on:Planning and Environmental Review, ou:Principal Planner, Long Range Planning, email:jinman@scacounty.gov, c:105 2023.12.20 16:10:00 -0800

Date: 12/20/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Todd Smith, Planning Director
Planning and Environmental Review



Troy Givans, Director
Department of Community
Development

COUNTY OF SACRAMENTO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ENVIRONMENTAL REVIEW DIVISION
NOTICE OF AVAILABILITY

APRIL 5, 2024

TO: ALL INTERESTED PARTIES

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT (SCH# 2023060304; COUNTY CONTROL No. PLNP2020-00042)

NOTICE is hereby given that a Draft Subsequent Environmental Impact Report (Draft SEIR) has been prepared by the County of Sacramento, State of California, and is available for public review pursuant to the California Environmental Quality Act (CEQA) Guidelines.

PROJECT TITLE: Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project

CONTROL NUMBER: PLNP2020-00042

STATE CLEARINGHOUSE NUMBER: 2023060304

ASSESSOR'S PARCEL NUMBERS: Various ±

PROJECT LOCATION AND GENERAL DESCRIPTION:

The Project consists of rezoning sites totaling approximately 235 acres across unincorporated Sacramento County to provide additional lower income (i.e., extremely low income, very low income, and low income) and moderate-income category housing opportunities.

Unincorporated portions of Sacramento County (i.e., excluding incorporated cities) encompass approximately 469,083 acres or 775 square miles (approximately 79 percent of the entire County). The unincorporated County is divided into 14 communities. The Project proposes rezoning of parcels (or portions of parcels) (referred to as candidate rezone sites) within 10 of the County communities including: Antelope, Arden Arcade, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, North Highlands, Orangevale, Rio Linda/Elverta, South Sacramento, and Vineyard.

The Project does not propose to construct new residential or other development on the approximately 235 acres evaluated in the Draft SEIR; rather, it provides additional capacity for future development of housing units to meet the County's remaining unmet RHNA of 2,884 lower income category units, consistent with State law. Of the approximately 235 acres proposed to be rezoned, approximately 156 acres (66 percent) currently allows for (either by-right or with a discretionary entitlement) multifamily residential development. The Project would increase residential density on these sites and does not change the development footprint. The horizon year for the Project is 2029.

Pursuant to Section 15162 of the CEQA Guidelines, the Draft SEIR tiers from the *Sacramento County General Plan Update Final Environmental Impact Report* (State Clearinghouse Number 2007082086), and the EIRs for the three distinct area plans (*Fair Oaks Boulevard Corridor Plan and Roadway Project Final Environmental Impact Report* [State Clearinghouse Number 2009042112], *North Watt Avenue Corridor Plan Final Environmental Impact Report* [State Clearinghouse Number 2009092067], and *Old Florin Town Special Planning Area Final Environmental Impact Report* [State Clearinghouse Number 2007072051], collectively referred to as “prior EIRs.”

SUMMARY OF IMPACTS:

The Draft SEIR identifies new or more significant effects than disclosed in the prior EIRs in air quality (construction and operational emissions), climate change (construction and operational emissions), noise and vibration (construction noise and vibration), transportation (transit facilities and vehicle miles traveled [VMT] impacts) and utilities (water supply). Mitigation measures are identified for these environmental topic areas, except for transportation (transit facilities impact) as there is no feasible mitigation available. Even with implementation of identified mitigation measures, the Project’s contribution to impacts would be substantial and overall impacts remain significant and unavoidable.

The Draft SEIR identifies no new or more significant effects than disclosed in the prior EIRs in aesthetics (light/glare), air quality (consistency with air quality plans), noise and vibration (operational traffic noise), transportation (airport safety), and utilities (wastewater treatment for General Plan EIR). The Project’s contribution to impacts would not be substantial; however, overall impacts as disclosed in prior EIRs remain significant and unavoidable.

The Draft SEIR identifies no new or more significant effects than disclosed in the prior EIRs in aesthetics (visual character or quality of public views), air quality (toxic air contaminants [TACs], carbon monoxide [CO] hotspot, and odors), climate change (conflict with greenhouse gas [GHG] reduction plans), energy, noise and vibration (operational noise), public services and recreation, transportation (bicycle and pedestrian facilities, design hazards, and emergency access), tribal cultural resources, utilities (wastewater capacity for distinct area plan EIRs, and solid waste services/facilities), and wildfire. Mitigation measures are identified for air quality (TACs), tribal cultural resources, and utilities (wastewater capacity in distinct area plan EIRs) to reduce impacts to a less-than-significant level. The Project’s contribution to impacts would not be substantial and overall impacts would remain less than significant with implementation of mitigation measures, where applicable.

Environmental effects adequately addressed in prior EIRs include agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, and population and housing. Project impacts to these environmental area topics would not result in new or more severe effects than disclosed in the prior EIRs, with implementation of standard mitigation measures and mitigation measures identified in the prior EIRs for biological resources, cultural resources, and hazards and hazardous materials.

REVIEW OF AND PUBLIC COMMENT ON THE DRAFT SEIR:

The Draft SEIR, as well as other Project information and details, may be reviewed online at:

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

A hardcopy of the Draft SEIR is available for review at the address below:

Sacramento County
Planning and Environmental Review Division
827 7th Street, Room 225,
Sacramento, CA 95814

The review period for the Draft SEIR begins April 5, 2024 and ends May 20, 2024.

Comments on the Draft SEIR should be directed to:

Jessie Shen, Senior Planner
Department of Community Development
Planning and Environmental Review Division
827 7th Street, Room 225, Sacramento, CA 95814
or via e-mail at: CEQA@saccounty.net & shenj@saccounty.gov

Comments must be received by May 20, 2024. Failure to comment will not preclude your right to testify at a future public hearing for the Project. Subsequent notices providing the date, time, and place of the public hearings will be provided by the hearing body authorized to conduct the public hearing for the Project.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023060304

Project Title: Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project

Lead Agency: Sacramento County

Contact Person: Jessie Shen

Mailing Address: 827 7th Street, Room 225

Phone: 916.875.3711

City: Sacramento

Zip: 95814

County: Sacramento

Project Location: County: Sacramento

City/Nearest Community: n/a

Cross Streets: n/a

Zip Code: n/a

Longitude/Latitude (degrees, minutes and seconds): n/a ° n/a ' n/a " N / n/a ° n/a ' n/a " W Total Acres: ±235 acres

Assessor's Parcel No.: n/a

Section: n/a

Twp.: n/a

Range: n/a

Base: n/a

Within 2 Miles: State Hwy #: 99 & US 50 / I-80

Waterways: American River, Cripple Creek, Goat Creek, Gibson Lake, Lake Natoma

Airports: Mather, McClellan, Rio Linda, Sac Exec

Railways: CCT, SAV, UPRR

Schools: Several w/in unincorporated County

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) 2007082086, 2009042112,

Draft EIS

Other: _____

Mit Neg Dec

Other: cont. above: 2009092067 & 2007072051

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: Zoning Ordinance Amendments

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: Rezone to allow additional capacity for moderate and lower income housing units

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Primarily vacant; ag, ag-res, commercial, industrial, residential & mixed use; AG-RES, COMM/OFF, INT IND, MDR, LDR & TOD

Project Description: (please use a separate page if necessary)

The Project entails the rezone of 79 candidate rezone sites, totaling ±235 acres, resulting in a potential development capacity (realistic capacity) of ±3,857 lower income category units and ±156 moderate income category units. The addition of ±3,857 lower income category units exceeds the County's unmet RHNA of 2,884 lower income category units by 973 units. The Project does not propose to construct new residential or other development on the ±235 acres proposed to be rezoned; rather, it provides capacity for future development of housing units to meet the County's remaining unmet RHNA of 2,884 lower income category units, consistent with State law. Of the total ±235 acres proposed to be rezoned, ±156 acres (66 percent) currently allows for (either by-right or with a discretionary entitlement) multifamily residential development. The Project would increase residential density on these sites and does not change the development footprint. The horizon year for the Project is 2029. Amendments to the County's General Plan land use designations for some candidate rezone sites and amendments to the Zoning Code are also required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	Other: _____
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 5, 2024 Ending Date May 20, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent</u>	Applicant: <u>Sacramento County Planning and Environmental Review</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>827 7th Street, Room 225</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Sacramento, CA 95814</u>
Contact: <u>Kari Zajac, Senior Environmental Project Manager</u>	Phone: <u>916.875.3711</u>
Phone: <u>916.732.3329</u>	

Signature of Lead Agency Representative: Joelle Inman

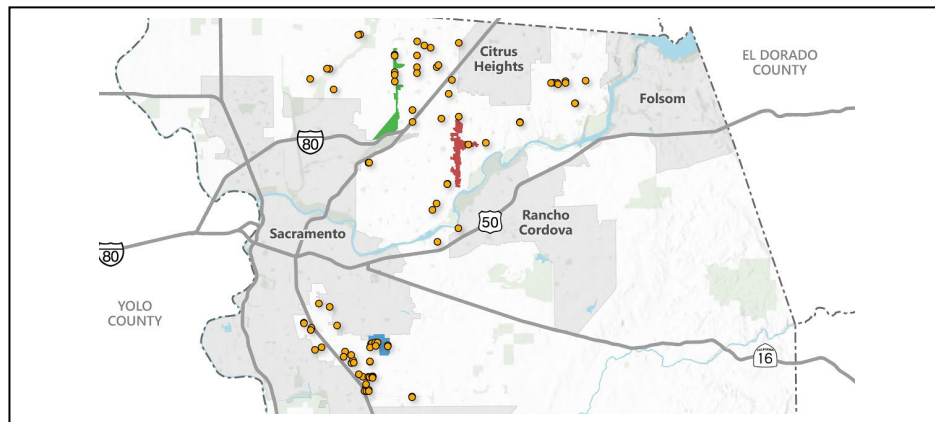
Digitally signed by Joelle Inman
Date: 2024.04.05 10:42:03 -07'00'

Date: 4/5/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION REZONE PROJECT



*Control Number: PLNP2020-00042
State Clearinghouse Number: 2023060304
April 2024*

COUNTY OF SACRAMENTO

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ENVIRONMENTAL REVIEW
827 7TH STREET, ROOM 225
SACRAMENTO, CALIFORNIA 95814

