



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Beech Hill Apartments

Control Number:

PLNP2023-00082

Project Location:

The project site is located at the northwest corner of Greenback Lane and Beech Avenue, in the Orangevale community of unincorporated Sacramento County.

APN:

261-0210-019-0000

Description of Project:

The project consists of the following requests:

1. A **Development Plan Review** for a multi-family development utilizing the Affordable Housing Incentive Bonus Program, for 29 multi-family units, on approximately 1.3 acres in the Greenback Lane Special Planning Area.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).
3. A **Tree Permit (TREE2023-00406)** for the removal of multiple oak trees, pursuant to the County Tree Preservation and Protection Ordinance (Chapter 19.12 of County Code).

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Pacific Housing, Inc.
Contact: Mark Wiese
2115 J Street, Suite 201
Sacramento, CA 95816
mwiese@pacifichousing.org
(916) 638-5200

Exempt Status:

CEQA Guidelines Section 15194 – Affordable Housing Exemption

Reasons why project is exempt:

CEQA does not apply to any development project that meets the following criteria:

- (a) The project meets the threshold criteria set forth in Section 15192.

As lead agency, Sacramento County has determined that the project meets the threshold criteria set forth in Section 15192. See the attached consistency document.

- (b) The project meets the following size criteria: the project site is not more than five acres in area.

The project site is not more than five acres in area; the project site is approximately 1.31 acres in area.

- (c) The project meets both of the following requirements regarding location:

- (1) The project meets one of the following locations requirements relating to population density:

(A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.

(B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 person per square mile and a total population of at least 25,000 persons.

(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

The project site meets Section 15194 (c)(1)(C) and is located in Orangevale, CA, which is a census defined place with a population density of at least 1,000 persons per square mile. Per the 2020 Census Orangevale has a population density of 3,106 people per square mile. Furthermore, the project would not have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable project vicinity of the project.

- (2) The project meets one of the following site-specific location requirements:

(A) The project site has been previously developed for qualified urban uses; or

(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

(C) The project site has not been developed for urban uses and all of the following conditions are met:

1. No parcel within the site has been created within 10 years prior to the proposed development of the site.

2. At least 75 percent of the perimeter of the site adjoins parcels that area developed with qualified urban uses.
3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

The project meets section 15194(c)(2)(B); the parcels immediately adjacent to the project site are developed with qualified urban uses. Assessor parcel number 261-0210-023-0000, to the north, is zoned RD-10 (Residential) and is developed with a 10-unit, multi-family structure. Assessor parcel number 261-0210-018-0000, to the northeast, is zoned RD-10 (Residential) and is developed with a single-family residence. Assessor parcel number 261-0210-012-0000, to the west, is zoned SPA (Special Planning Area) with a subzoning district of RD-15 (Residential) and is developed with a 73-unit multi-family development.

(d) The project meets both of the following requirements regarding provision of affordable housing.

- (1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.

The project would construct a total of 29 new apartment units, all of which will be affordable to low-income households. The units would be deed-restricted to ensure income affordability restrictions.

- (2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low-income households, as determined pursuant to Section 50053 of the Health and Safety Code.

Per the memorandum of understanding with the Sacramento Housing Regional Authority, the developer of the project provides sufficient legal commitments to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low-income households, as determined pursuant to Section 50053 of the Health and Safety Code.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:
County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814
 OPR:
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Beech Hill Apartments (PLNP2023-00082)

Section 15192 Compliance Checklist

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192 (a). The project must be consistent with:	Consistent?	
	Yes	No
<p>(1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and</p> <ul style="list-style-type: none"> The project is consistent with the General Plan land use designation of Medium Density Residential. The project is located within the Orangevale Community Plan and Greenback Lane Special Planning Areas and is consistent with the RD-10 (Residential) subzone. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

- (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application of the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with general plan because the project property has not been rezoned to conform with the general plan.
- The project is consistent with the RD-10 (Residential) zoning district.

X

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC §15192(b). Community-level environmental review has been adopted or certified.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> A Final Environmental Impact Report for the Sacramento County General Plan Update (SCH# 2007062086; County Control# 2002-GPB-0105) was certified by the County Board of Supervisors on November 9, 2011. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC 15192(c). The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project can be adequately served by existing utilities. Existing water, public sewer, electric, and gas utilities are located along the adjacent roadways. The water service provider is Orangevale Water Company. Public sewer is provided by the Sacramento Area Sewer District and Sacramento Regional Sanitation District. Electricity is provided by Sacramento Municipal Utility District and gas is provided by Pacific Gas and Electric. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC 15192(d). The site of the project:	Consistent?	
	Yes	No
<p>(1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations</p> <ul style="list-style-type: none"> The project site does not contain wetlands. Terracon Consultants, Inc. conducted a pedestrian-level biological survey of the site and concluded that the project site does not contain wetland vegetation, hydric soils, or wetland hydrology. Moreover, the project does not contain any state jurisdictional aquatic resources. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

<p>(2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish amphibians, and invertebrates depend for their conservation and protection.</p> <ul style="list-style-type: none"> The project site does not have any value as an ecological community upon which wild animals, birds, plants, fish amphibians, and invertebrates depend for their conservation and protection. The 1.31-acre parcel is located along an urban corridor and is surrounded on all sides by residential and commercial uses. <p>Terracon biologists conducted a site survey on May 9, 2023, to document biological resources and habitat. No habitat for threatened and endangered species identified by US Fish and Wildlife Service’s Information for Planning and Consultation (IPaC) and California Department of Fish and Wildlife’s California Natural Diversity Database (CNDDDB) database queries was observed within the project area. Additionally, no threatened, endangered or candidate species were observed onsite.</p>	<p>X</p>	
---	----------	--

--	--	--

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

<p>(3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et. seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.</p> <ul style="list-style-type: none"> The project would not harm any species protected by the federal Endangered Species Act or California Endangered Species Act. The 1.31-acre parcel is located along an urban corridor and is surrounded on all sides by residential and commercial uses. The project site does not provide habitat to any plant or wildlife species protected by the ESA or CESA. <p>Terracon biologists conducted a site survey on May 9, 2023, to document biological resources and habitat. No habitat for threatened and endangered species identified by IPaC and CNDDB database queries was observed within the project area. Additionally, no threatened, endangered or candidate species were observed onsite.</p>	<p>X</p>	
--	----------	--

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

(4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

X

- There are several native oaks protected by the Sacramento County General Plan and Sacramento County Tree Ordinance. Removal of native oaks is allowed by obtaining a tree permit, per the County Tree Preservation and Protection Ordinance (Chapter 19.12 of County Code). Tree removal requires equivalent inches at diameter breast height (dbh) in replacement plantings, and where replacement plantings are deemed infeasible by the Environmental Coordinator in-lieu fee payment may be made to the County Tree Preservation Fund.

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC §15192(e). The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65692.5 of the Government Code.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project site is not included on any list of facilities and sites compiled pursuant to Section 65692.5 of the Government Code. The GeoTracker and EnviroStor databases were checked, on June 22, 2023, and there were no records associated with the site or within a mile of the project site. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC §15192(f). The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:	Consistent?	
	Yes	No
<p>(1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p> <ul style="list-style-type: none"> Terracon prepared a Phase I Environmental Site Assessment (ESA) for the project parcel. The Phase I ESA, dated February 24, 2023, did not result in the finding of any public health risks that could result from the proposed project. No records of pollution events or hazardous materials were identified by the Phase I ESA. No evidence of any hazardous substance that could have the potential to expose future occupants to safety or health hazards was identified. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

(2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

X

- Terracon prepared a Phase I Environmental Site Assessment (ESA) for the project parcel. The Phase I ESA, dated February 24, 2023, did not result in the finding of any public health risks that could result from the proposed project. No records of pollution events or hazardous materials were identified by the Phase I ESA. No evidence of any hazardous substance that could have the potential to expose future occupants to safety or health hazards was identified.

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192(g). The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> No known archaeological or cultural resources occur onsite. The Northern California Information Center was contracted regarding the proposed project. A record search indicated that the project site not considered sensitive for archaeological resources. Sacramento County Planning & Environmental Review staff archaeologist conducted a pedestrian-level survey of the project parcel on June 22, 2023. The survey did not identify any archaeological or cultural resources on the project site. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC 15192(h). The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project site is not located within a state fire hazard severity zone and is not subject to wildland fire hazard. The project is within the urbanized area of the unincorporated County. There is no significant risk of loss, injury, or death to people or structures associated with wildland fires. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192(i). The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> A Phase I Environmental Site Assessment, dated February 24, 2023, did not result in the finding of any nearby materials that would result in an unusually high risk of fire or explosion. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192(j). The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> Terracon prepared a Phase I Environmental Site Assessment (ESA) for the project parcel. The Phase I ESA, dated February 24, 2023, did not result in the finding of any public health risks that could result from the proposed project. No records of pollution events or hazardous materials were identified by the Phase I ESA. Additionally, no evidence of any hazardous substance that could have the potential to expose future occupants to safety or health hazards was identified. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192(k). Either the project site not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project site is not within a delineated earthquake fault zone or seismic hazard zone. Sacramento County is not within an Alquist-Priolo Earthquake Fault Zone. Although there are no known active earthquake faults in the project area, the site could be subject to some ground shaking from regional faults. The Uniform Building Code contains applicable construction regulations for earthquake safety that will ensure less than significant impacts. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192(l). Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

Consistent?	
Yes	No

- The project site is not located within a landslide hazard zone according to the California Department of Conservation's Landslide Maps.
- The project site is not located within a Federal Emergency Management Agency's designated floodplain area. Nor is the project located within a local flood hazard area.

X	
---	--

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC § 15192(m). The project site is not located on developed open space.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project site is not located on any state or local open space area. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC 15192 (n). The project site is not located within the boundaries of a state conservancy.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project site is not located within the boundaries of a state conservancy, per the California Natural Resource Agency's State Conservancies geodatabase. 	X	

THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS—PUBLIC RESOURCES CODE (PRC) § 15192

PRC 15192(o). The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195.	Consistent?	
	Yes	No
<ul style="list-style-type: none"> The project site consists of one parcel that has not been divided into smaller projects to qualify for one or more exemptions set forth in sections 15193 to 15195. 	X	