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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.