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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 7<sup>th</sup> Street, Room 225, Sacramento, CA 95814  
or via e-mail at: [CEQA@saccounty.net](mailto:CEQA@saccounty.net)

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

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](mailto: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**

<b>Income Category (Income Level)</b>	<b>RHNA</b>	<b>Projected Supply<sup>1</sup></b>	<b>Oversupply / Shortfall</b>
Lower Income (\$0 - \$69,050) <sup>2</sup>	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: <sup>1</sup> Projected supply includes accessory dwelling units (ADUs).

<sup>2</sup> 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

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 ±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. 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 <sup>1</sup>	
	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 <sup>2</sup>
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>±4,345 units</i>	

Notes: <sup>1</sup> 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.  
<sup>2</sup> 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 ±4,143 units are lower income and ±202 units are moderate income.

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

