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**APPENDIX UTIL-4: SACRAMENTO AREA SEWER  
DISTRICT ABILITY TO SERVE CORRESPONDENCE**

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**THESE CORRESPONDENCES INCLUDED FOUR ADDITIONAL SITES THAT ARE LONGER INCLUDED IN THE PROJECT. ADDITIONALLY, NUMBERING OF THE CANDIDATE REZONE SITES HAVE BEEN MODIFIED SINCE THE OCCURRENCE OF THESE CORRESPONDENCES.**

**Todd Smith, Planning Director**  
Planning and Environmental  
Review



**Troy Givans, Director**  
Department of Community  
Development

## County of Sacramento

January 4, 2024

Mike Huot, Director of Policy and Planning  
Sacramento Area Sewer District  
10060 Goethe Road  
Sacramento, CA 95827

[huotm@sacsewer.com](mailto:huotm@sacsewer.com) / [sasddevservices@sacsewer.com](mailto:sasddevservices@sacsewer.com) / [srcsddevservices@sacsewer.com](mailto:srcsddevservices@sacsewer.com)

**Subject:** Request for Ability to Serve the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042)

Dear Mike Huot,

Planning and Environmental Review (PER) is currently preparing the environmental analysis associated with the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Project). The Project's revised Notice of Preparation (NOP) was released on December 22, 2023, and may be viewed online at: <https://planning.sacounty.gov/PlansandProjectsInProgress/Pages/Countywide-Rezone-Program.aspx>.

The Sacramento County Housing Element of 2021-2029 identifies a shortfall of 2,884 units for the lower-income category (includes the low, very low, and extremely low income categories; incomes ranging from \$0 to \$69,050 annually) in the County. Simply, there is insufficient appropriately-zoned sites to accommodate the County's RHNA obligation for the lower-income category. As such, PER is undertaking a rezone of  $\pm 248.33$  acres comprising 83 candidate rezone sites within the unincorporated County to provide additional lower-income (to fulfill the RHNA obligation and increase the buffer) and moderate income (to increase the buffer) category housing opportunities. The Project does not propose to construct new residential or other development on the  $\pm 248.33$  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. The planning horizon year for the Project is 2029.

All 83 candidate rezone sites are located within the Sacramento Area Sewer District's and the Sacramento Regional County Sanitation District's (collectively known as SacSewer) service area. Attachment 1 provides a list of the candidate rezone sites (Sites 1-83) and information regarding site acreage, existing and proposed zoning designations, and net increase in units. The net increase in residential units is calculated as the difference between an existing zoning designation's maximum density and the proposed zoning designation's maximum density. 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 a rezone. Attachment 2 depicts the locations of these candidate rezone sites within the SacSewer service

area. In total, the Project is anticipated to result in a net increase of 4,345 units (4,143 lower-income units and 202 moderate-income units) within the SacSewer service area.

It is noted that SacSewer exempts certain types of developments that include deed restricted affordable units from various impact fees. At this time, no development is proposed with the Project; thus, PER is specifically concerned with overall system-wide supply and infrastructure capacity. Pursuant to California *Government Code Section 65583.2(b)(5)*, projects implementing our approved Housing Element, including this Project, require the County to describe existing or planned sewer supply, including the availability and access to distribution facilities. Parcels included in the affordable inventory must have sufficient sewer supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing sewer service, to secure sufficient sewer supply to support housing development. Therefore, PER requests the following information:

1. Whether the projected sewer demand associated with the Project was included as part of an adopted sewer management plan, or similar; and
2. If the Project's sewer demand was not included as part of the most recently adopted sewer management plan, does SacSewer have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) SacSewer may have for the Project. If you have any questions or would like to set up a meeting to further discuss the Project, please contact me at [shenj@saccounty.gov](mailto:shenj@saccounty.gov) or 916.875.3711.

Sincerely,



Jessie Shen  
Senior Planner

#### Attachments

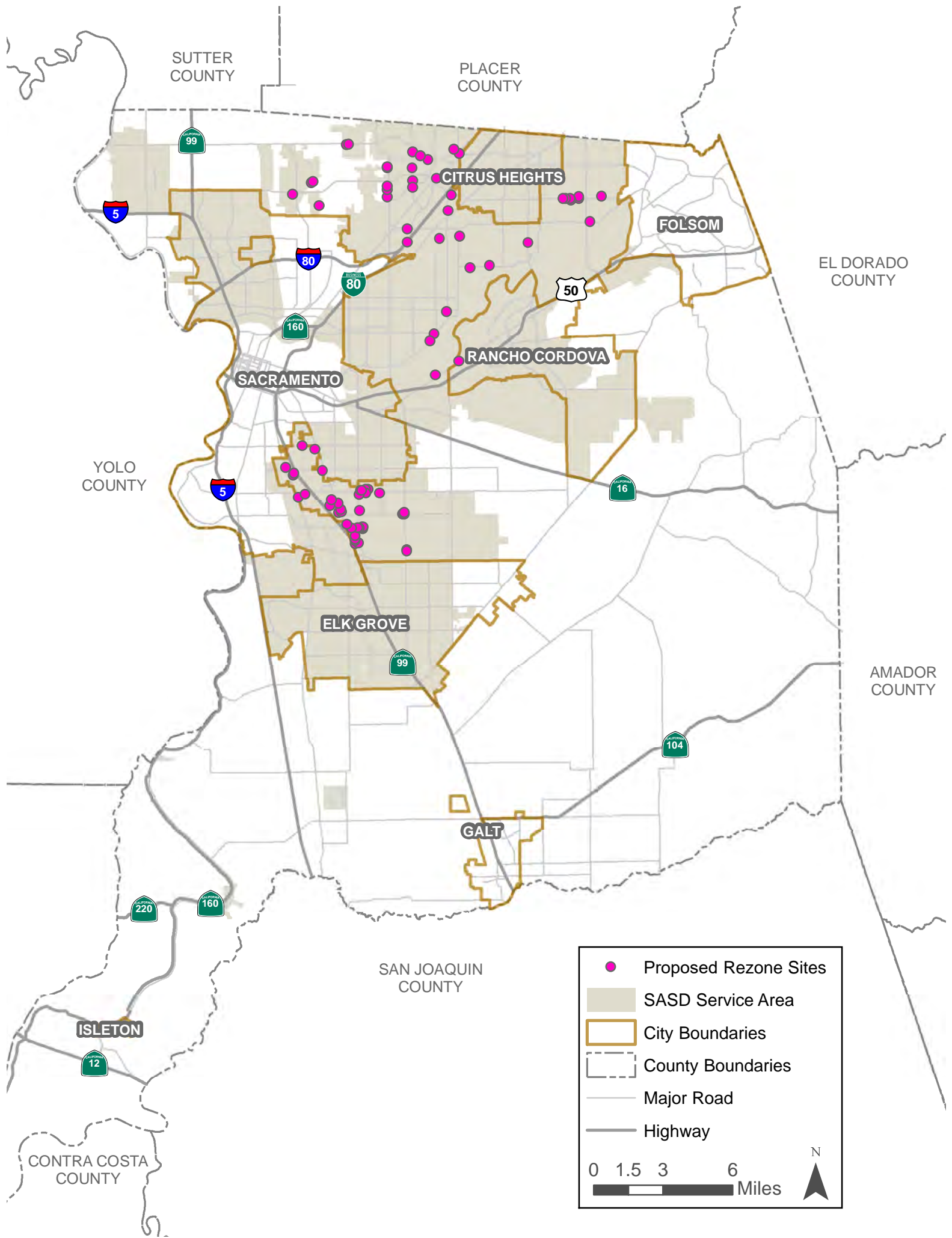
Attachment 1 – SacSewer List of Candidate Rezone Sites

Attachment 2 – Maps of Candidate Rezone Sites



Site #	APN	Address/Siting Description	Lot size / Portion of Lot Rezoned (net acres)	Zoning Designation/SPA/ Specific or Master Plan Area (Current)	Zoning Designation (Proposed)	Net Increase
1	203-0110-047-0000	0.3 miles W of Antelope Road/Walerga Road	10.00	RD-20	RD-30	100
2	203-0110-069-0000	0.2 miles S of Elverta Road/Walerga Road	4.66	UR	RD-30	138
3	203-0120-089-0000	S Antelope Road/Elverta Road	9.69	RD-20	RD-40	194
4	203-0260-064-0000	7907 Antelope North Road	5.80	RD-20/RD-7/O	RD-30	58
5	209-0720-027-0000	370 feet N Roseville Road/Antelope Road	5.28	MP	RD-40	211
6	268-0010-007-0000, 268-0010-008-0000 & 268-0010-009-0000	2328 Edison Avenue, 2332 Edison Avenue & 2336 Edison Avenue	1.98	RD-20	RD-30	20
7	220-0025-002-0000	6344 Verner Avenue	1.80	RD-5	RD-30	45
8	220-0311-019-0000	5804 Garfield Avenue	0.89	RD-20	RD-30	9
9	230-0091-056-0000	4921 Hemlock Street	1.32	RD-20	RD-30	13
10	236-0051-073-0000	5817 Muldrow Road	1.33	RD-5	RD-10	7
11	240-0050-026-0000	5108 Pasadena Avenue	3.01	RD-2	RD-15	39
12	247-0220-004-0000	8545 Fair Oaks Boulevard	3.00	RD-2	RD-30	84
13	283-0020-016-0000 & 283-0020-017-0000	2421 Garfield Avenue & 2413 Garfield Avenue	1.84	RD-5	RD-30	46
14	289-0042-005-0000	5020 Arden Way	0.72	RD-2	RD-10	6
15	289-0600-022-0000	4845 Fair Oaks Boulevard	1.46	RD-4	RD-15	16
16	075-0020-015-0000	9425 Folsom Boulevard	11.45	RD-20/O	RD-40/O	229
17	075-0440-024-0000	450 feet NE Folsom Boulevard/Paseo Rio Way	2.45	RD-20(PC)	RD-40	49
18	235-0060-010-0000 & 235-0060-011-0000	8933 Madison Avenue & 8937 Madison Avenue	1.26	RD-2	RD-30	35
19	244-0058-025-0000 & 244-0058-028-0000	4746 Sunrise Boulevard & 4742 Sunrise Boulevard	1.63	BP	RD-30	16
20	219-0032-004-0000	NW Walerga Road/Blackjack Way	0.97	BP	RD-20	0
21	219-0033-001-0000	SW Walerga Road/Don Julio Boulevard	5.70	RD-20/BP	RD-30	57
22	219-0042-019-0000	NW Walerga Road/Galbraith Drive	3.36	BP	RD-30	33
23	222-0024-001-0000 & 222-0024-041-0000	E Roseville Road/Elkhorn Boulevard overpass	9.96	RD-10	RD-30	199
24	228-0182-005-0000	5140 Harrison Street	1.22	BP	RD-30	12
25	223-0092-028-0000	6321 Chestnut Avenue	2.18	RD-2	RD-30	61
26	261-0210-013-0000	6245 Beech Avenue	1.05	RD-10	RD-40	32
27	203-0080-021-0000	120 feet W of Elverta Road/Bellingrath Drive	1.15	RD-5	RD-30	29
28	203-0080-027-0000	480 feet W of Elverta Road/Bellingrath Drive	5.86	AR-5	RD-30	174
29	214-0092-019-0000	232 Elkhorn Boulevard	1.52	RD-20	RD-30	15
30	214-0160-061-0000	5919 Dry Creek Road	3.54	RD-20	RD-30	36
31	022-0252-018-0000	4541 Fruitridge Road	1.77	RD-20	RD-30	18
32	026-0102-023-0000	5903 Southwest Avenue	2.13	RD-20	RD-40	43
33	037-0242-027-0000 & 037-0242-028-0000	SE 45th Avenue/Franklin Boulevard & 6301 Franklin Boulevard	1.73	LC	RD-30	0
34	039-0054-001-0000	4001 48th Avenue	3.51	RD-20	RD-30	35
35	039-0072-016-0000	NE 49th Avenue/Wesley Avenue	1.39	RD-20	RD-30	14
36	039-0241-001-0000	240 feet W of 47th Avenue/Stockton Boulevard	2.14	RD-20	RD-30	22
37	050-0010-076-0000	180 feet SE of Franklin Boulevard/Meadowgate Drive	1.05	GC	RD-40	11
38	050-0010-077-0000	7236 E Parkway	2.08	RD-20	RD-30	21
39	050-0311-028-0000	630 feet W of 66th Avenue/Stockton Boulevard	4.39	RD-20	RD-40	88
40	050-0331-003-0000	6130 Orange Avenue	2.35	RD-5	RD-30	59
41	050-0391-006-0000	6707 Stacy Avenue	1.10	RD-5	RD-30	28
42	051-0160-014-0000	NE Stockton Boulevard/Walter Avenue	1.68	RD-20	RD-40	34
43	051-0200-017-0000 & 051-0200-018-0000	7525 Power Inn Road & 7521 Power Inn Road	1.43	RD-20	RD-30	14
44	051-0630-021-0000	NE Stockton Boulevard/Whitewillow Drive	3.21	RD-20	RD-40	64
45	065-0070-009-0000	7572 Elk Grove Florin Road	2.31	A-10	RD-30	68
46	065-0070-010-0000	7590 Elk Grove Florin Road	1.99	A-10	RD-30	58
47	065-0070-011-0000	8831 Gerber Road	2.71	A-10	RD-30	80
48	115-0061-007-0000	7604 Elsie Avenue	1.22	RD-5	RD-15	12
49	115-0062-026-0000	7825 Robinette Road	3.08	RD-5	RD-40	108
50	115-0073-001-0000	SE Elsie Avenue/Power Inn Road	1.78	RD-5	RD-15	18
51	115-0073-010-0000	SW Elsie Avenue/Iona Way	0.73	RD-5	RD-15	7
52	115-0073-011-0000	140 feet W of Elsie Avenue/Iona Way	0.84	RD-5	RD-15	8
53	115-0073-012-0000	220 feet S of Elsie Avenue/Iona Way	0.94	RD-5	RD-15	10
54	115-0073-013-0000	350 feet S of Elsie Avenue/Iona Way	1.87	RD-5	RD-15	19
55	115-0201-012-0000	7901 Stevenson Avenue	6.51	RD-5	RD-30	163
56	115-0201-018-0000	7516 Rangeview Lane	6.98	RD-5	RD-40	245
57	115-0202-018-0000 & 115-0202-019-0000	8016 Stevenson Avenue & 540 feet S of Stevenson Avenue/Power Inn Road	2.65	RD-5	RD-30	66
58	115-0210-010-0000	540 feet W of Lenhart Road/Power Inn Road	4.13	RD-5	RD-15	41
59	115-1980-003-0000	7333 Elsie Avenue	3.64	RD-20	RD-40	73
60	121-0120-001-0000	8207 Elk Grove Florin Road	2.42	UR	RD-30	71
61	121-0120-002-0000	8225 Elk Grove Florin Road	2.39	UR	RD-30	70
62	051-0640-049-0000	NE Stockton Boulevard/Orange Avenue	2.26	RD-20/NPA (Stockton Blvd)	RD-40	45
63	115-0202-002-0000 & 115-0202-005-0000	8095 E Stockton Boulevard & 8099 E Stockton Boulevard	4.66	RD-5/NPA (Victory Avenue)	RD-30	116
64	261-0160-018-0000	8553 Greenback Lane	0.68	SPA (Greenback Ln - RD-5)	RD-15	7
65	261-0160-020-0000	NE Greenback Lane/Kenneth Avenue	0.69	SPA (Greenback Ln - RD-2)	RD-10	5
66	261-0160-034-0000	300 feet E of Greenback Lane/Almond Avenue	0.85	SPA (Greenback Ln - RD-2)	RD-10	7
67	261-0210-019-0000	NW Beech Avenue/Greenback Lane	1.31	SPA (Greenback Ln - RD-10)	RD-40	39
68	261-0220-038-0000	8646 Greenback Lane	1.17	SPA (Greenback Ln - BP)	RD-30	12

69	207-0141-015-0000	970 Oak Lane	3.70	SPA (Downtown Rio Linda - RD-20/NMU)	RD-30	37
70	207-0300-009-0000	864 Oak Lane	3.00	SPA (Downtown Rio Linda - RD-20/NMU)	RD-30	30
71	260-0310-025-0000	7904 Fair Oaks Boulevard	1.25	SPA (Fair Oaks Central - BP)	RD-30	12
72	208-0122-066-0000	500 feet N of Watt Avenue/Q Street	3.06	SPA (North Watt - RMU-1)	RD-40	46
73	208-0132-008-0000	7235 Watt Avenue	4.62	SPA (North Watt - RMU-1)	RD-40	69
74	208-0162-018-0000	0.2 miles S Watt Avenue/Elkhorn Boulevard	5.15	SPA (North Watt - RMU-2)	RD-30	51
75	208-0162-027-0000	0.1 miles N Watt Avenue/I Street	6.35	SPA (North Watt - RMU-1)	RD-30	32
76	215-0062-057-0000	6233 Watt Avenue	2.13	SPA (North Watt - RMU-1)	RD-40	32
77	043-0070-005-0000	8149 Florin Road	2.80	SPA (Old Florin Town - MUR)	RD-30	28
78	043-0070-034-0000	8165 Florin Road	4.70	SPA (Old Florin Town - MUR)	RD-30	47
79	043-0230-021-0000	90 feet N of Augusta Way/Bacchini Avenue	2.43	SPA (Old Florin Town - MUR)	RD-30	24
80	043-0230-022-0000	430 feet N of McCurdy Lane/Florin Road	4.70	SPA (Old Florin Town - MUR)	RD-30	47
81	051-0030-012-0000	SE Power Inn Road/Florin Road	5.82	SPA (Old Florin Town - MUR/MUC)	RD-30	58
82	051-0061-018-0000	180 feet E of Florin Road/Kara Drive	2.26	SPA (Old Florin Town - MUR/MUC)	RD-40	45
83	065-0020-012-0000 & 065-0020-045-0000	8475 Florin Road & 180 feet S of Florin Road/Simon Street	2.51	SPA (Old Florin Town - MUR)	RD-30	25



SUTTER COUNTY

PLACER COUNTY

CITRUS HEIGHTS

FOLSOM

EL DORADO COUNTY

SACRAMENTO

RANCHO CORDOVA

YOLO COUNTY

ELK GROVE

AMADOR COUNTY

GALT

SAN JOAQUIN COUNTY

ISLETON

CONTRA COSTA COUNTY

- Proposed Rezone Sites
- SASD Service Area
- City Boundaries
- County Boundaries
- Major Road
- Highway

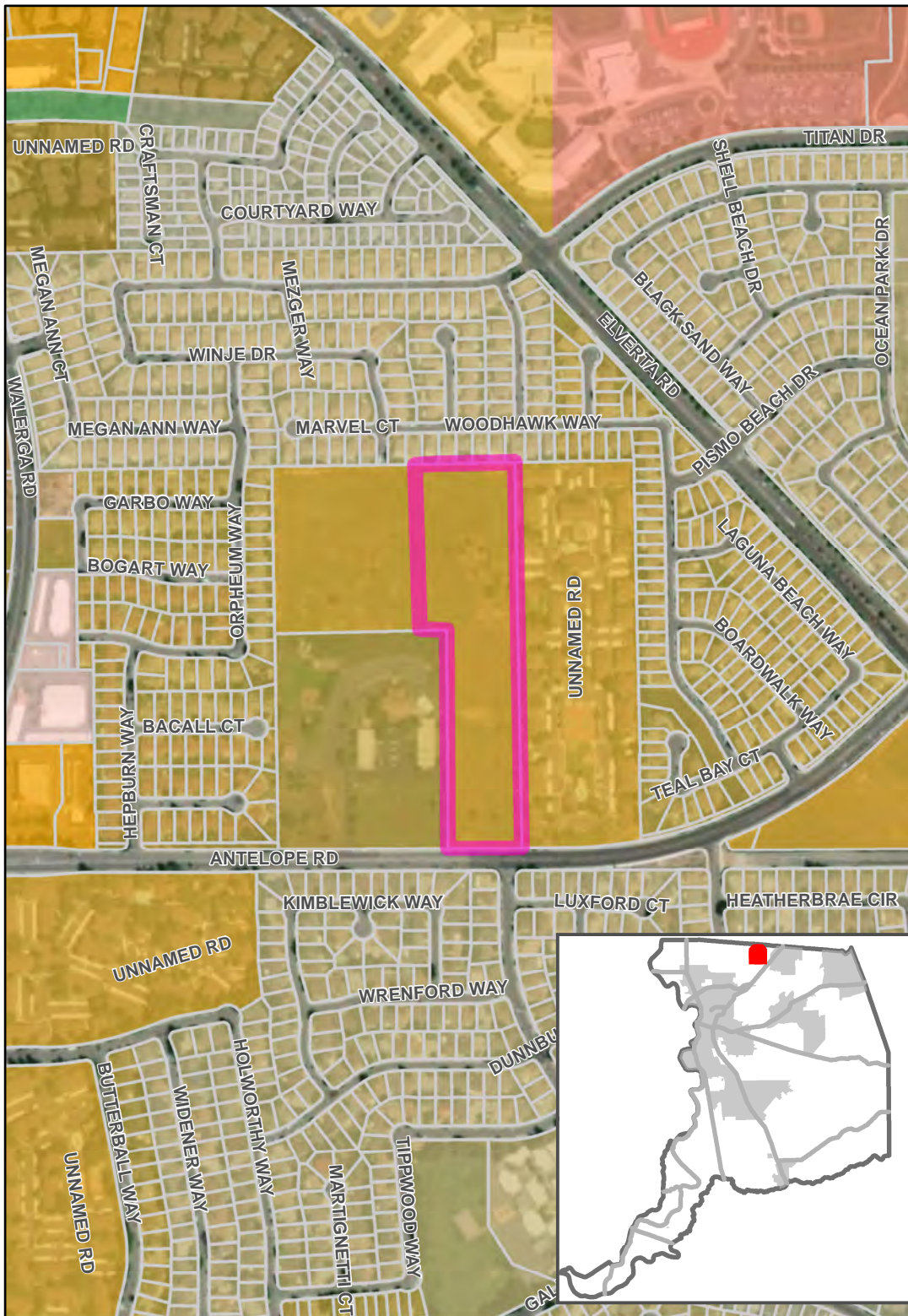
0 1.5 3 6 Miles

N  
▲

# Site 1

APN 203-0110-047-0000

0.3 miles West of Antelope Road/Walerga Road,  
Antelope



**Legend**

- Proposed Rezone Site

**Zoning**

- GC General Commercial
- LC Light Commercial
- O Recreation
- RD-10 Residential
- RD-20 Multiple Family Residential
- RD-30 Multiple Family Residential
- RD-5 Residential
- RD-7 Residential
- SC Shopping Center
- UR Urban Reserve

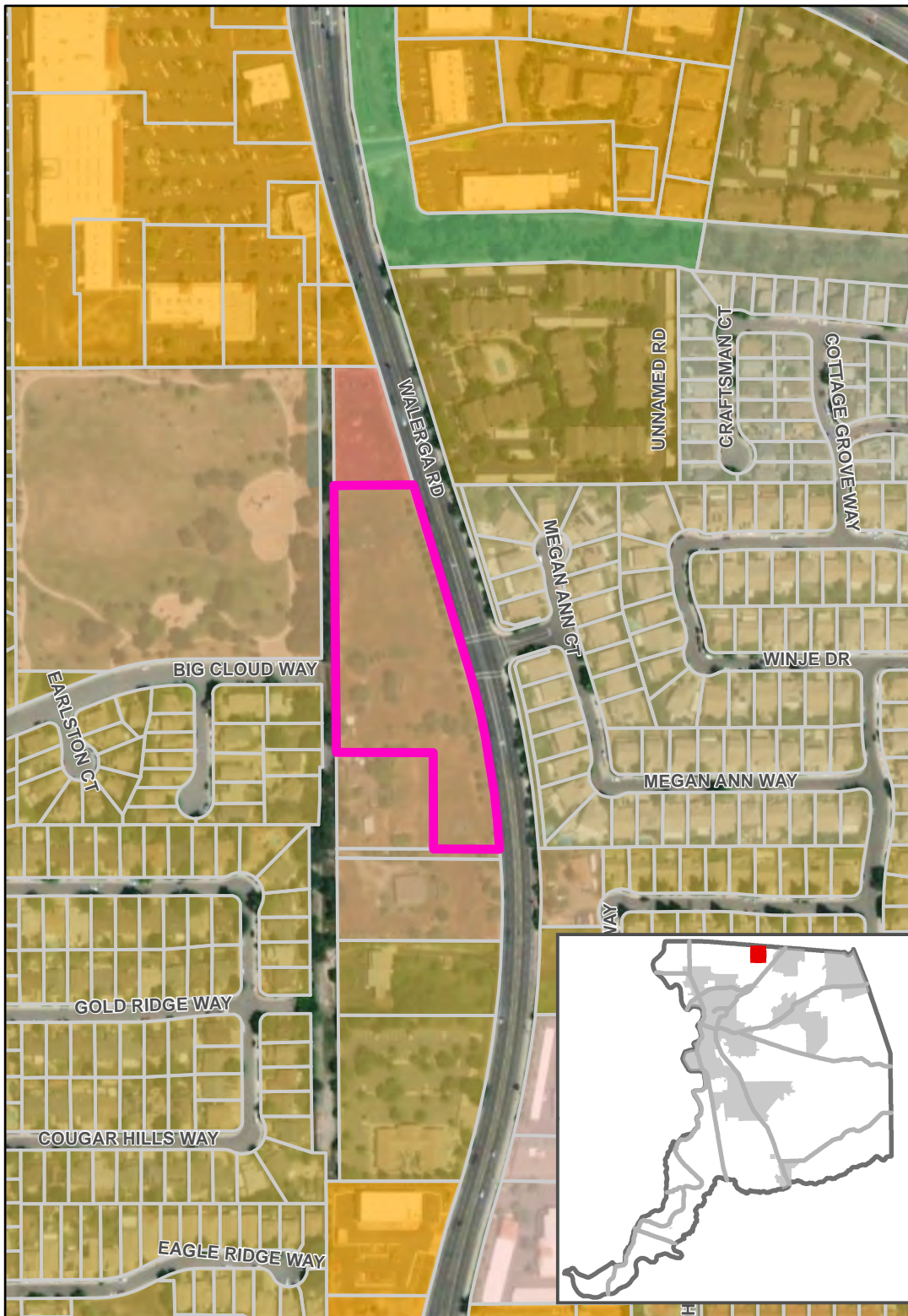





# Site 2

APN 203-0110-069-0000










0.2 miles South of Elverta Road/Walerga Road,  
Antelope



## Legend

 Proposed Rezone Site

## Zoning

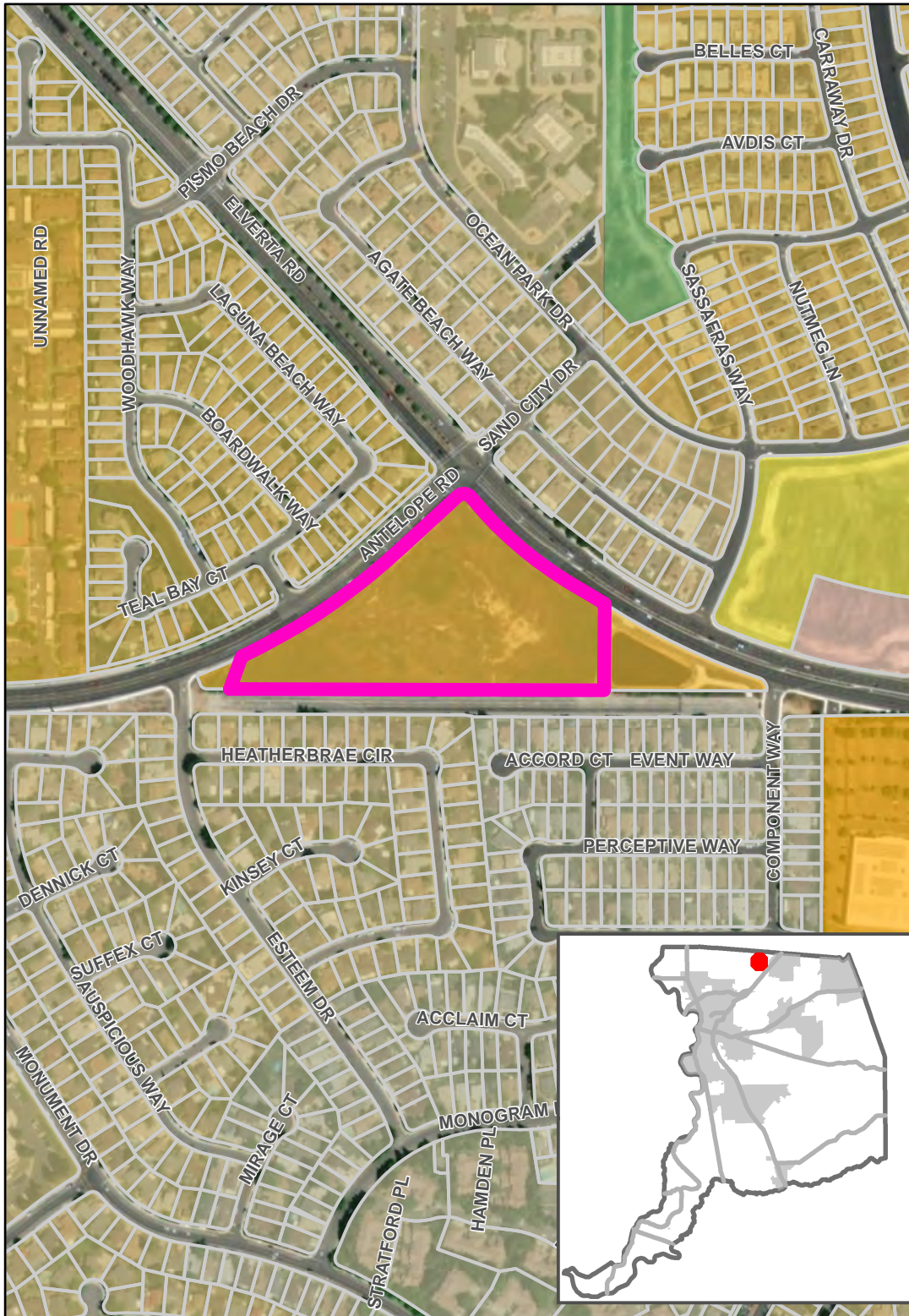
-  GC General Commercial
-  LC Light Commercial
-  O Recreation
-  RD-10 Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center
-  UR Urban Reserve




# Site 3

APN 203-0120-089-0000


South Antelope Road/Elverta Road,  
Antelope




## Legend

 Proposed Rezone Sites

## Zoning


 GC General Commercial


 O Recreation

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-25 Multiple Family Residential

 RD-5 Residential

 RD-7 Residential

 SC Shopping Center



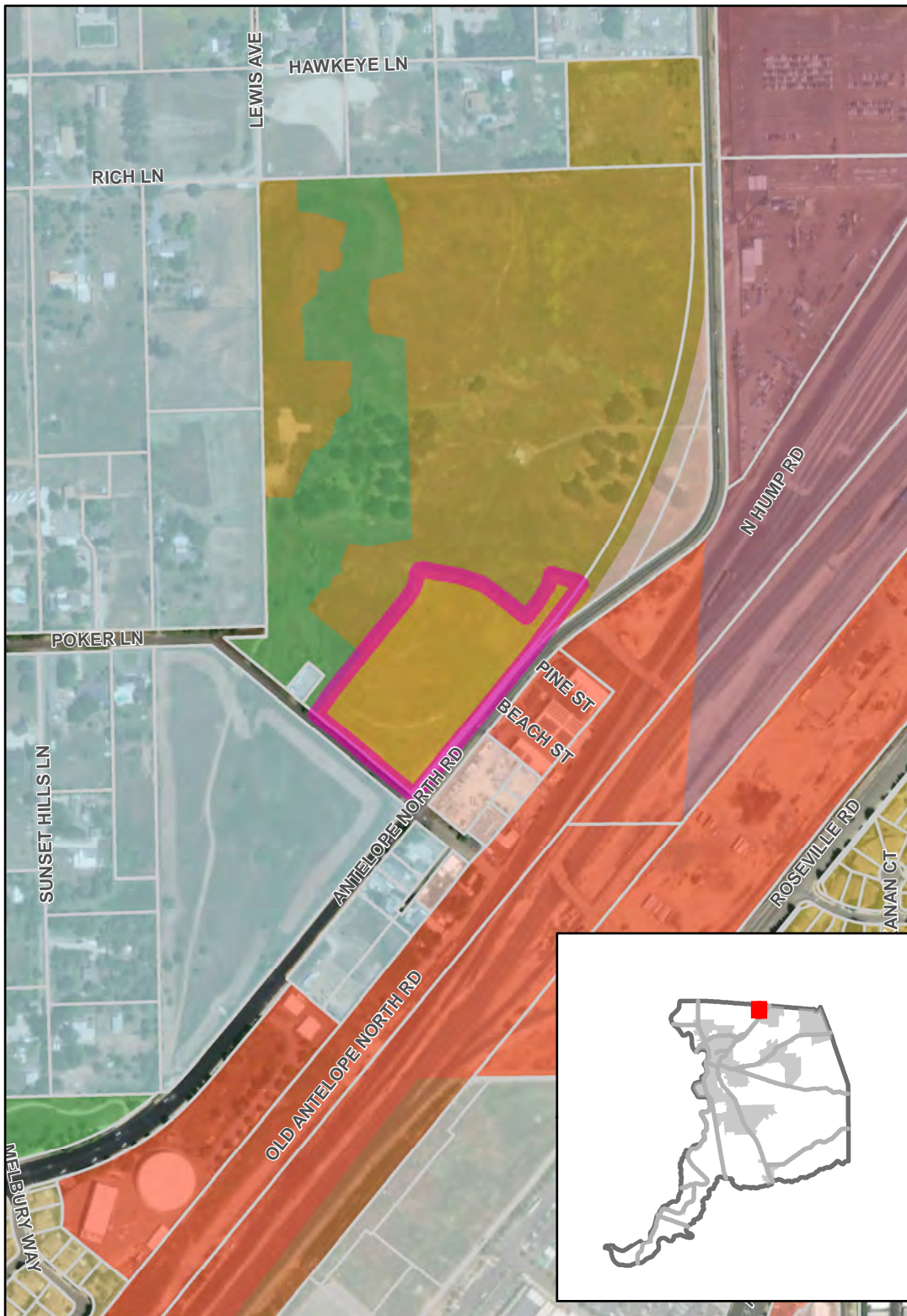
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# Site 4

APN 203-0260-064-0000 7907












Antelope North Road,  
Antelope



## Legend

 Proposed Rezone Site

## Zoning

-  AR-2 Agricultural-Residential - 2 Acres
-  GC General Commercial
-  IR Interim-Agricultural Reserve
-  LC Light Commercial
-  M-1 Light Industrial
-  M-2 Heavy Industrial
-  MP Industrial - Office Park
-  O Recreation
-  RD-20 Multiple Family Residential
-  RD-7 Residential
-  SPA Special Planning Area

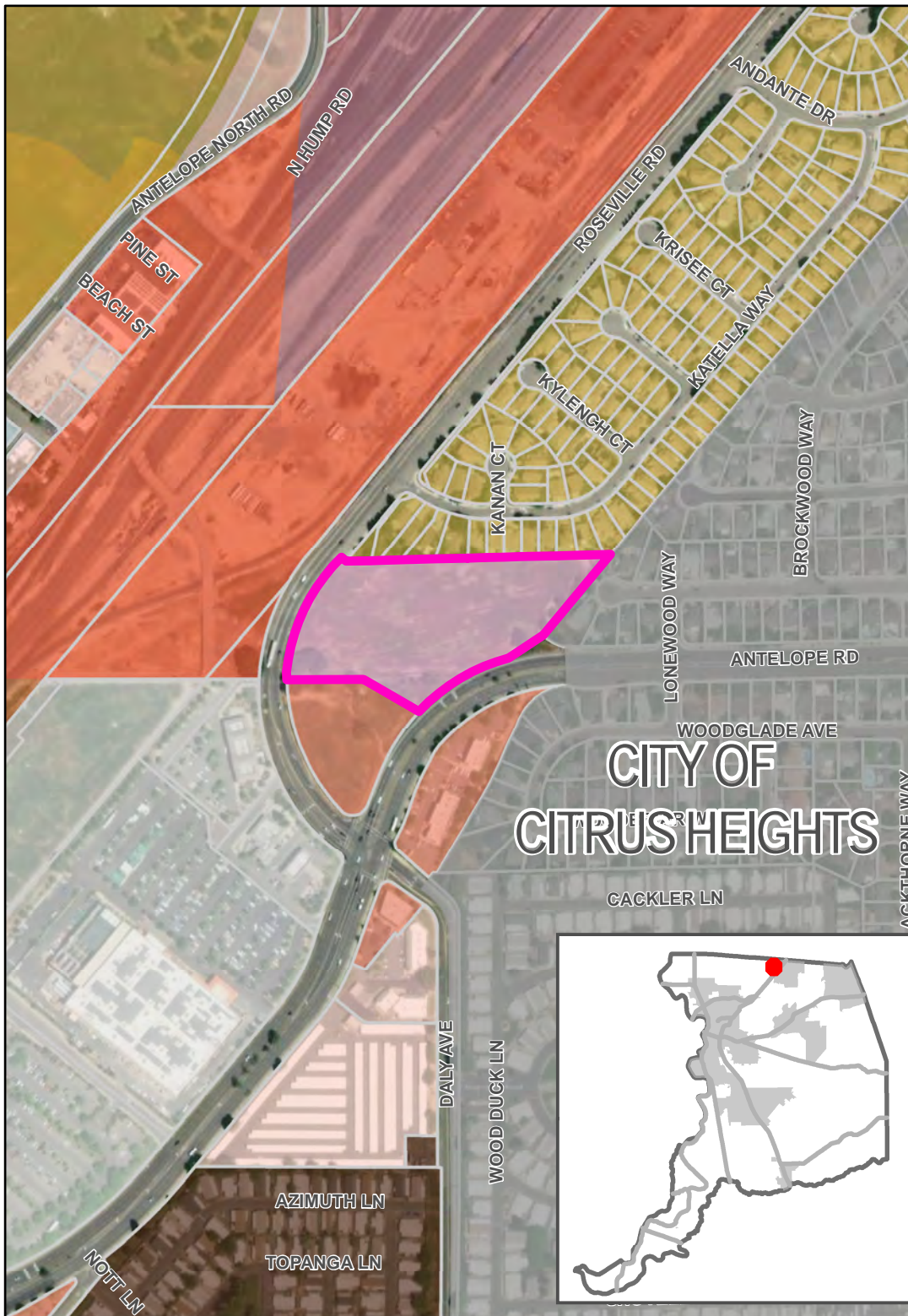


0 0.05 0.1 0.2 Miles


# Site 5

APN 209-0720-027-0000












370 feet North of Roseville Road/Antelope Road,  
Antelope



## Legend

 Proposed Rezone Site

## Zoning

-  AR-2 Agricultural-Residential - 2 Acres
-  GC General Commercial
-  IR Interim-Agricultural Reserve
-  LC Light Commercial
-  M-1 Light Industrial
-  M-2 Heavy Industrial
-  MP Industrial - Office Park
-  RD-20 Multiple Family Residential
-  RD-7 Residential
-  RM-1 Mobile Home Subdivision
-  SPA Special Planning Area



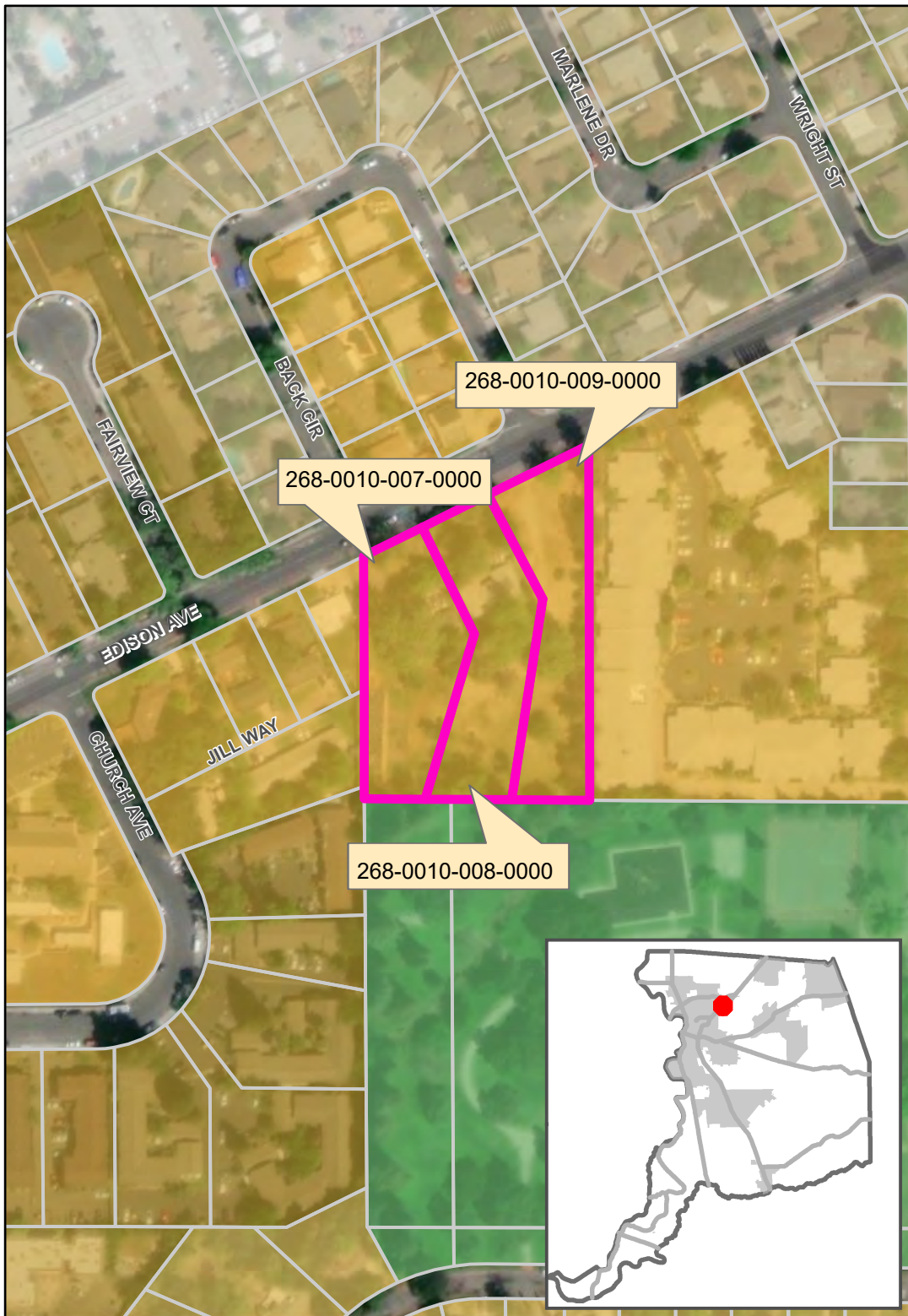
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# Site 6

APNs 268-0010-007-0000,  
268-0010-008-0000 &  
268-0010-009-0000







2328, 2332, & 2336 Edison Avenue,  
Arden Arcade

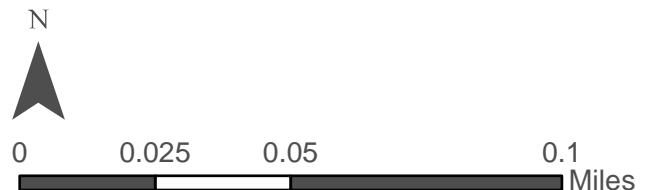


## Legend

 Proposed Rezone Site

## Zone

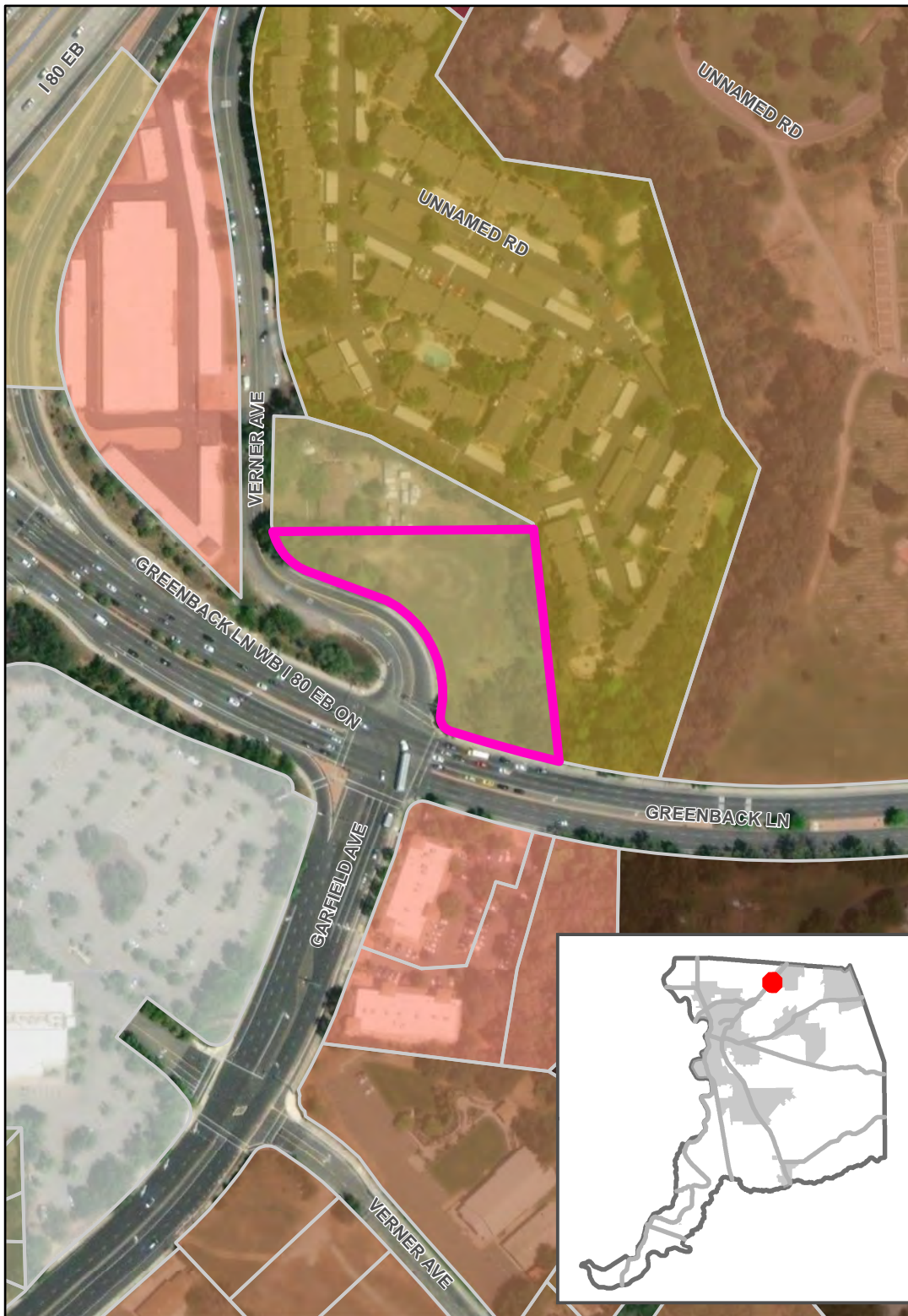
-  O Recreation
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-4 Residential
-  RD-5 Residential
-  SPA Special Planning Area




# Site 7

APN 220-0025-002-0000









6344 Verner Avenue,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-2 Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision
-  SPA Special Planning Area



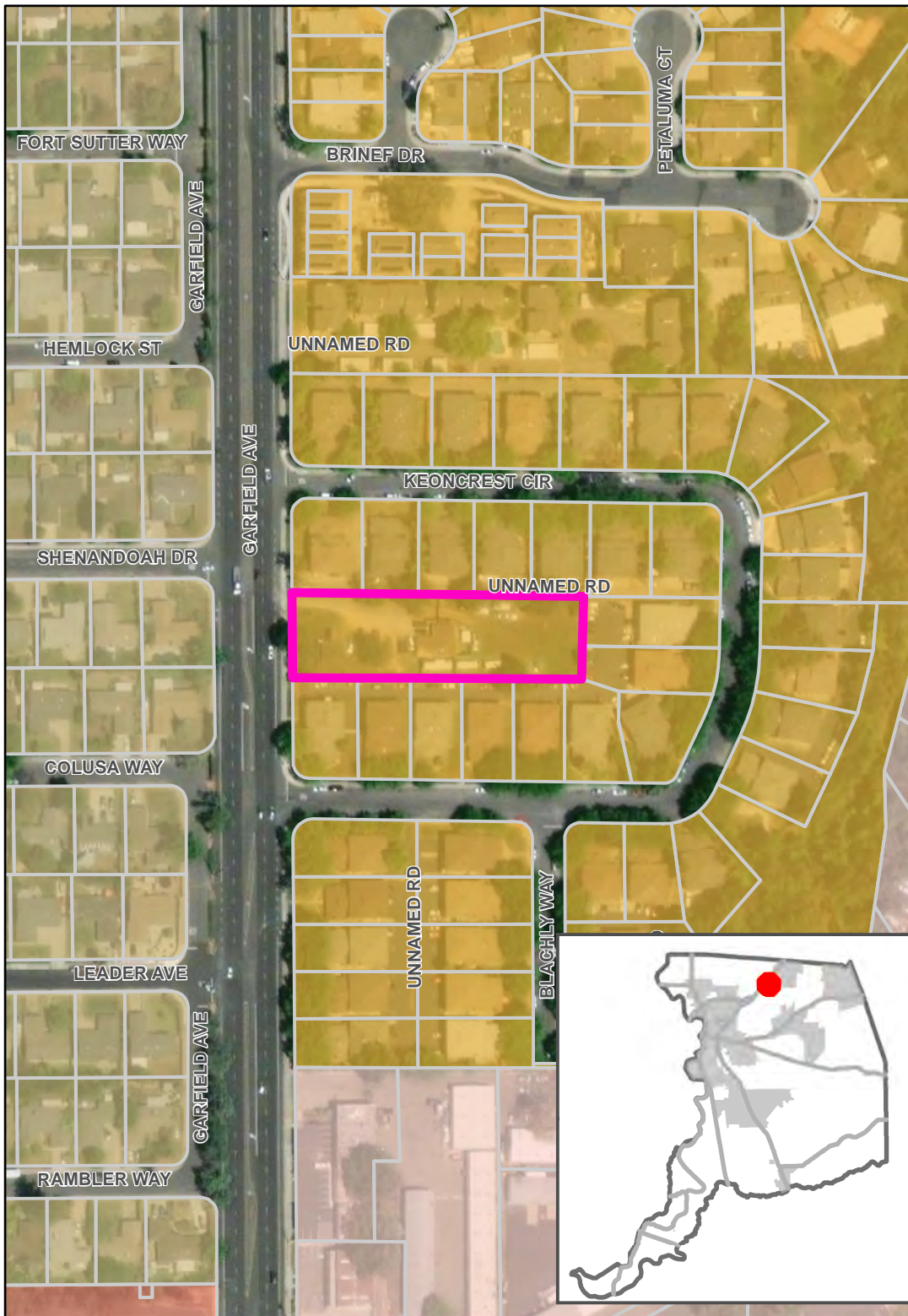
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# Site 8

APN 220-0311-019-0000


5804 Garfield Avenue,  
Carmichael/Old Foothill Farms



## Legend


 Proposed Rezone Site

## Zoning

 GC General Commercial

 LC Light Commercial

 RD-20 Multiple Family Residential

 RD-5 Residential

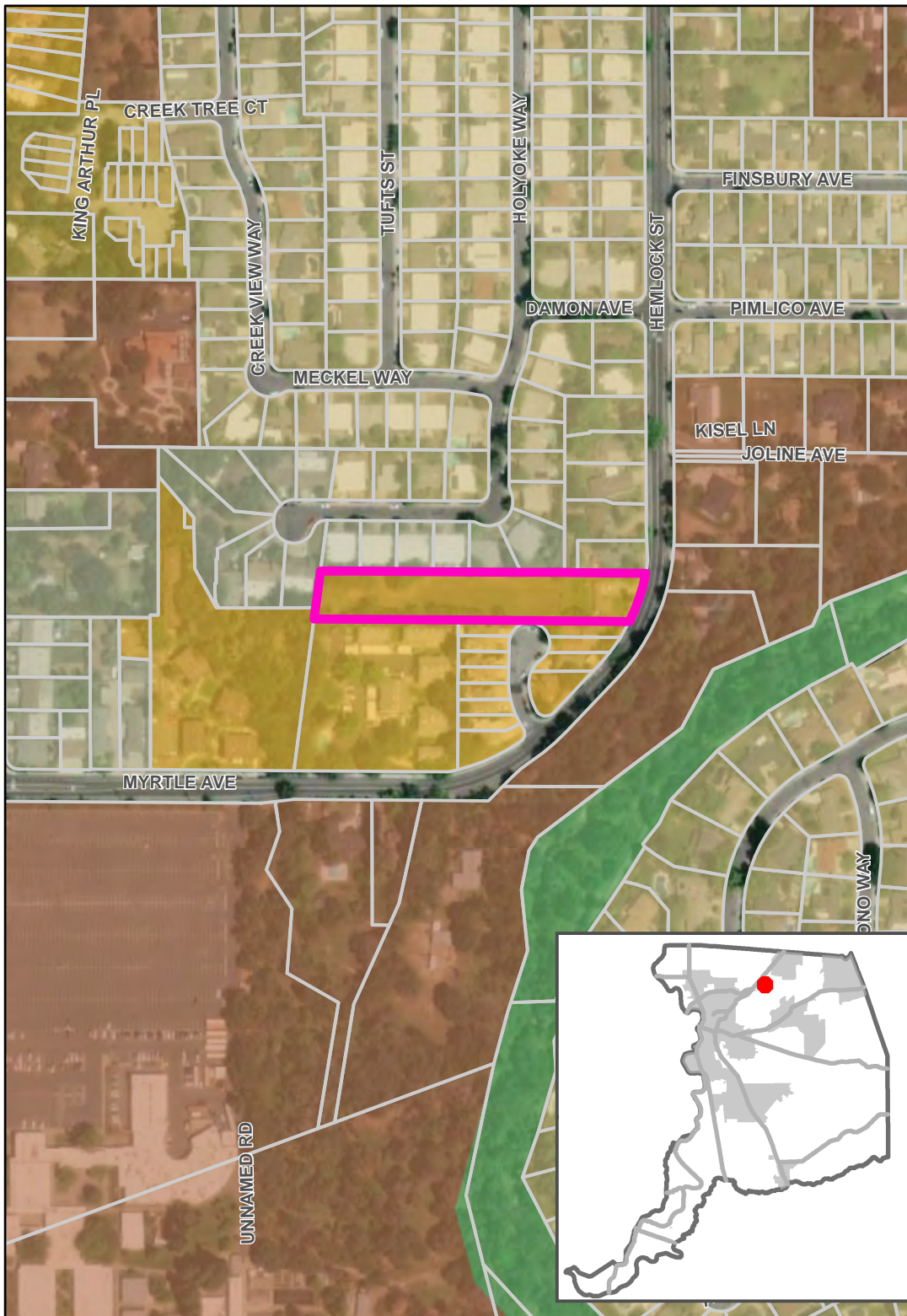


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# Site 9

APN 230-0091-056-0000







4921 Hemlock Street,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  O Recreation
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential



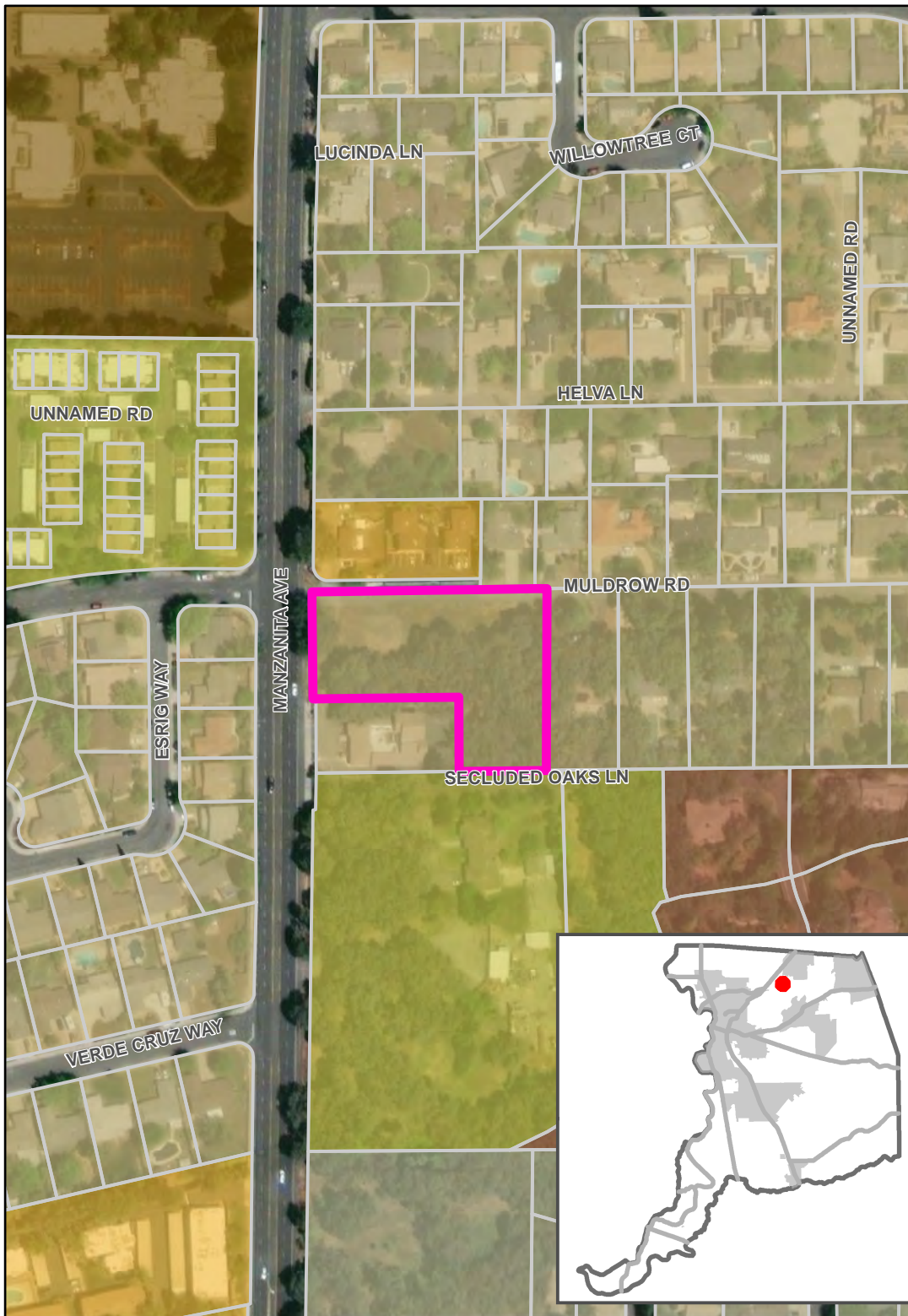
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# Site 10

APN 236-0051-073-0000








5817 Muldrow Road,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  R-2-A Multiple Family Residential Zone
-  RD-1 Residential
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-40 Multiple Family Residential
-  RD-5 Residential

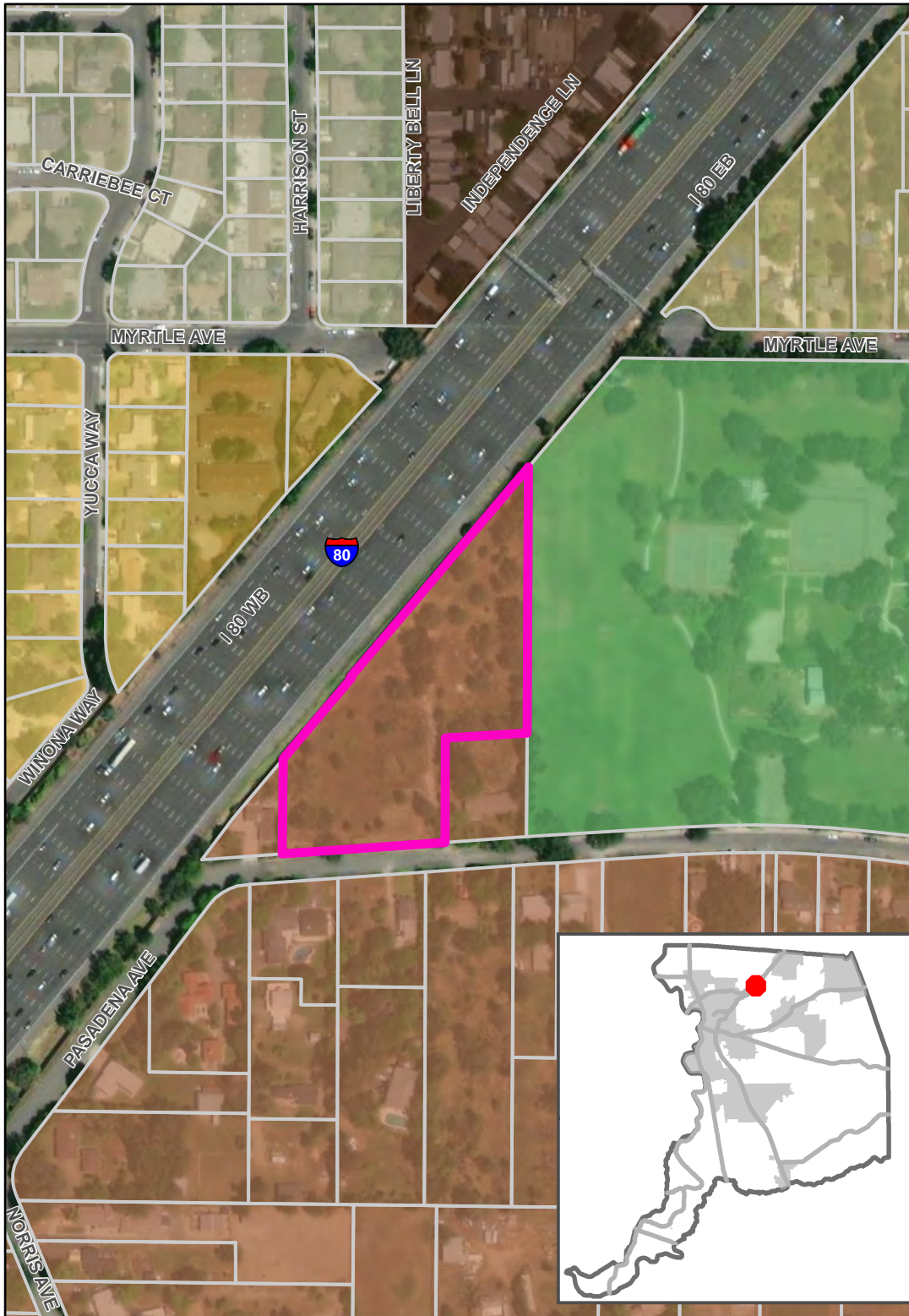


0 0.025 0.05 0.1 Miles


# Site 11

APN 240-0050-026-0000








5108 Pasadena Avenue,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  O Recreation
-  RD-10 Residential
-  RD-2 Residential
-  RD-30 Multiple Family Residential
-  RD-4 Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision



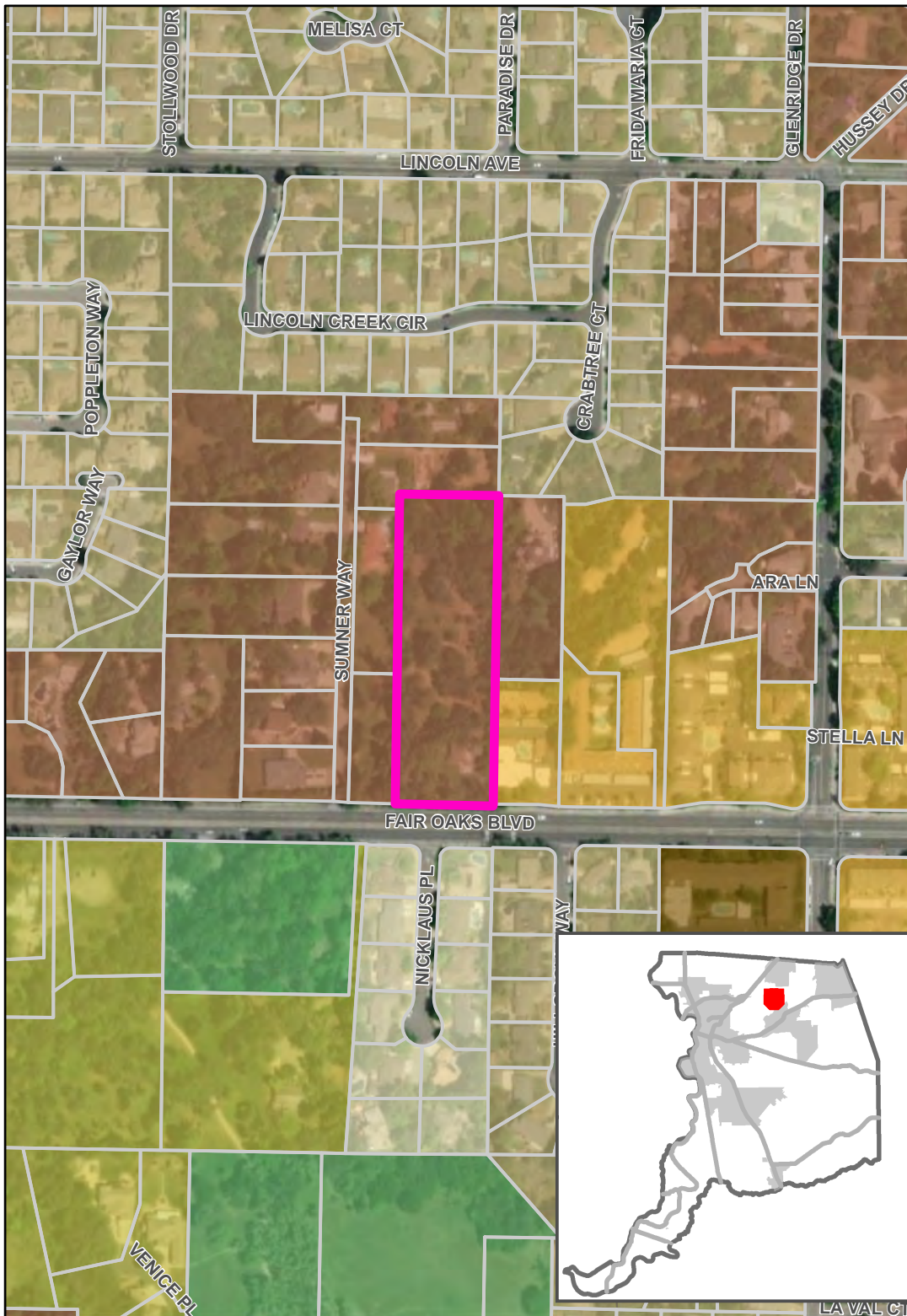
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# Site 12

APN 247-0220-004-0000








8545 Fair Oaks Boulevard,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

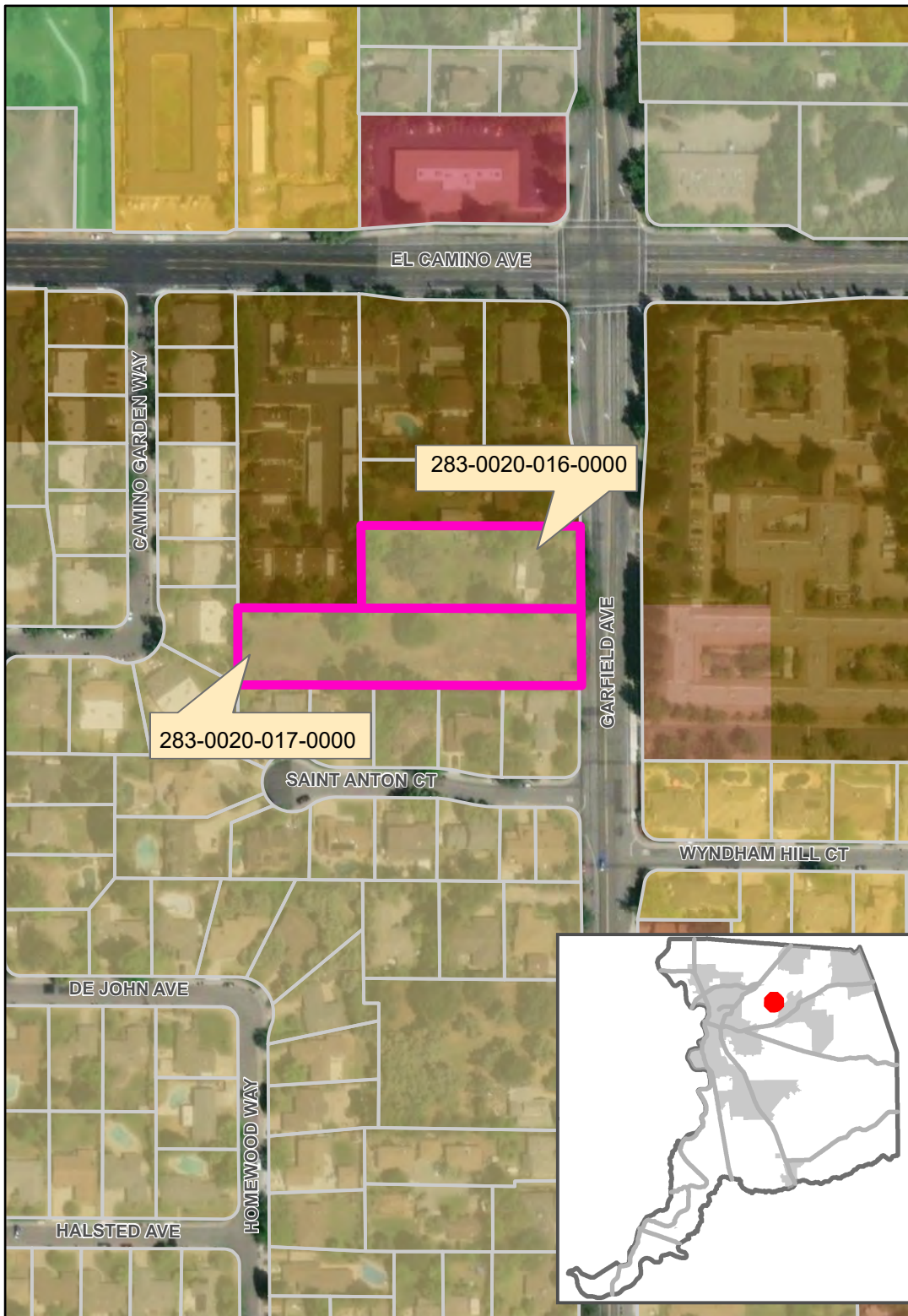
-  O Recreation
-  RD-1 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-3 Residential
-  RD-40 Multiple Family Residential
-  RD-5 Residential




# Site 13

APNs 283-0020-016-0000  
& 283-0020-017-0000









2421 & 2413 Garfield Ave,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  O Recreation
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-4 Residential
-  RD-40 Multiple Family Residential
-  RD-5 Residential



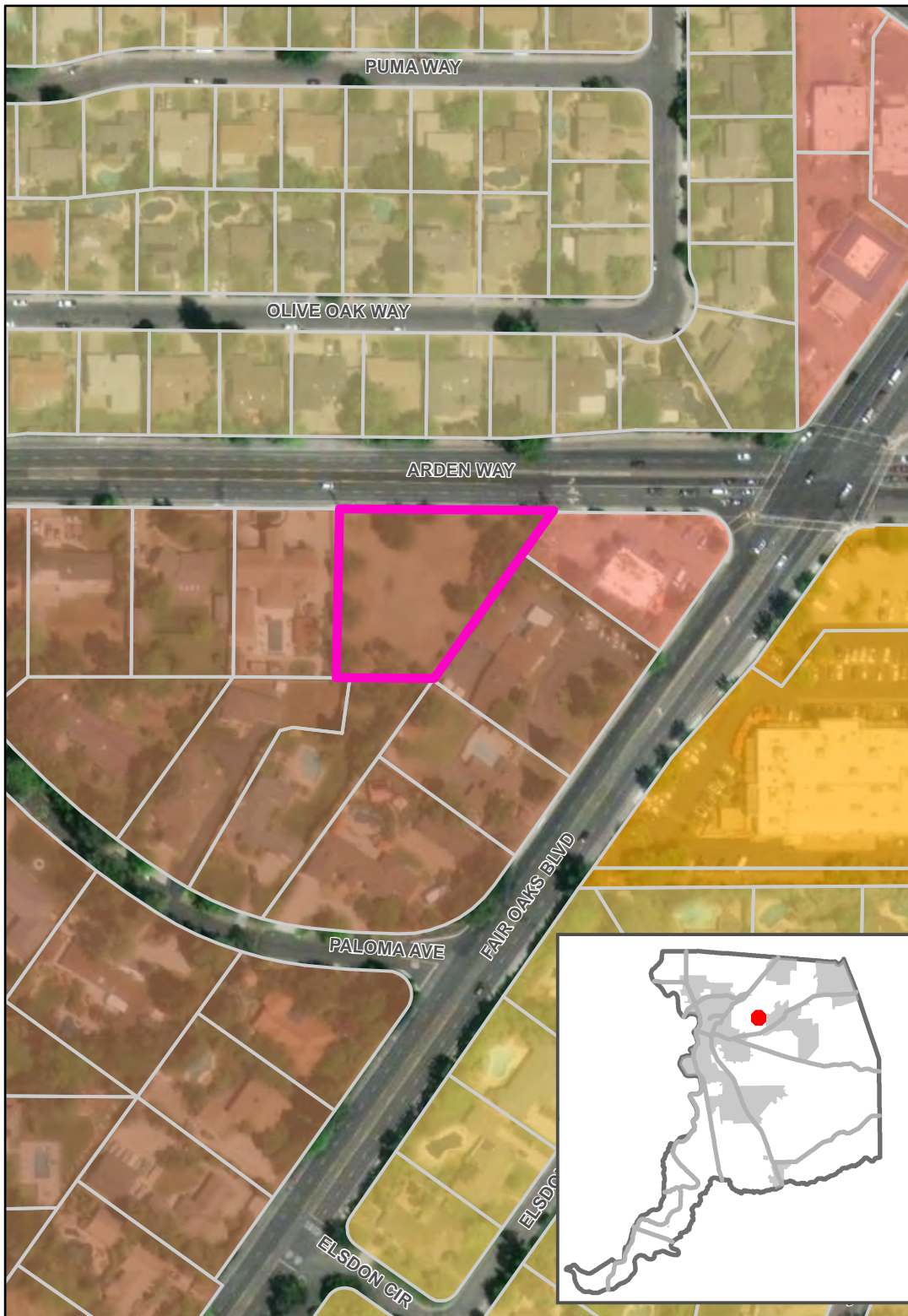
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# Site 14

APN 289-0042-005-0000

5020 Arden Way,  
Carmichael/Old Foothill Farms





## Legend


 Proposed Rezone Site

## Zoning

 LC Light Commercial

 RD-2 Residential

 RD-4 Residential

 RD-5 Residential

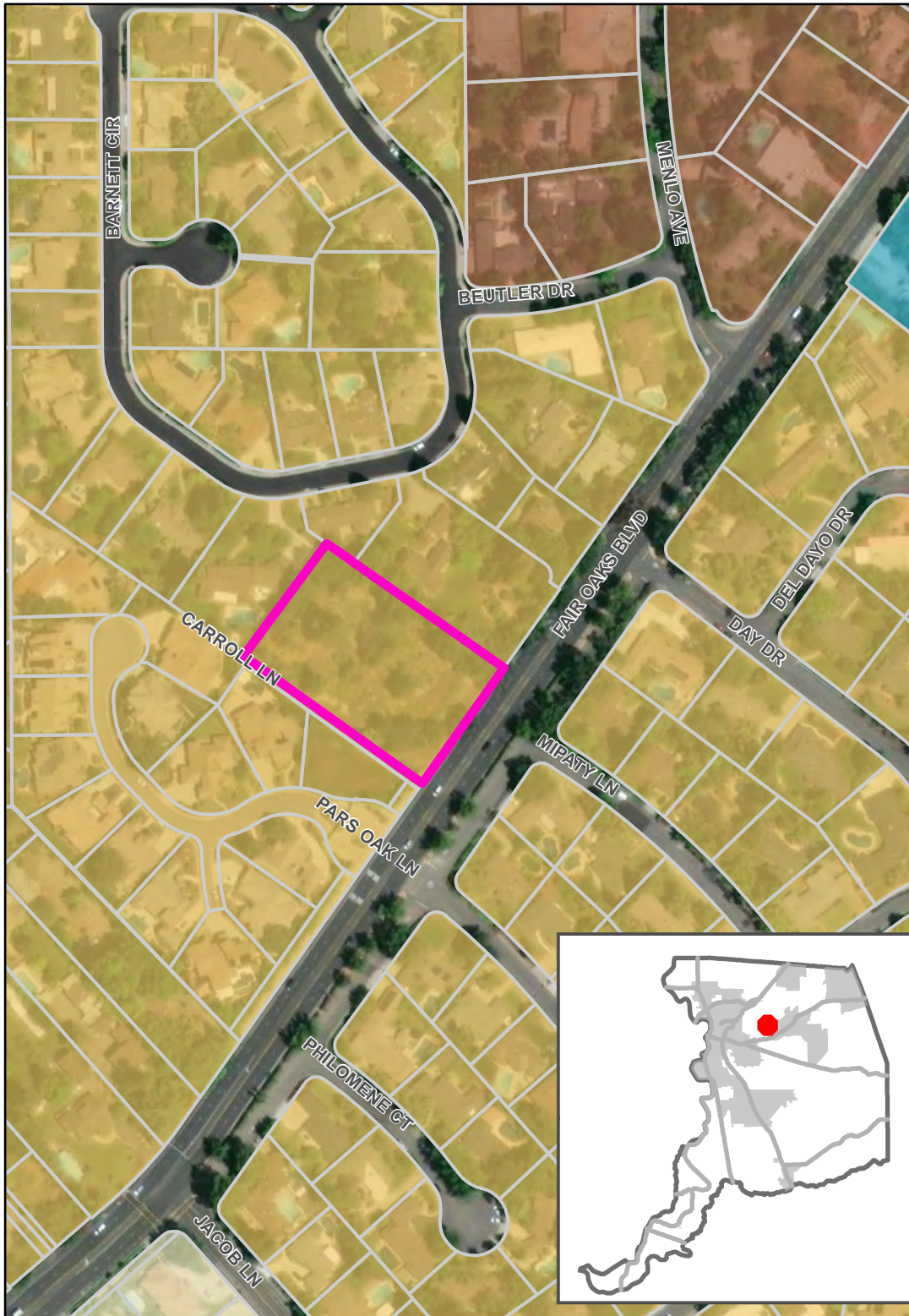
 SC Shopping Center




# Site 15

APN 289-0600-022-0000





4845 Fair Oaks Boulevard,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  AR-1 Agricultural-Residential - 1 Acre
-  RD-2 Residential
-  RD-3 Residential
-  RD-4 Residential



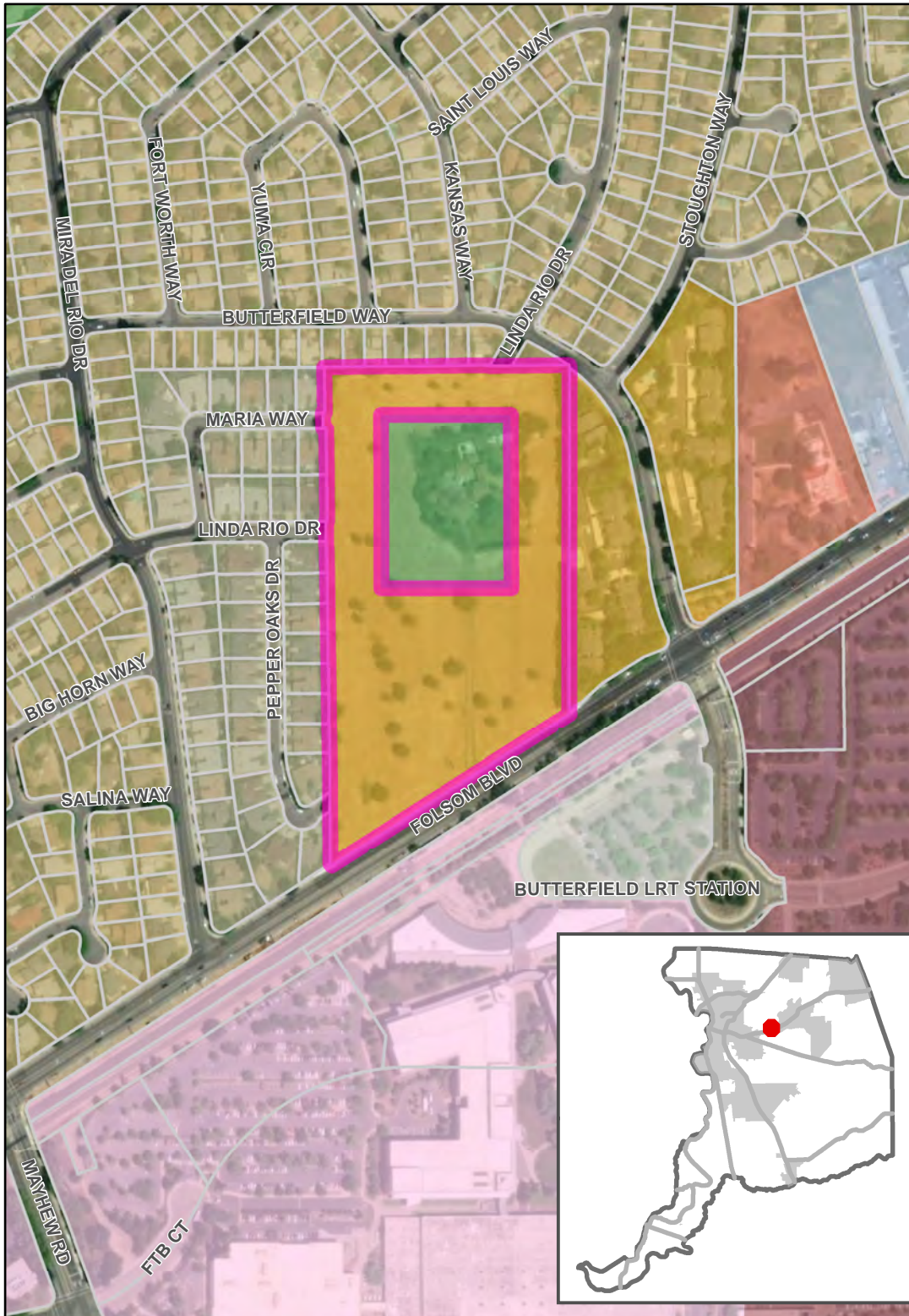
0 0.025 0.05 0.1 Miles




# Site 16

APN 075-0020-015-0000










9425 Folsom Boulevard,  
Cordova

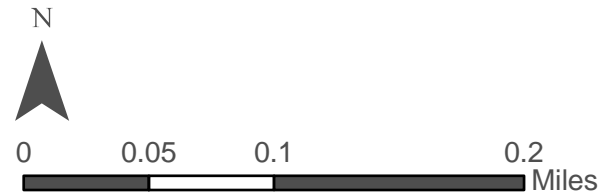


## Legend

 Proposed Rezone Site

## Zoning

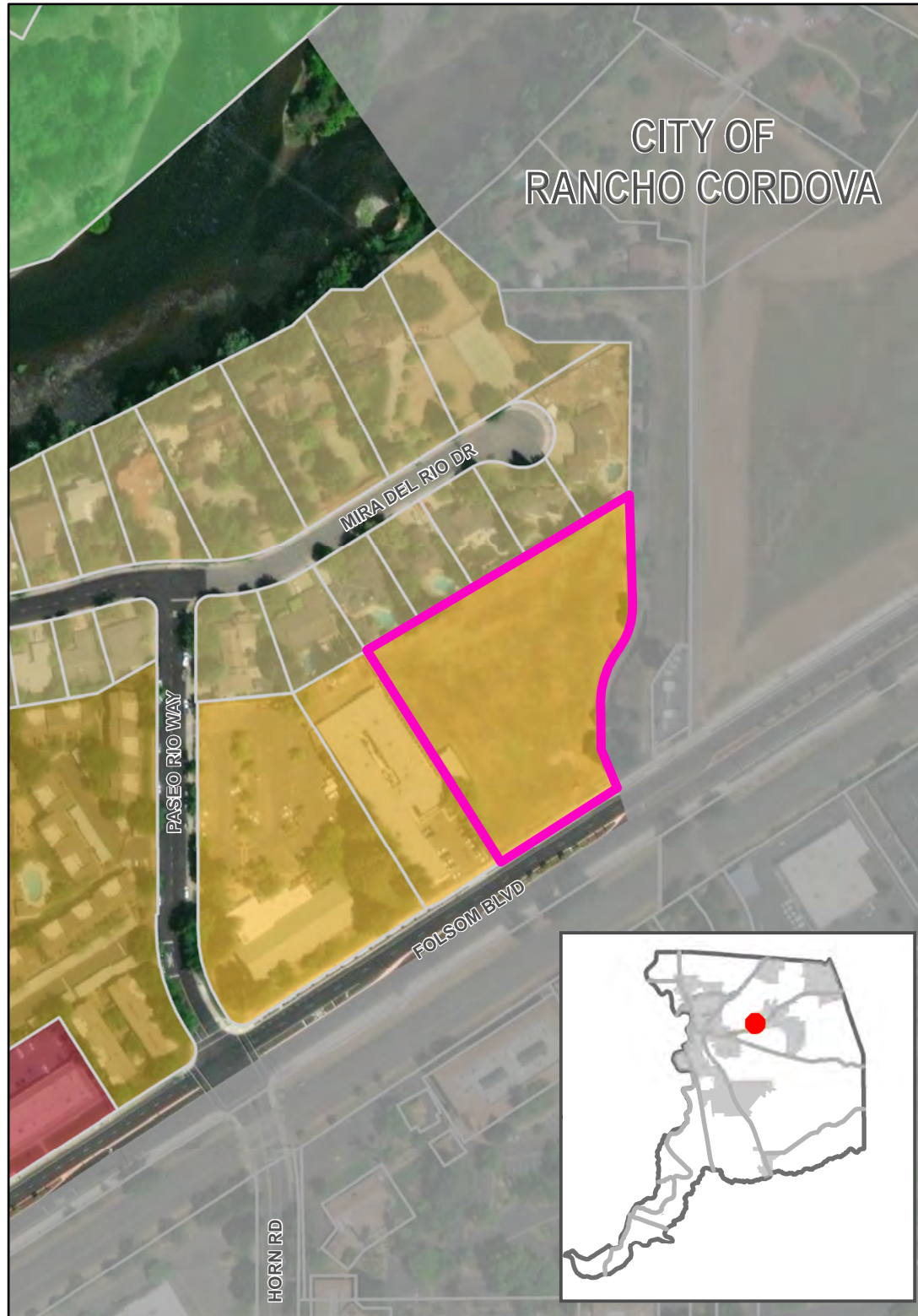
-  LC Light Commercial
-  M-2 Heavy Industrial
-  MP Industrial - Office Park
-  O Recreation
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  SPA Special Planning Area
-  TC Highway Travel Commercial




# Site 17

APN 075-0440-024-0000






450 feet Northeast of Folsom  
Boulevard/Paseo Rio Way,  
Cordova

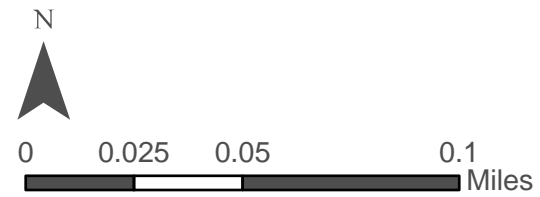


**Legend**

-  Proposed Rezone Site

**Zoning**

-  BP Business and Professional Office
-  O Recreation
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential

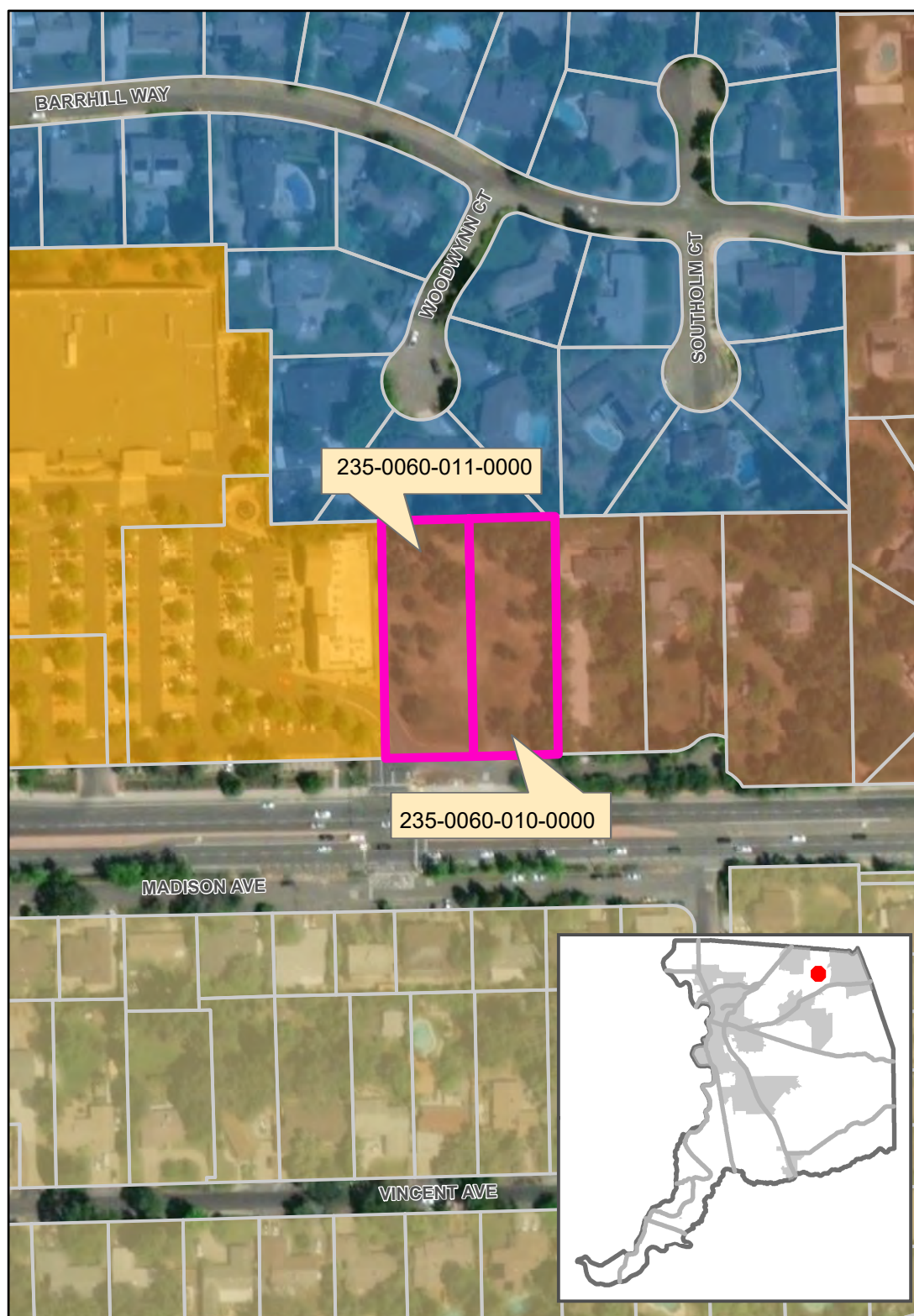









# Site 18

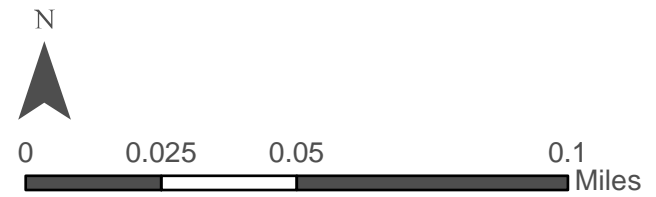
APNs 235-0060-010-0000  
& 235-0060-011-0000

8933 & 8937 Madison Avenue,  
Fair Oaks



**Legend**

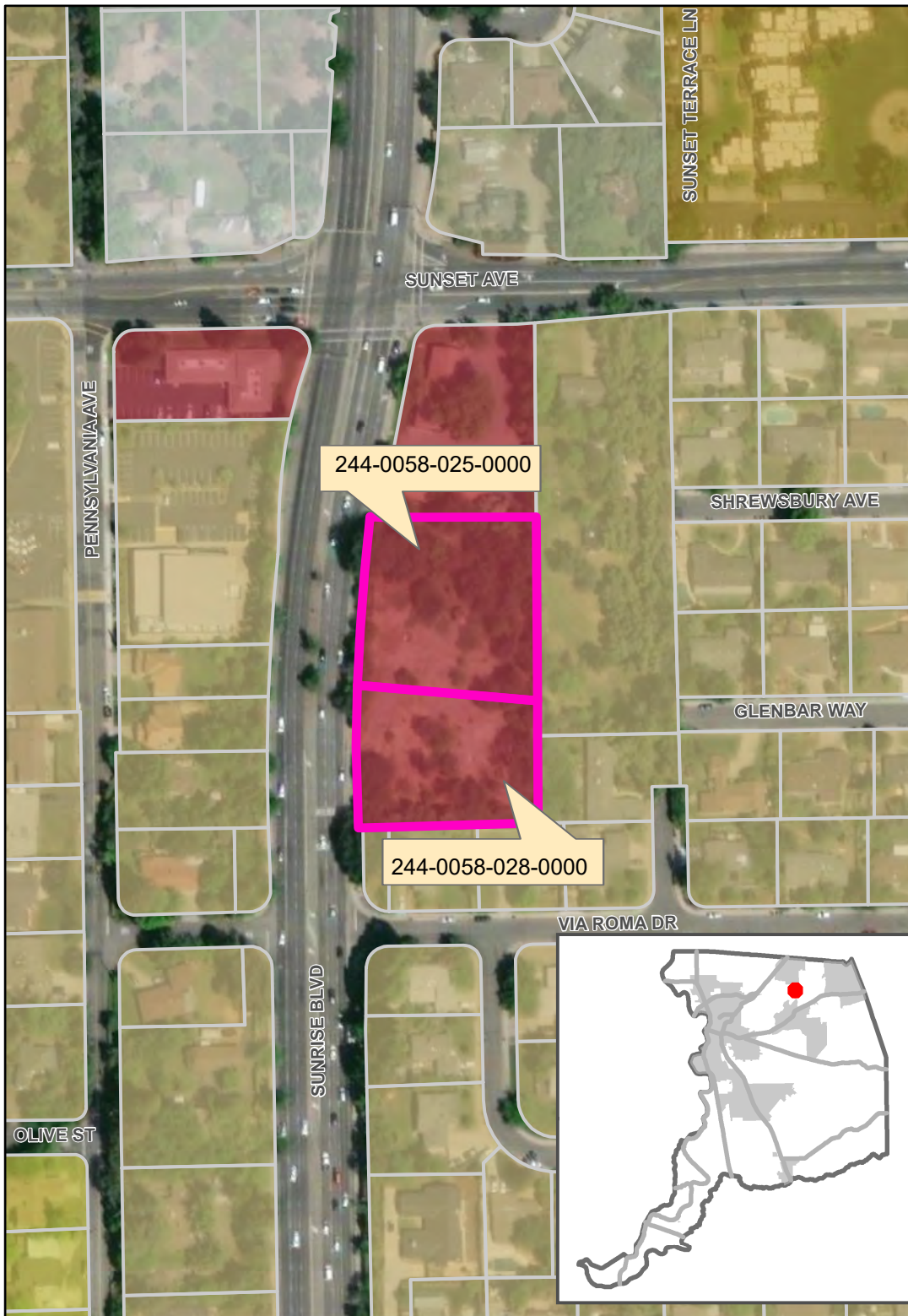
-  Proposed Rezone Site
- Zoning**
-  A-1-A Limited Agricultural
-  RD-2 Residential
-  RD-5 Residential
-  SC Shopping Center




# Site 19

APNs 244-0058-025-0000 &  
244-0058-028-0000







4746 & 4742 Sunrise Boulevard,  
Fair Oaks



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  RD-1 Residential
-  RD-10 Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SPA Special Planning Area

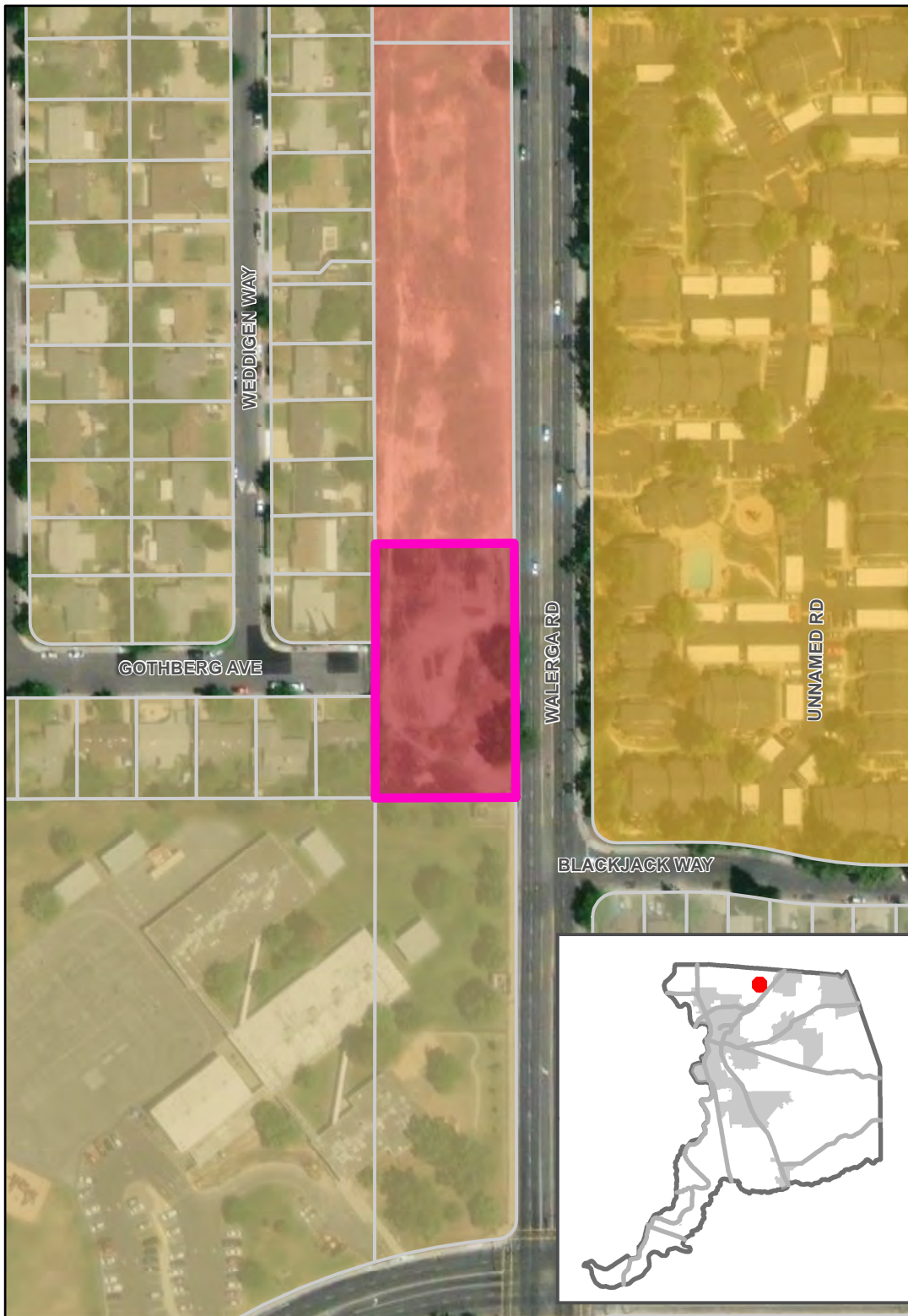





# Site 20

APN 219-0032-004-0000







Northwest Walerga Road/Blackjack Way,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential

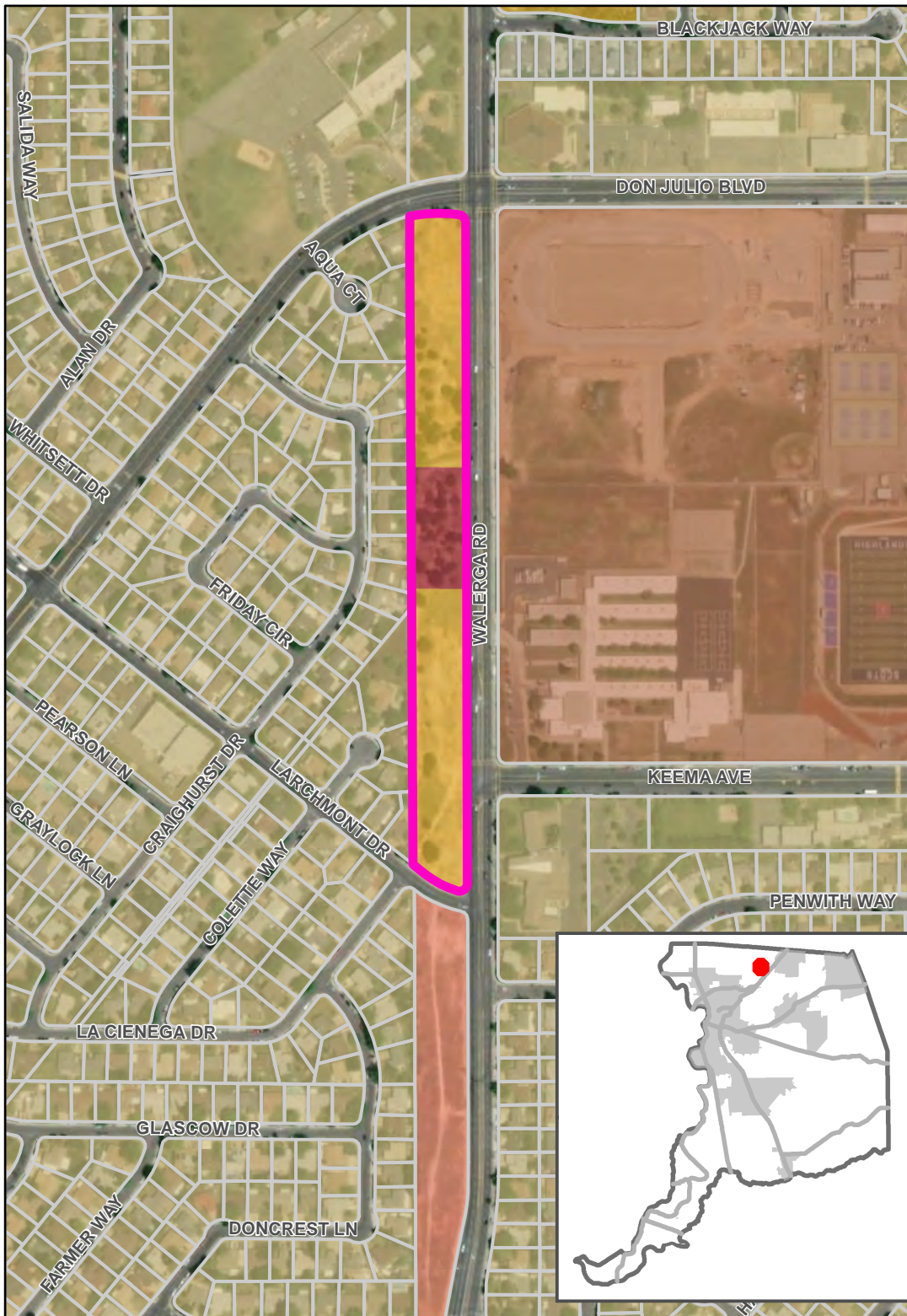


0 0.025 0.05 0.1 Miles


# Site 21

APN 219-0033-001-0000







Southwest Walerga Road/Don Julio Boulevard,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential



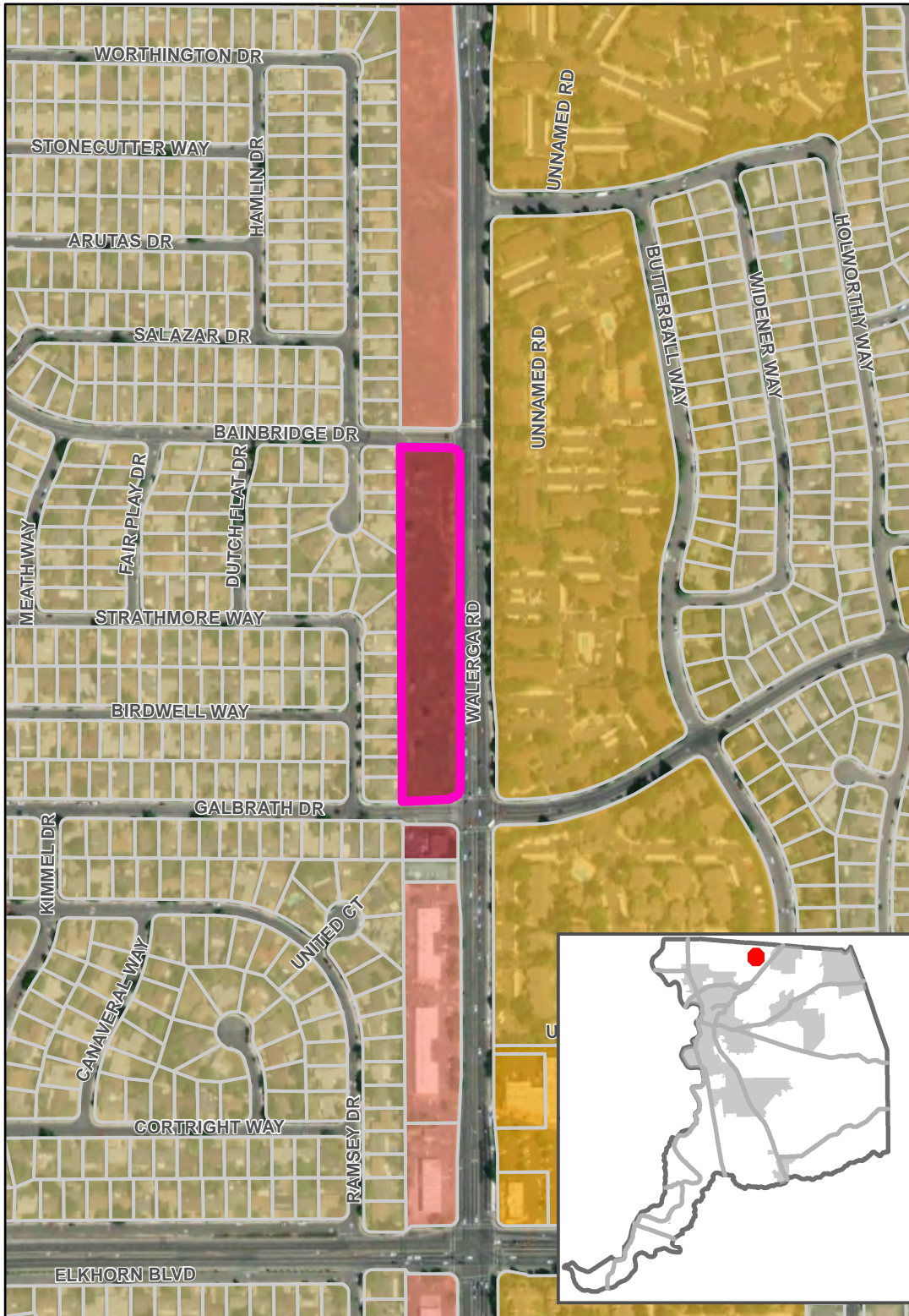
0 0.05 0.1 0.2 Miles




# Site 22

APN 219-0042-019-0000








NW Walerga Road/Galbraith Drive,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



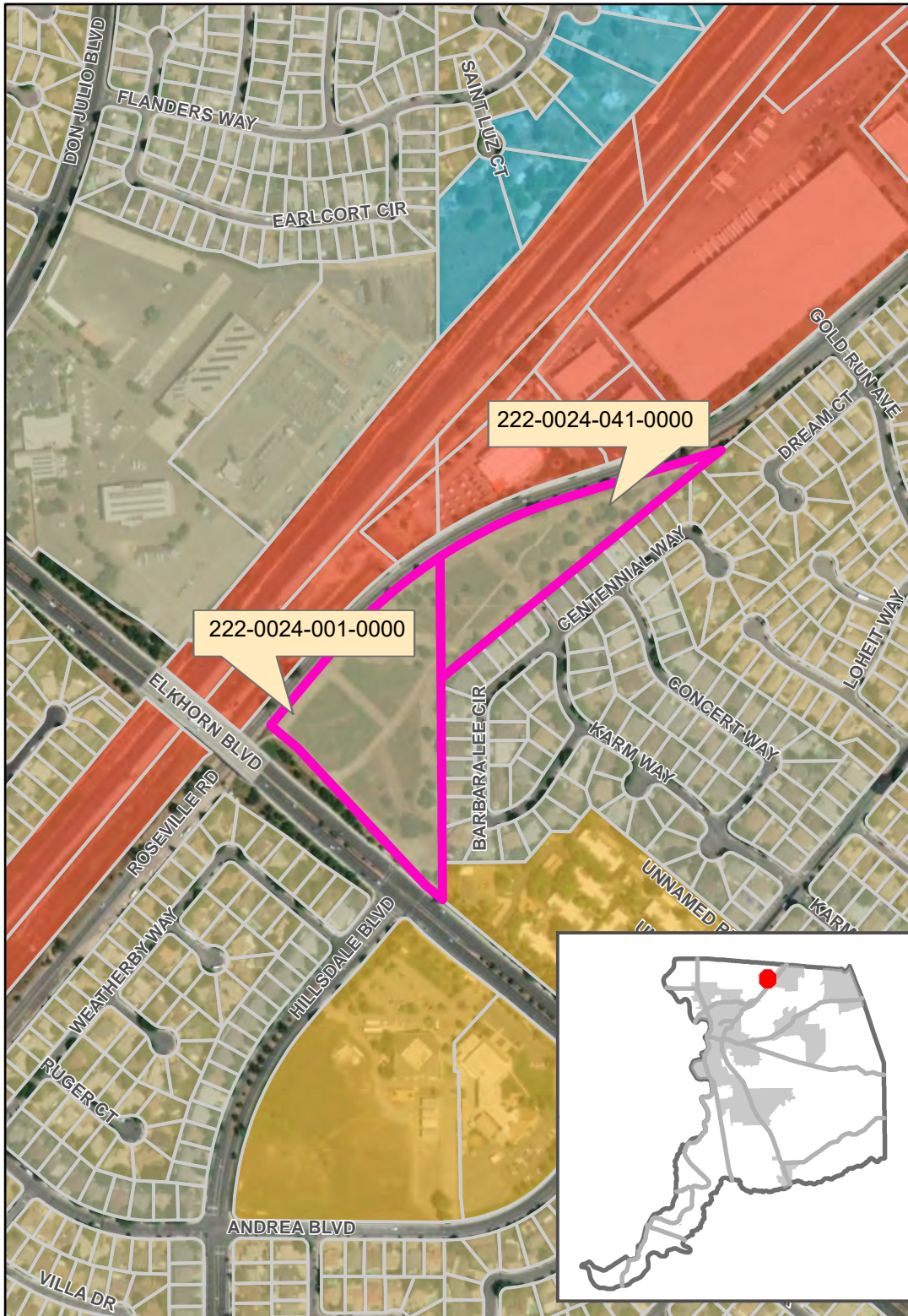
0 0.05 0.1 0.2 Miles




# Site 23

APNs 222-0024-001-0000  
& 222-0024-041-0000







East Roseville Road/  
Elkhorn Boulevard Overpass,  
North Highlands

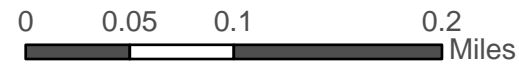


## Legend

 Proposed Rezone Site

## Zoning

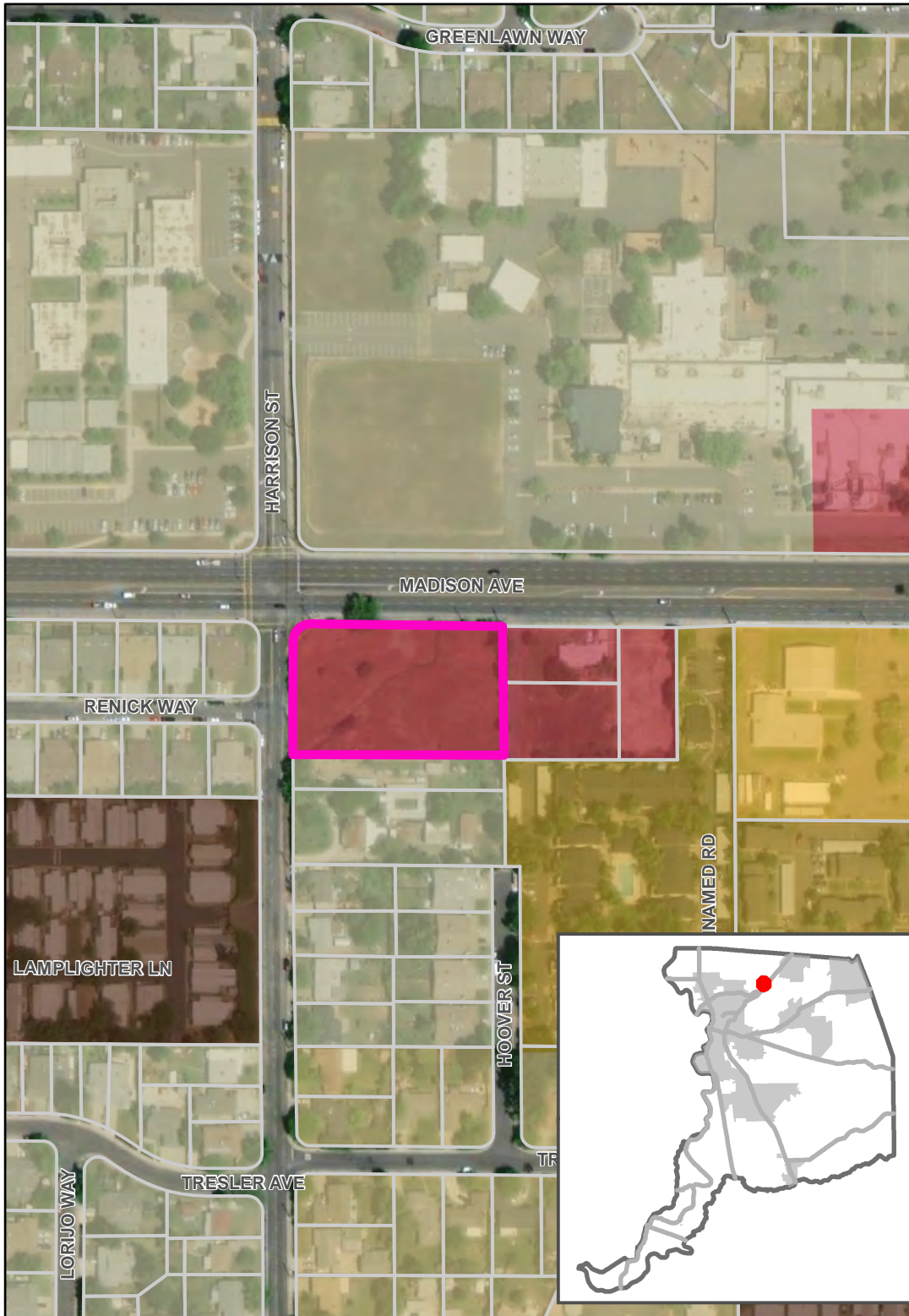
-  AR-1 Agricultural-Residential - 1 Acre
-  M-1 Light Industrial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center




# Site 24

APN 228-0182-005-0000







5140 Harrison Street,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision



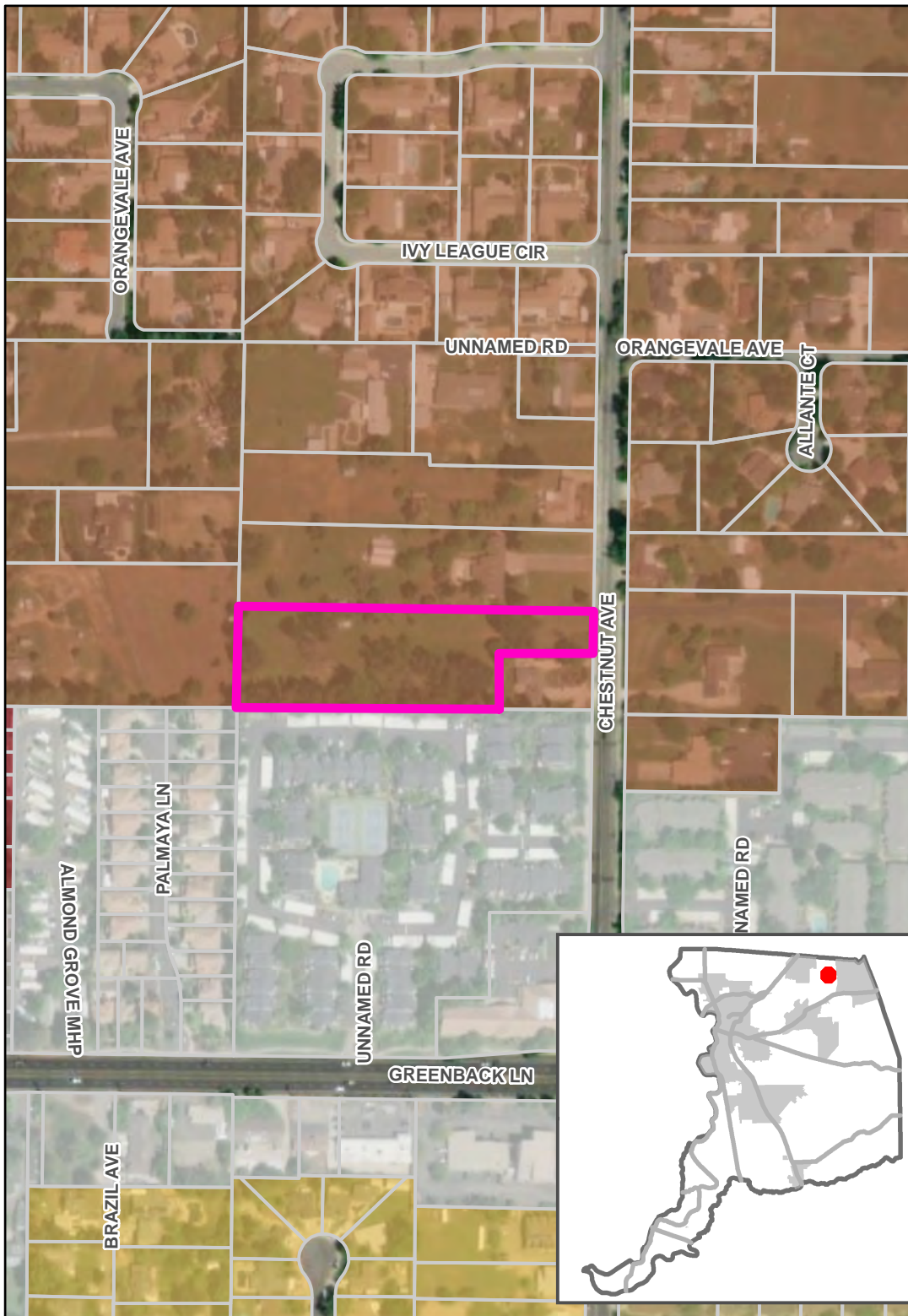
0 0.025 0.05 0.1  
Miles




# Site 25

APN 223-0092-028-0000


6321 Chestnut Avenue,  
Orangevale





## Legend


 Proposed Rezone Site

## Zoning

 BP Business and Professional Office

 RD-2 Residential

 RD-4 Residential

 RD-5 Residential

 SPA Special Planning Area

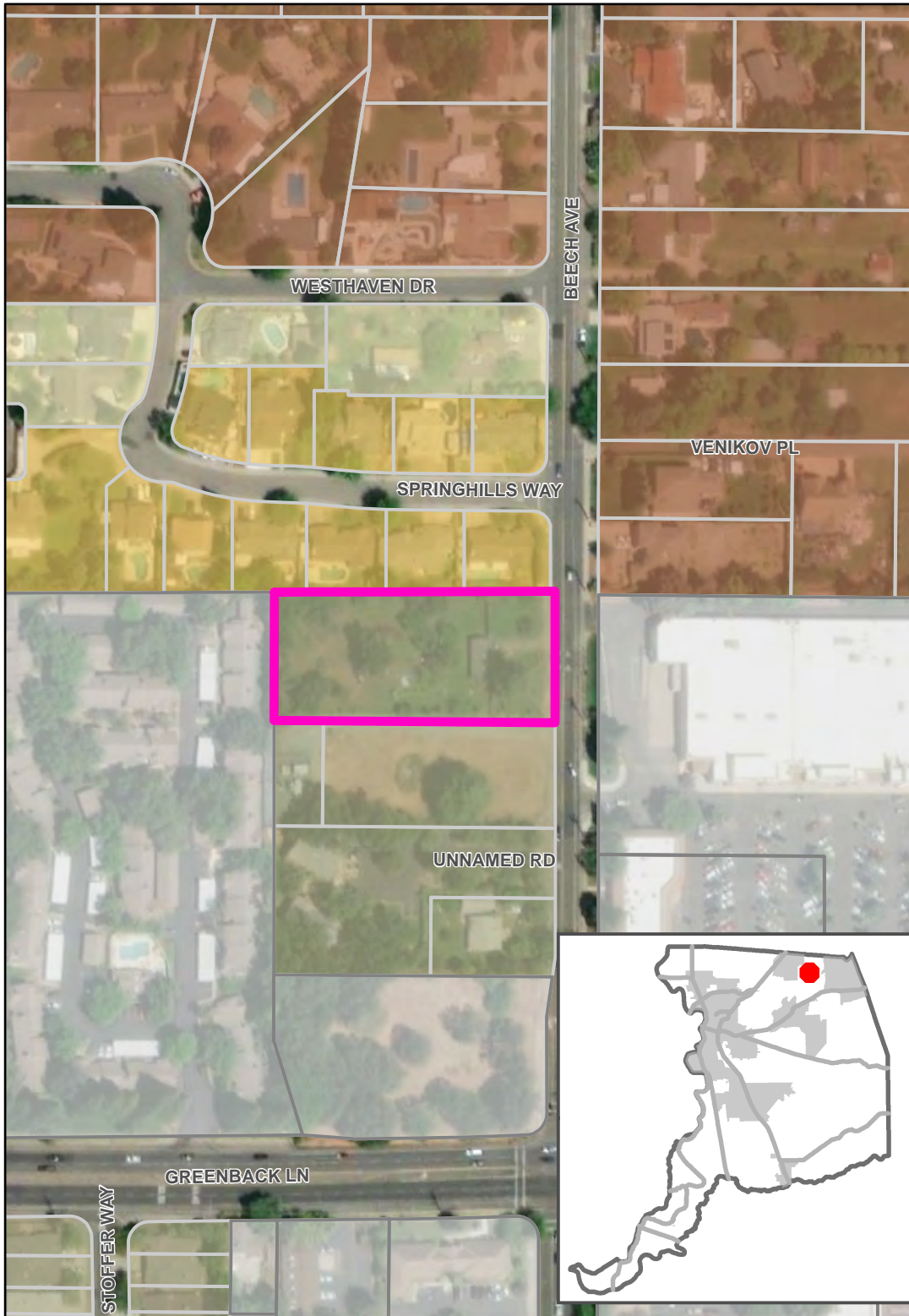


0 0.05 0.1 0.2 Miles


# Site 26

APN 261-0210-013-0000


6245 Beech Avenue,  
Orangevale





## Legend


 Proposed Rezone Site

## Zoning

 RD-2 Residential

 RD-3 Residential

 RD-4 Residential

 RD-5 Residential

 SPA Special Planning Area



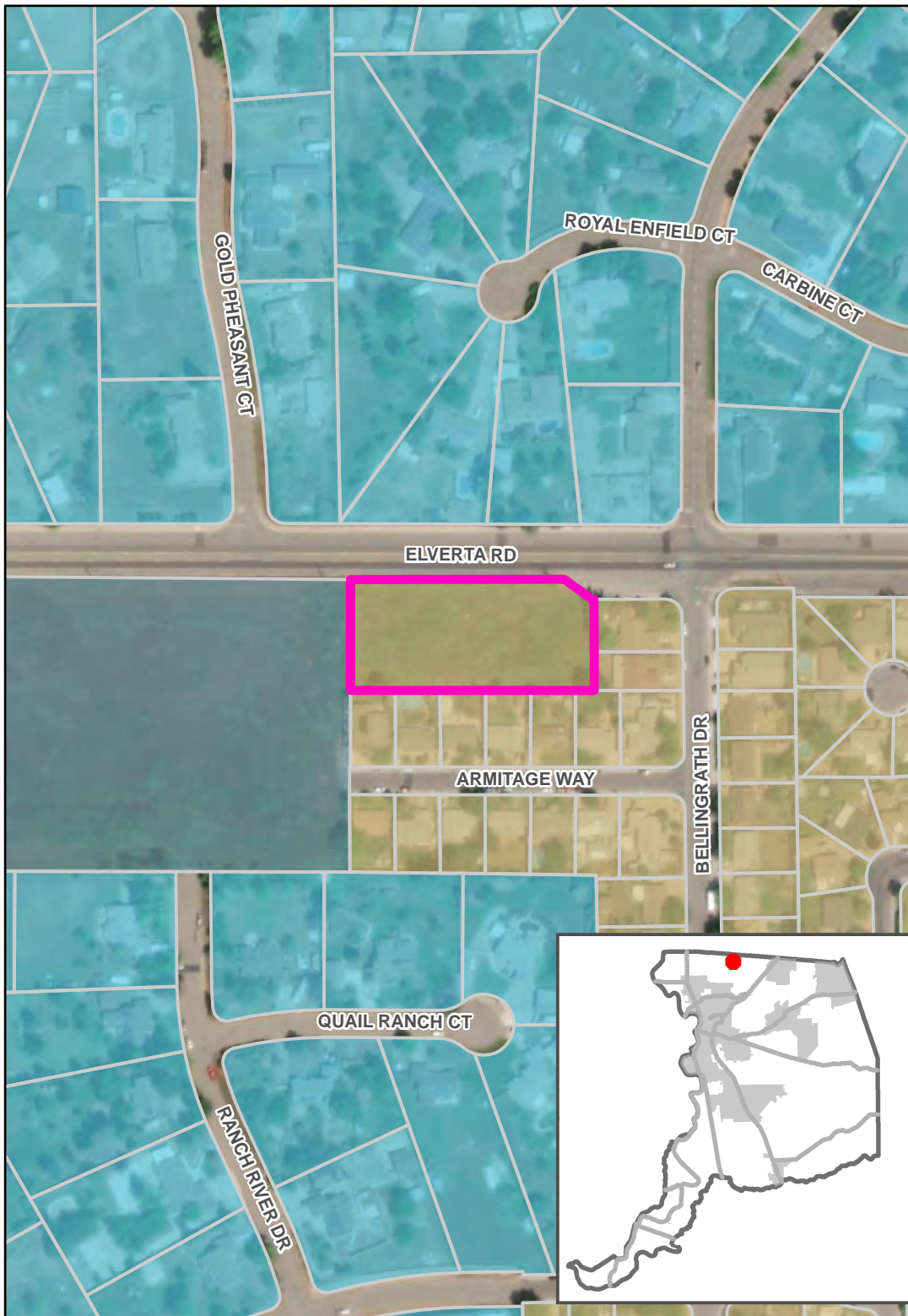
0 0.025 0.05 0.1 Miles




# Site 27

APN 203-0080-021-0000




120 Feet West of Elverta Road/Bellingrath Drive,  
Rio Linda/Elverta

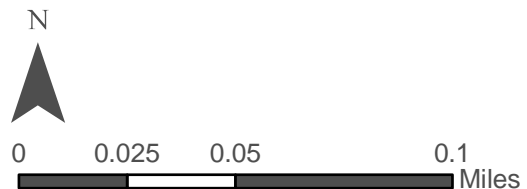


## Legend

 Proposed Rezone Site

## Zoning

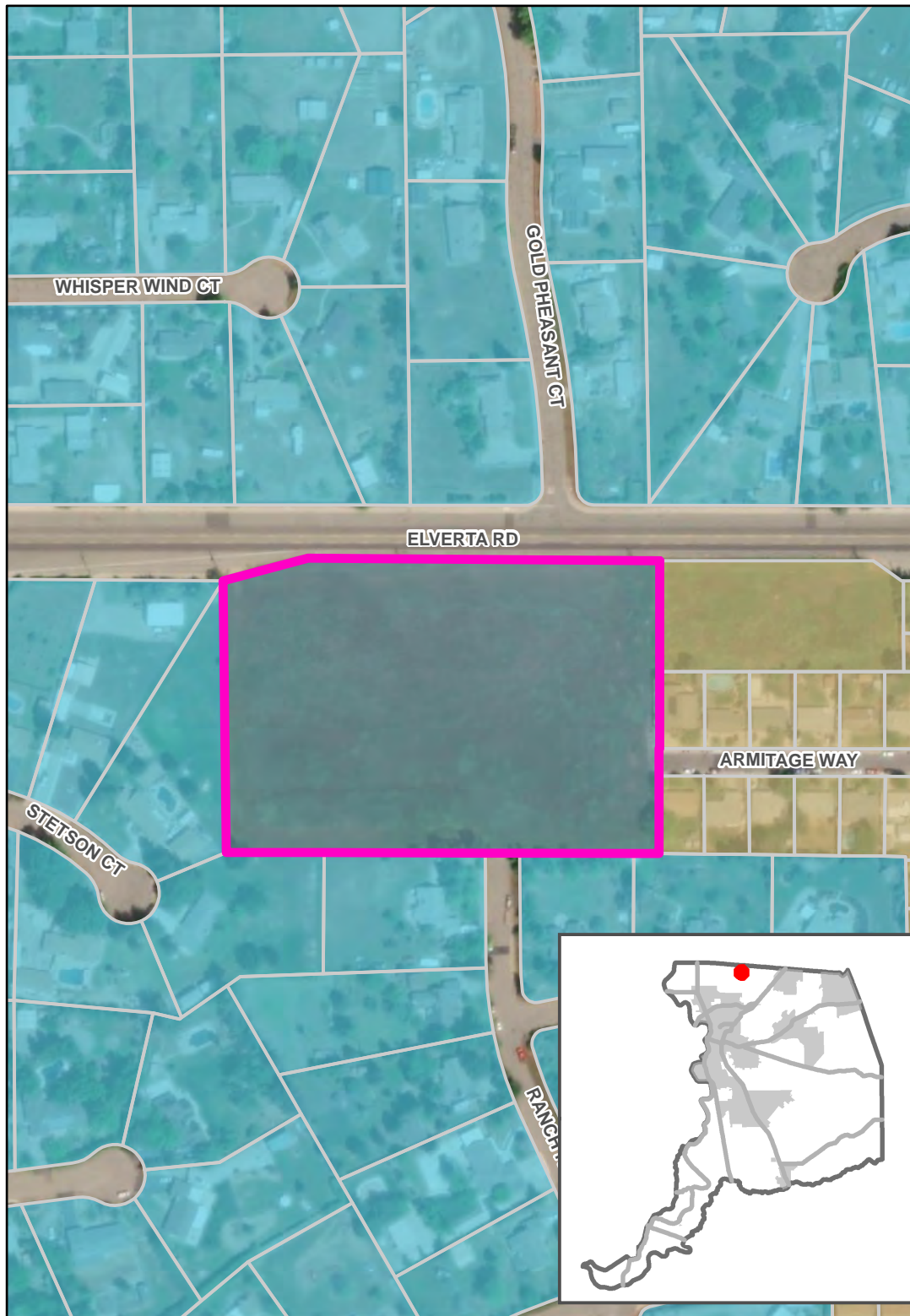
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-5 Agricultural-Residential - 5 Acres
-  RD-5 Residential




# Site 28

APN 203-0080-027-0000

480 Feet West of Elverta Road/Bellingrath Drive,  
Rio Linda/Elverta




## Legend

 Proposed Rezone Site

## Zoning

 AR-1 Agricultural-Residential - 1 Acre

 AR-5 Agricultural-Residential - 5 Acres

 RD-5 Residential



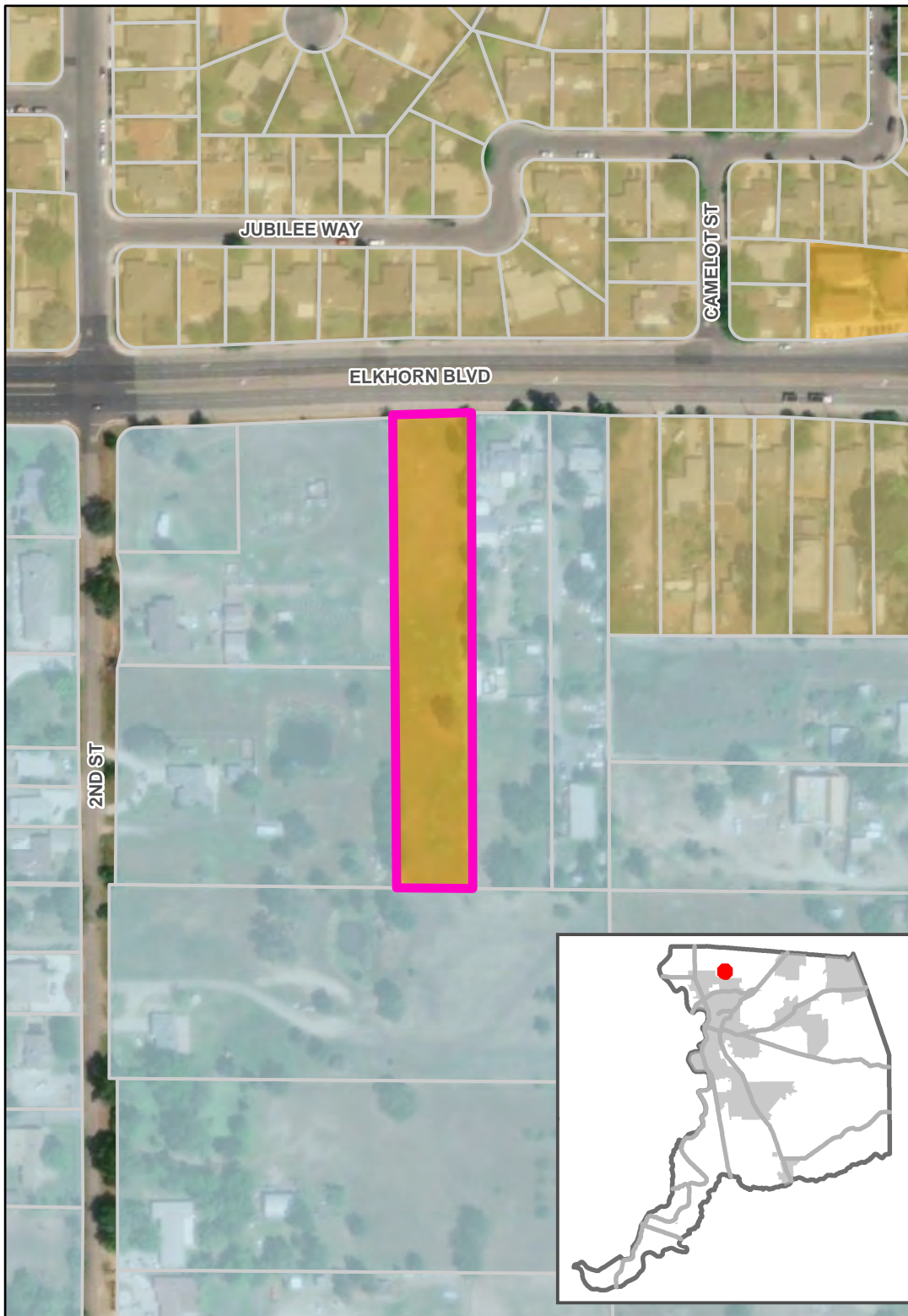
0 0.0375 0.075 0.15 Miles




# Site 29

APN 214-0092-019-0000

232 Elkhorn Boulevard,  
Rio Linda/Elverta




## Legend

 Proposed Rezone Site

## Zoning

 AR-2 Agricultural-Residential - 2 Acres

 RD-20 Multiple Family Residential

 RD-5 Residential



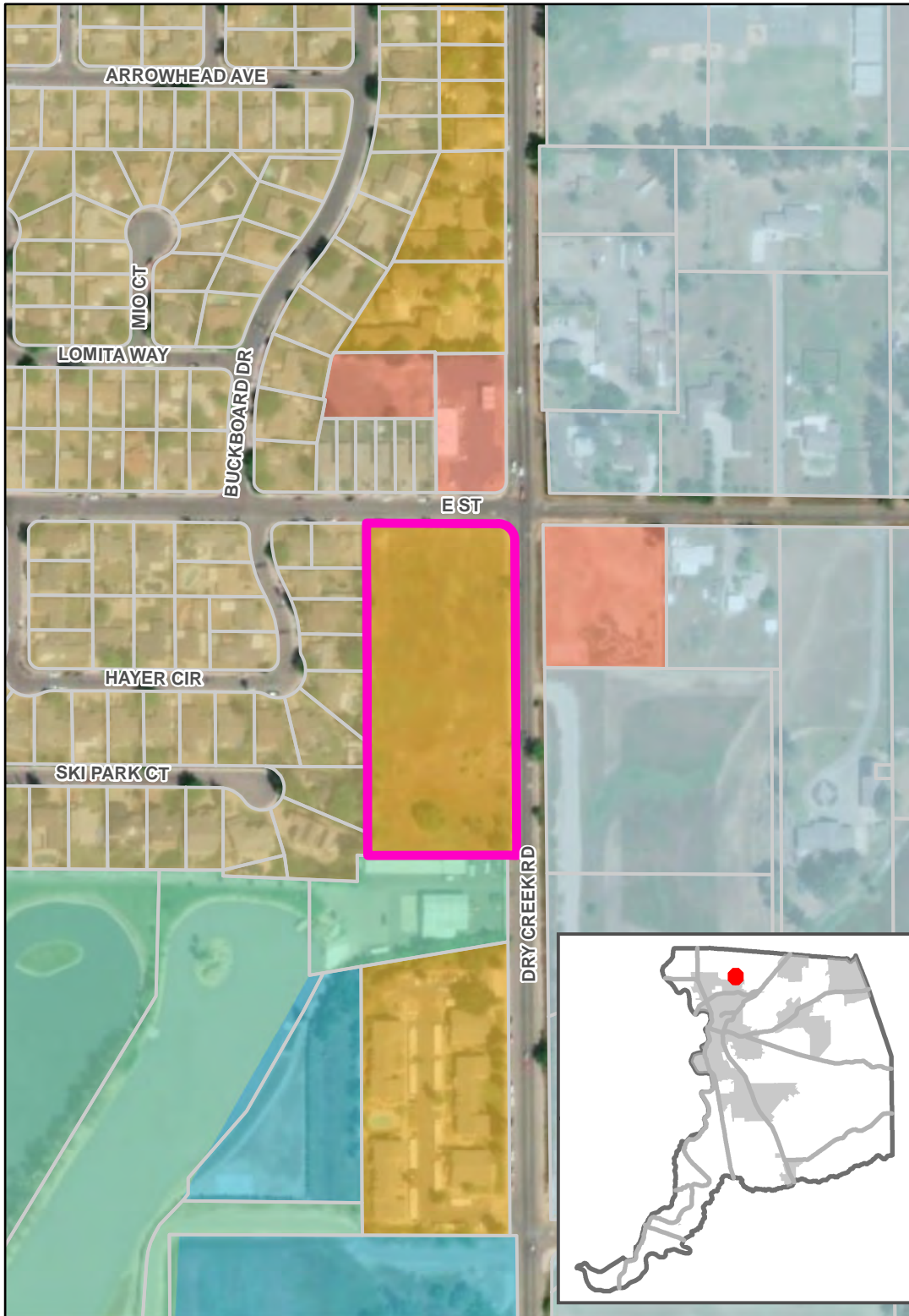
0 0.025 0.05 0.1 Miles




# Site 30

APN 214-0160-061-0000

5919 Dry Creek Road,  
Rio Linda/Elverta



## Legend

 Proposed Rezone Site

## Zoning

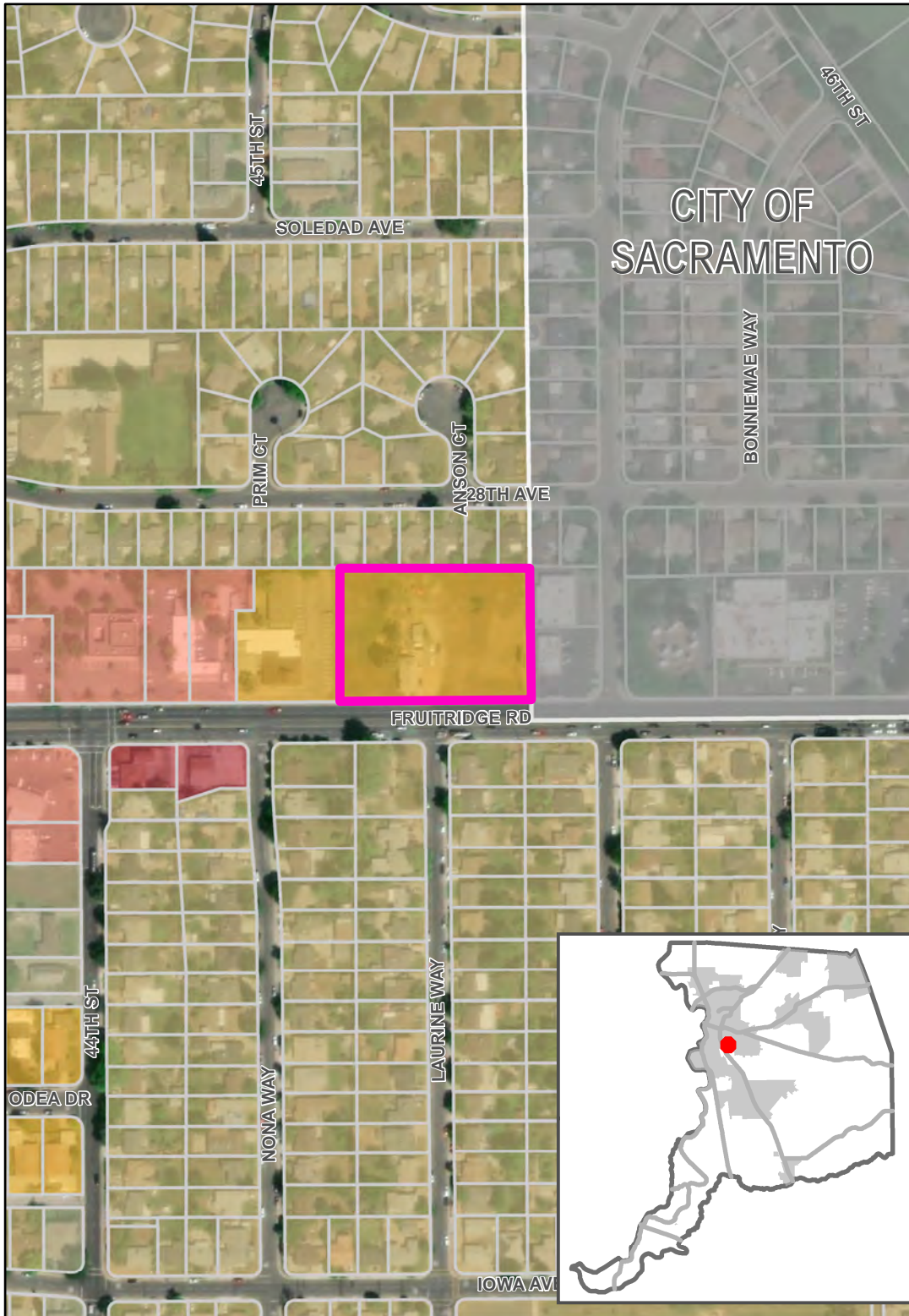
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acre
-  C-O Commercial Recreation
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential




# Site 31

APN 022-0252-018-0000






4541 Fruitridge Road,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential



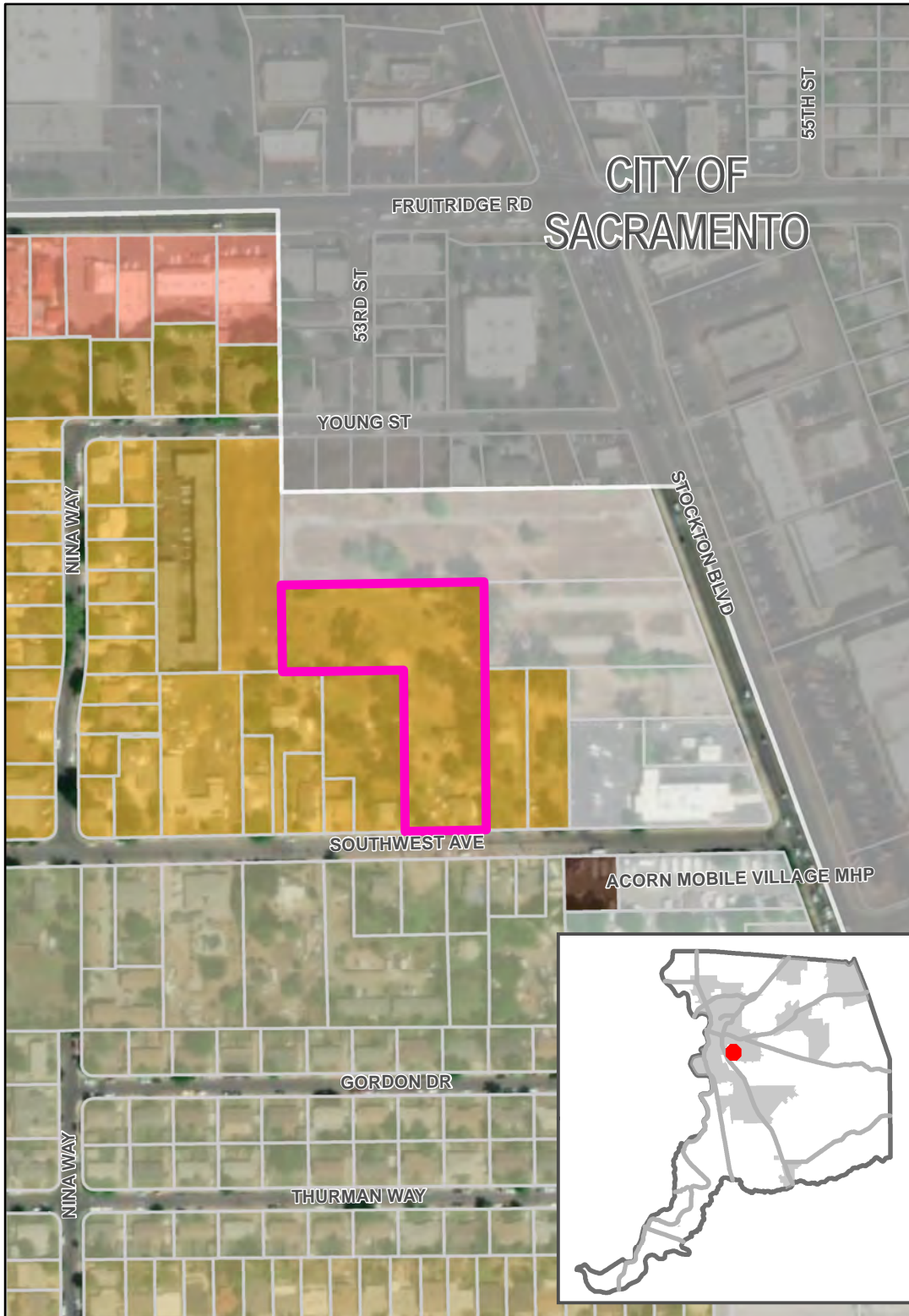
0 0.0375 0.075 0.15 Miles




# Site 32

APN 026-0102-023-0000

5903 Southwest Avenue,  
South Sacramento




## Legend

 Proposed Rezone Site


## Zoning

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-5 Residential

 RM-1 Mobile Home Subdivision

 SPA Special Planning Area

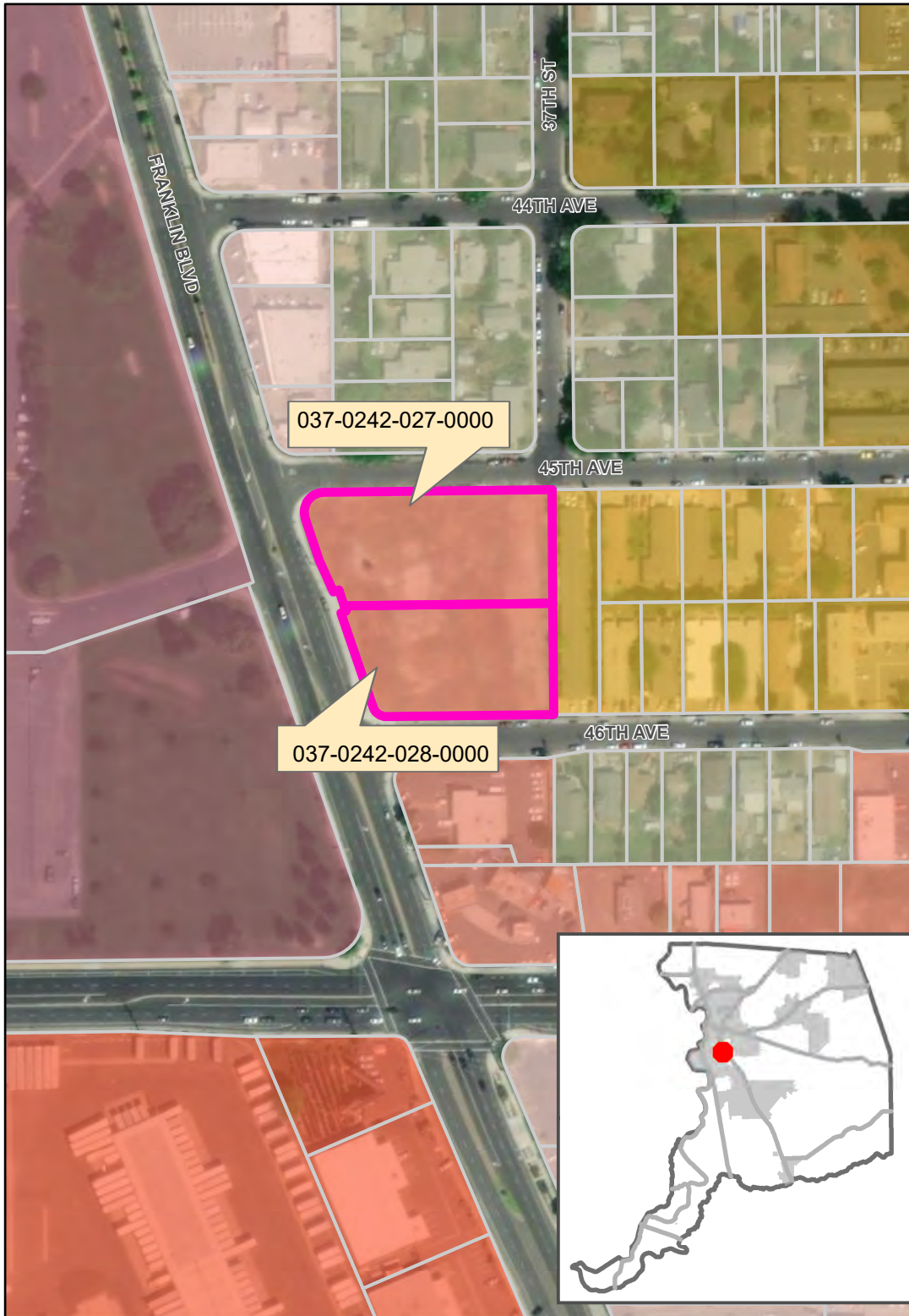


0 0.0375 0.075 0.15 Miles


# Site 33

APNs 037-0242-027-0000  
& 037-0242-028-0000

Southeast 45th Avenue/Franklin Boulevard &  
6301 Franklin Boulevard,  
South Sacramento



## Legend

 Proposed Rezone Site


## Zoning

 GC General Commercial

 LC Light Commercial

 M-1 Light Industrial

 M-2 Heavy Industrial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential



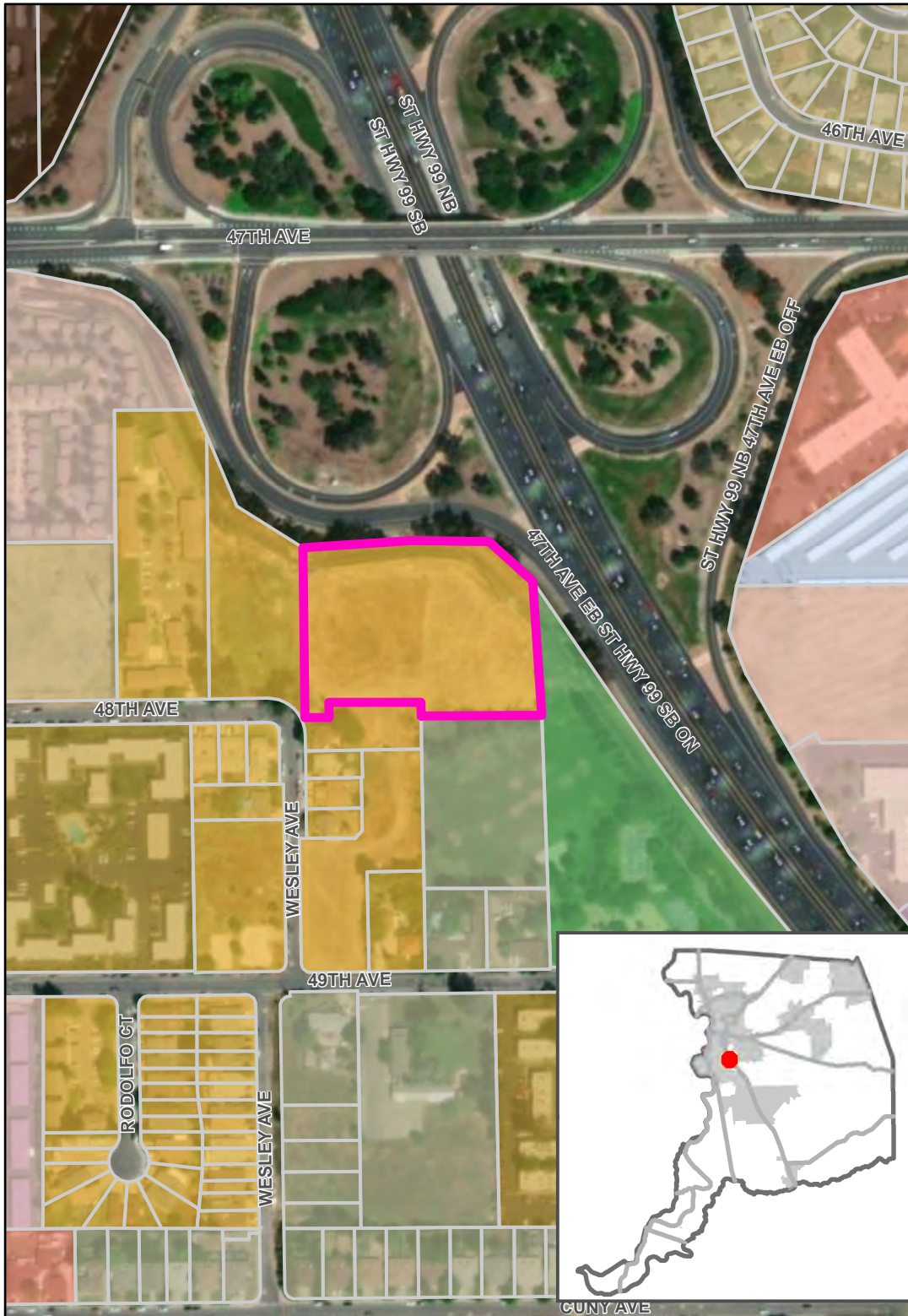
0 0.025 0.05 0.1 Miles




# Site 34

APN 039-0054-001-0000











4001 48th Avenue,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  GC General Commercial
-  LC Light Commercial
-  MP Industrial - Office Park
-  O Recreation
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision
-  TC Highway Travel Commercial

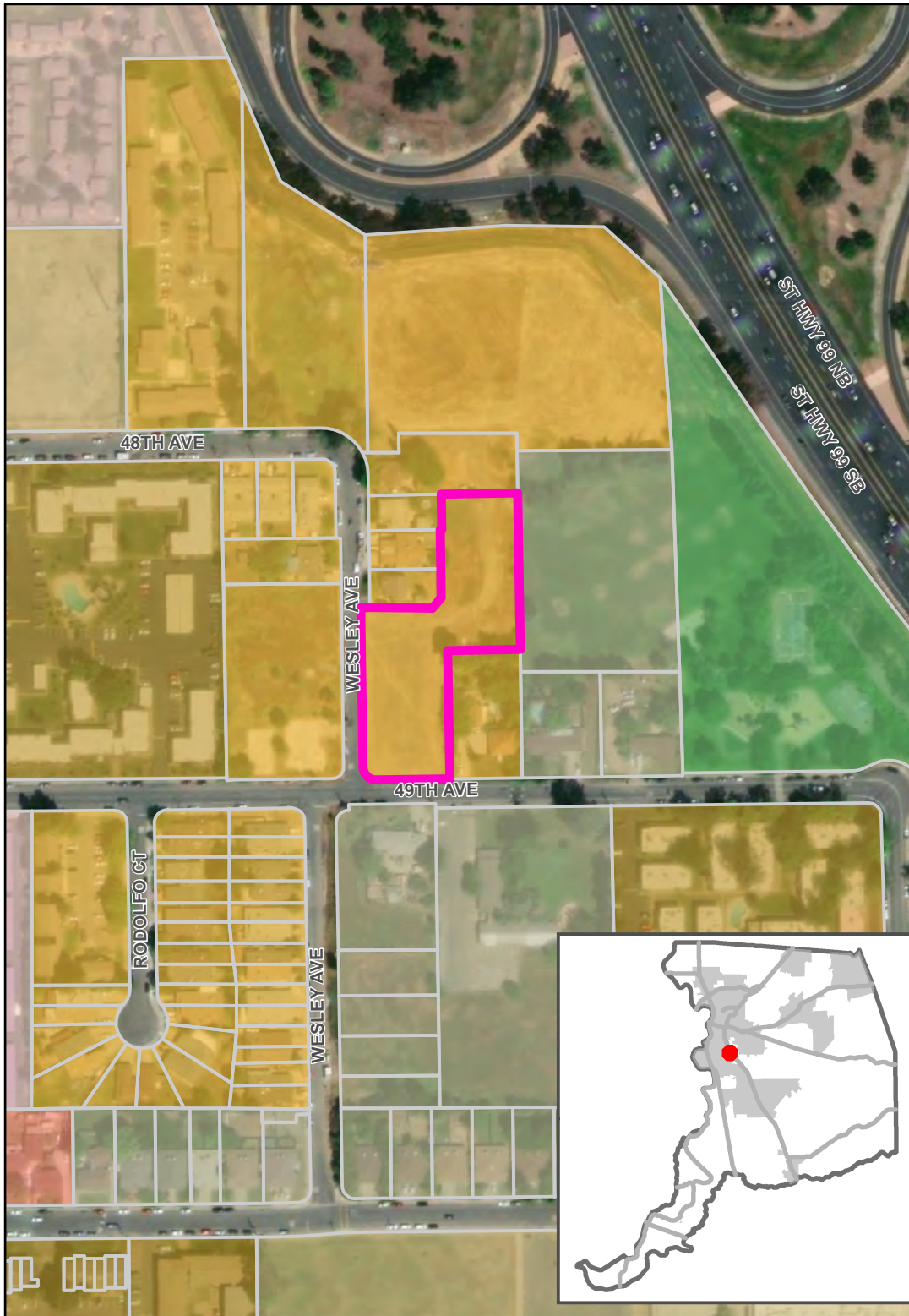


0 0.0375 0.075 0.15 Miles


# Site 35

APN 039-0072-016-0000


NE 49th Avenue/Wesley Avenue,  
South Sacramento



## Legend


 Proposed Rezone Site

## Zoning

 GC General Commercial


 LC Light Commercial

 O Recreation

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-5 Residential

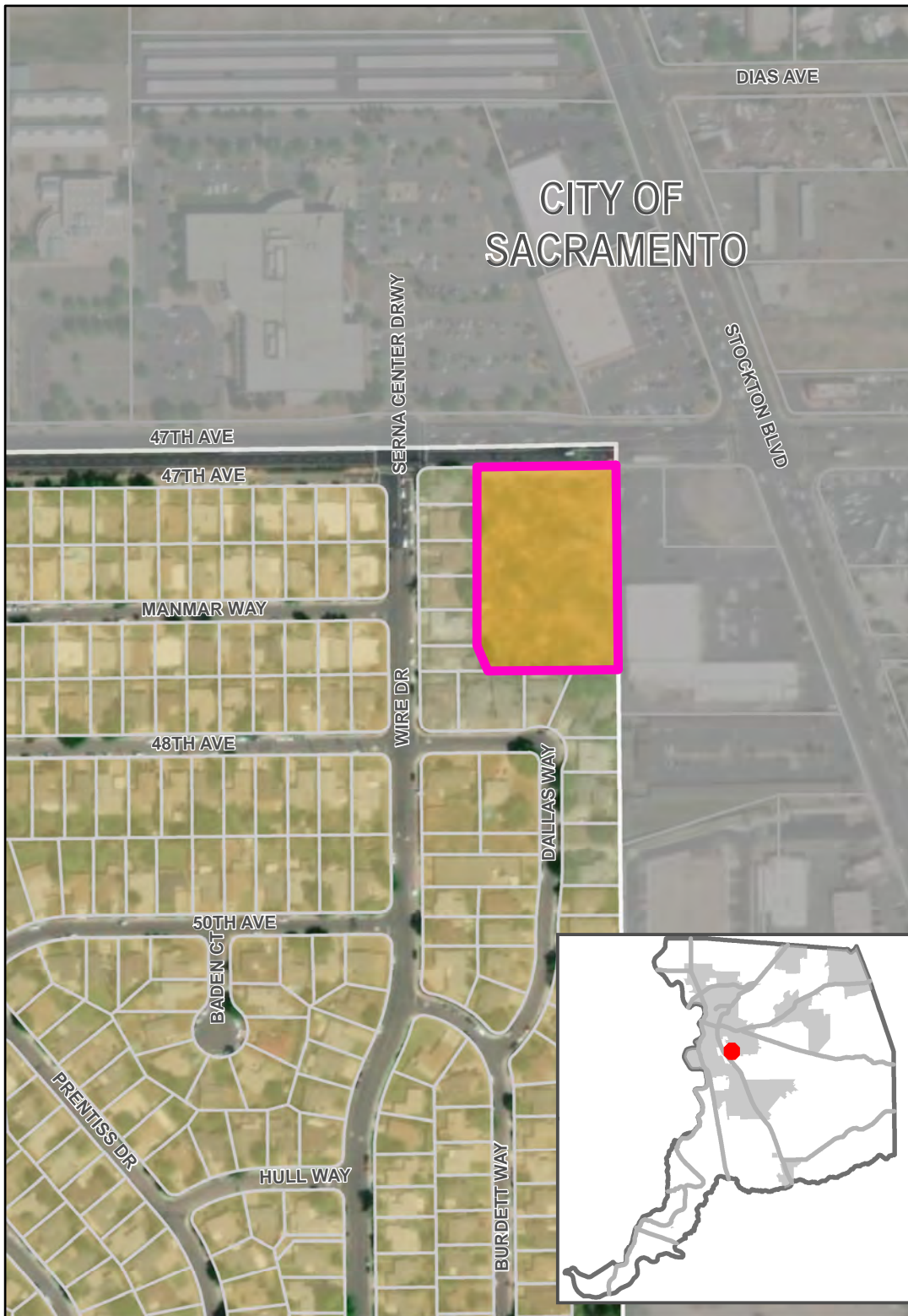




# Site 36

APN 039-0241-001-0000


240 feet West of 47th Avenue/  
Stockton Boulevard,  
South Sacramento




## Legend

 PARCELS\_lyr selection

## Zoning

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-5 Residential

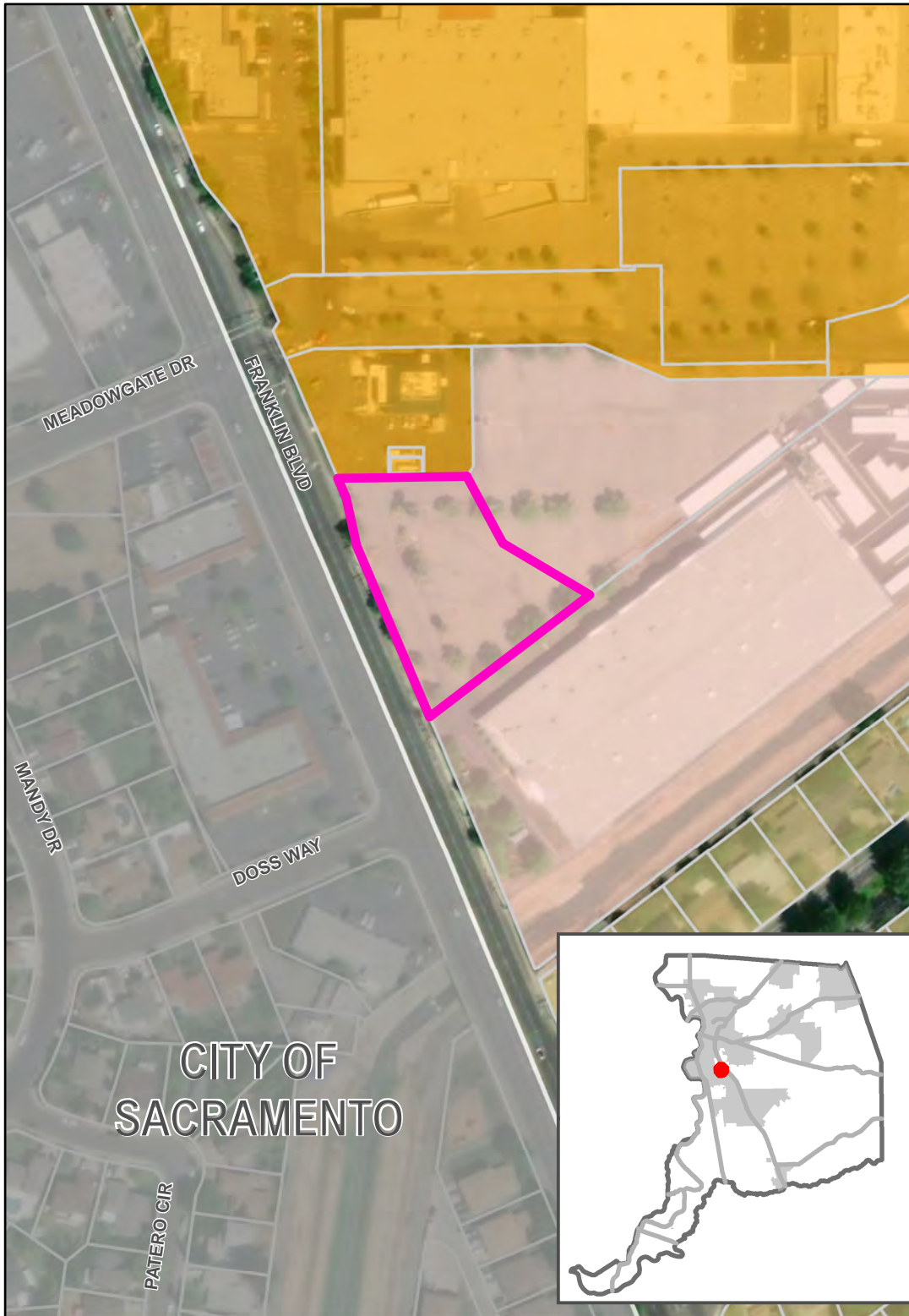


0 0.0375 0.075 0.15 Miles


# Site 37

APN 050-0010-076-0000


180 feet Southeast of Franklin  
Boulevard/Meadowgate Drive,  
South Sacramento




## Legend

 Proposed Rezone Site

## Zoning

 GC General Commercial

 RD-5 Residential

 SC Shopping Center



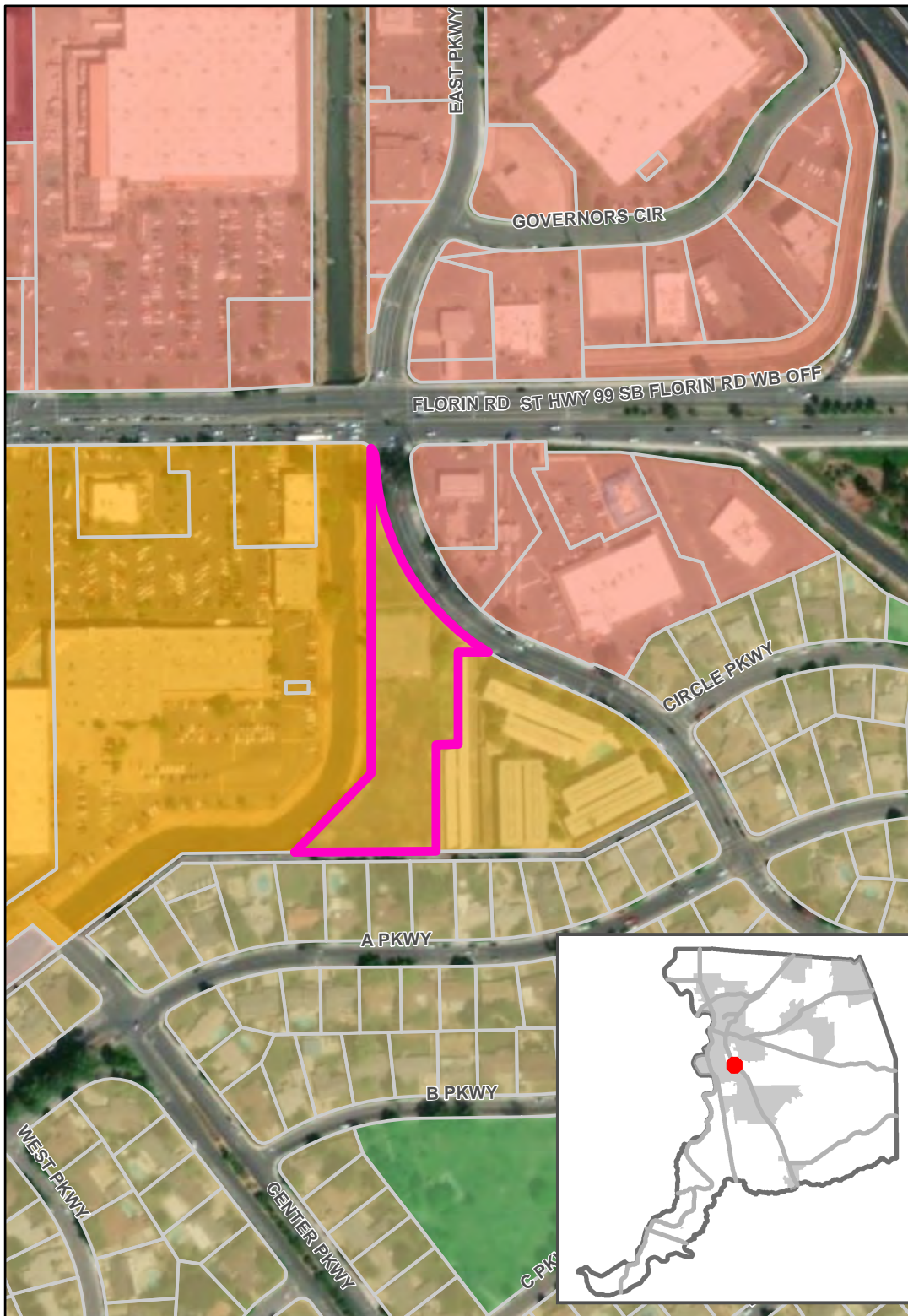
0 0.025 0.05 0.1 Miles




# Site 38

APN 050-0010-077-0000








7236 East Parkway,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  GC General Commercial
-  LC Light Commercial
-  O Recreation
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center

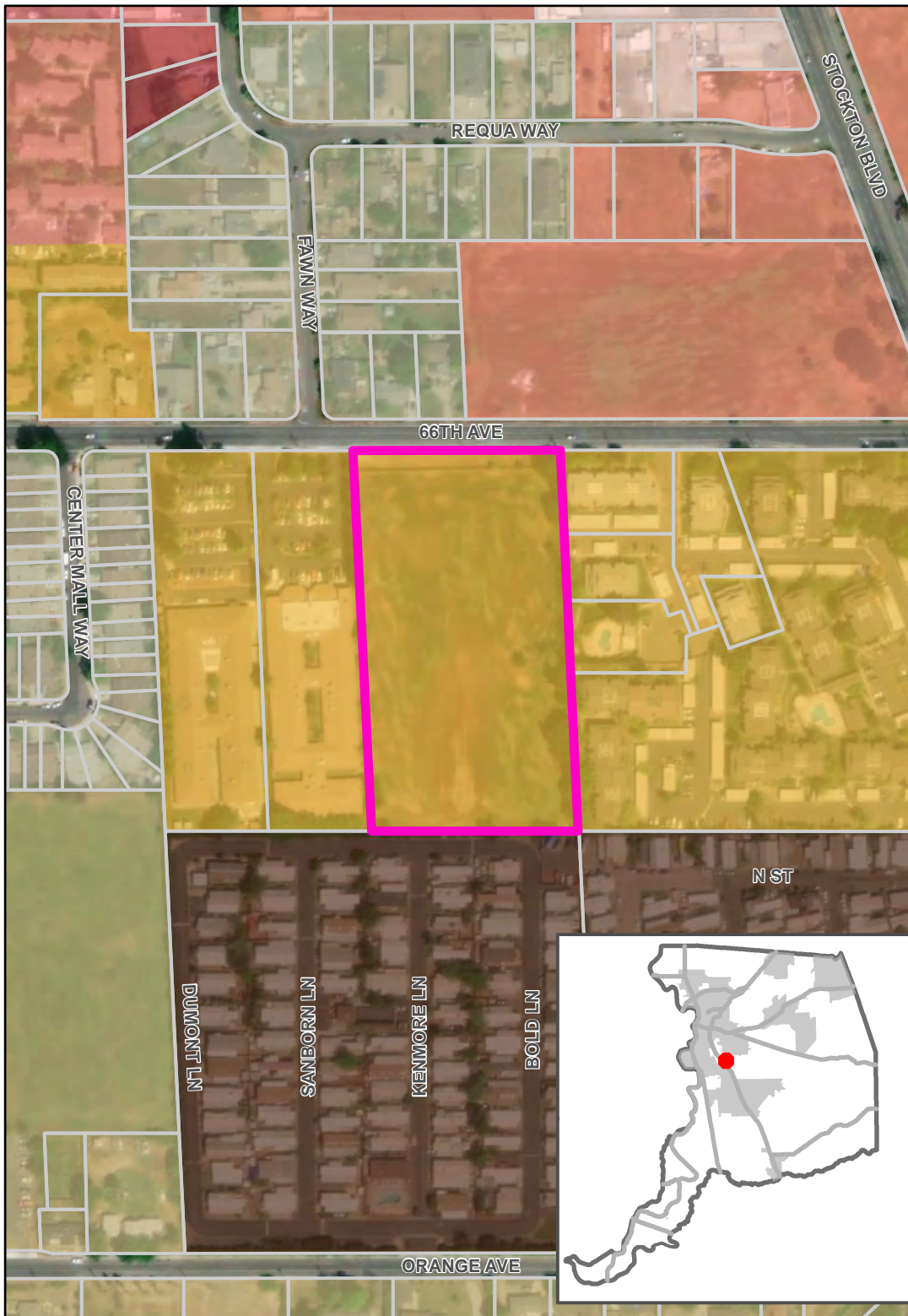


0 0.0375 0.075 0.15 Miles


# Site 39

APN 050-0311-028-0000









630 feet W of 66th Avenue/Stockton Boulevard,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  AC Auto Commercial
-  BP Business and Professional Office
-  GC General Commercial
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision



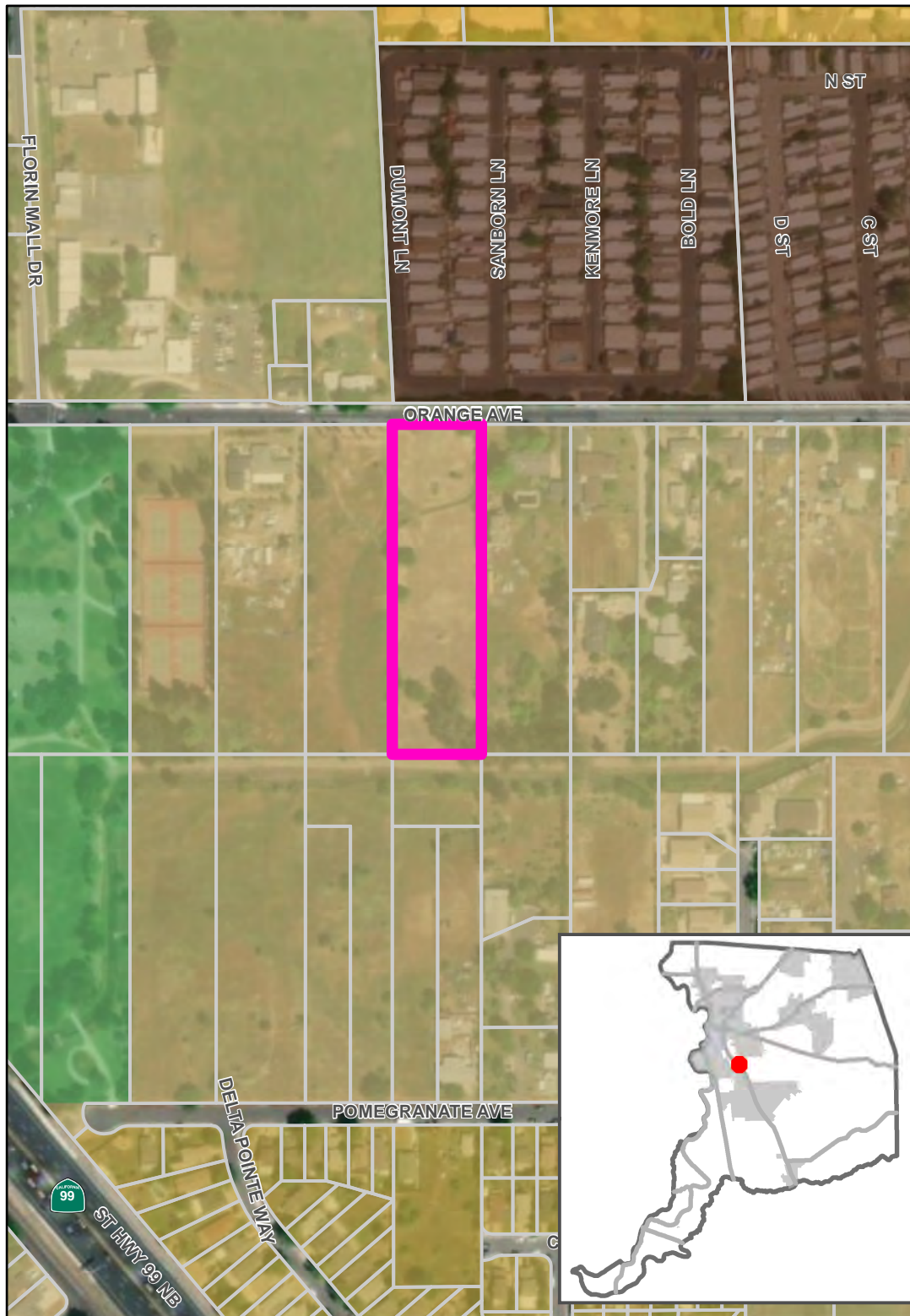
0 0.0375 0.075 0.15 Miles




# Site 40

APN 050-0331-003-0000







6130 Orange Avenue,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

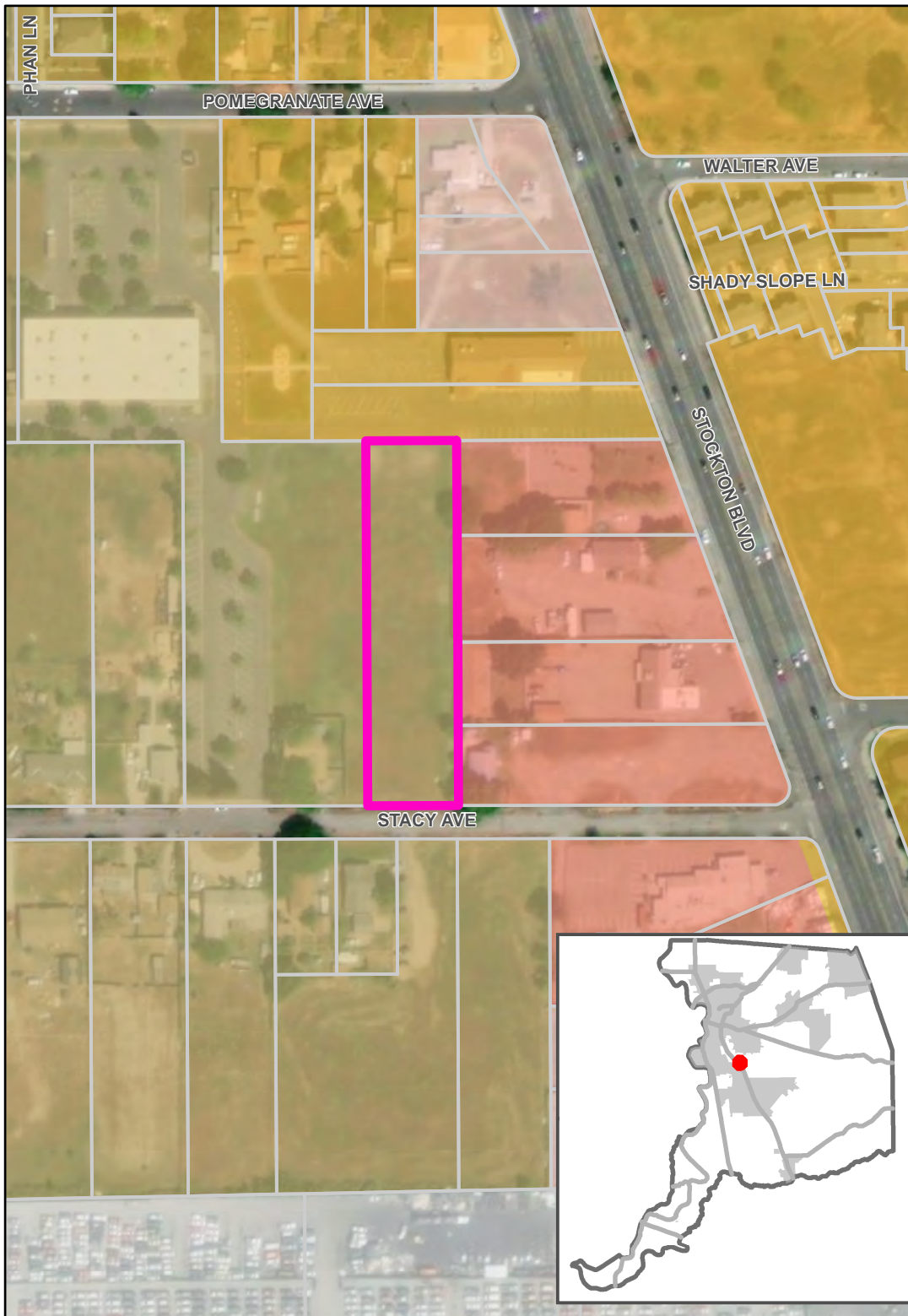
-  O Recreation
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  RM-1 Mobile Home Subdivision




# Site 41

APN 050-0391-006-0000


6707 Stacy Avenue,  
South Sacramento




## Legend

 Proposed Rezone Site


## Zoning


 GC General Commercial

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-5 Residential

 RD-7 Residential

 SPA Special Planning Area



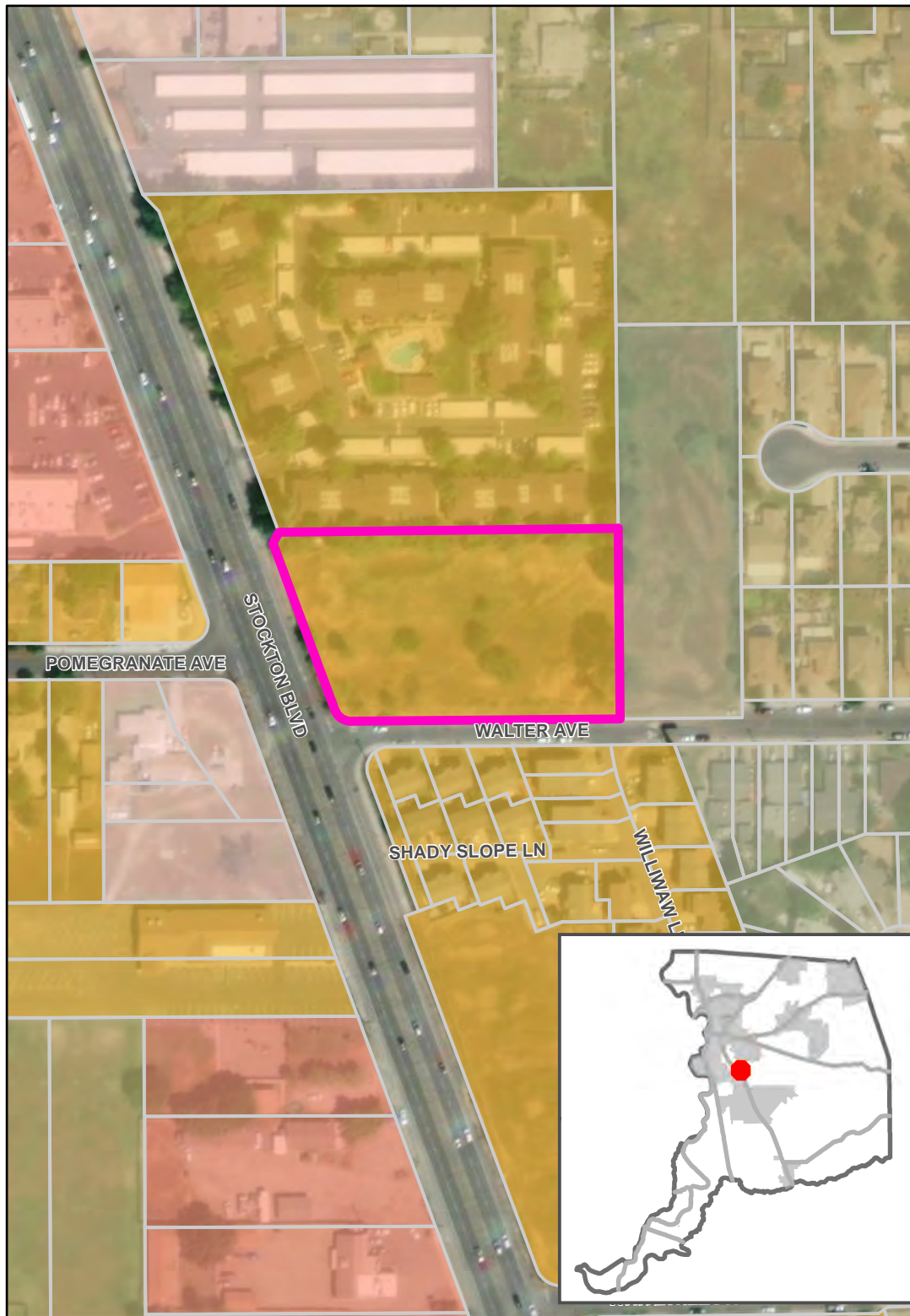
0 0.025 0.05 0.1 Miles




# Site 42

APN 051-0160-014-0000


Northeast Stockton Boulevard/Walter Avenue,  
South Sacramento




## Legend

 Proposed Rezone Site


## Zoning

 GC General Commercial

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-5 Residential

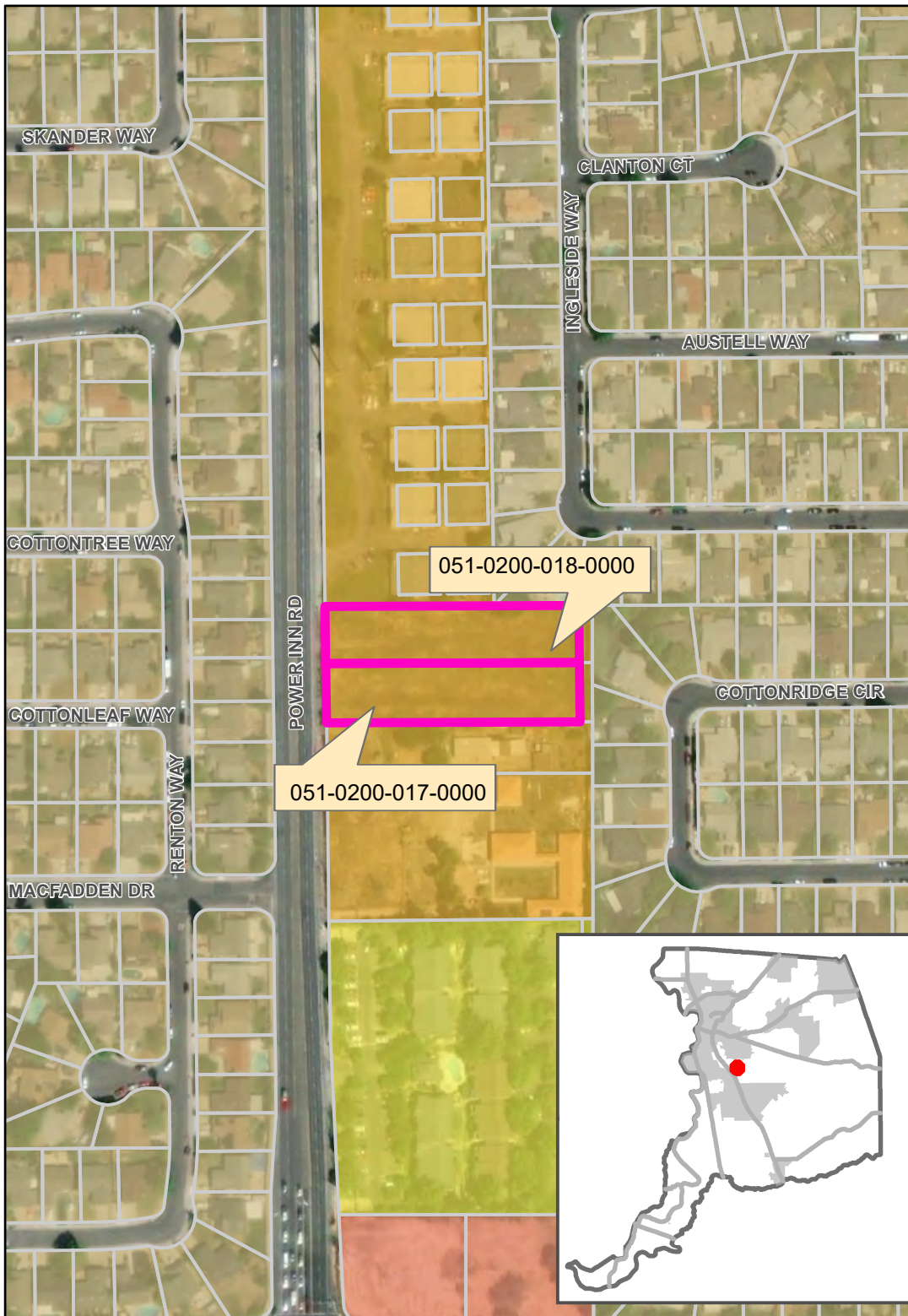


0 0.025 0.05 0.1 Miles


# Site 43

APNs 051-0200-017-0000  
& 051-0200-018-0000

7525 & 7521 Power Inn Road,  
South Sacramento



## Legend


 Proposed Rezone Site

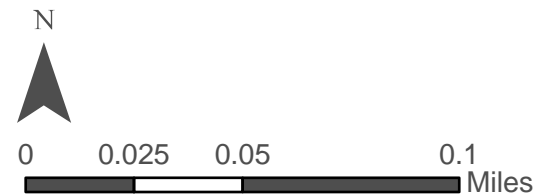
## Zoning

 LC Light Commercial

 RD-20 Multiple Family Residential

 RD-25 Multiple Family Residential

 RD-5 Residential

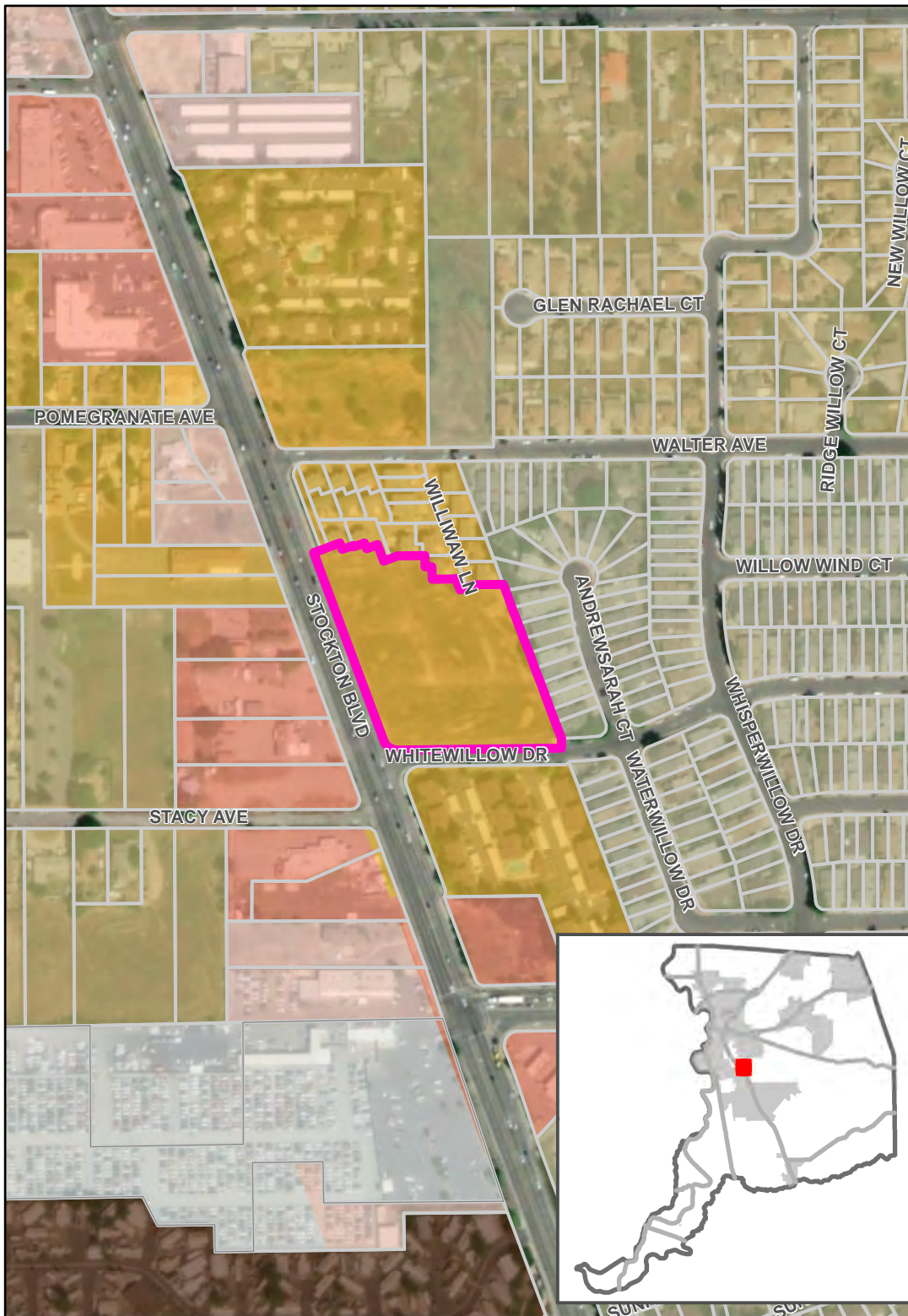





# Site 44

APN 051-0630-021-0000








Northeast Stockton Boulevard/  
Whitewillow Drive,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  GC General Commercial
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision
-  SPA Special Planning Area

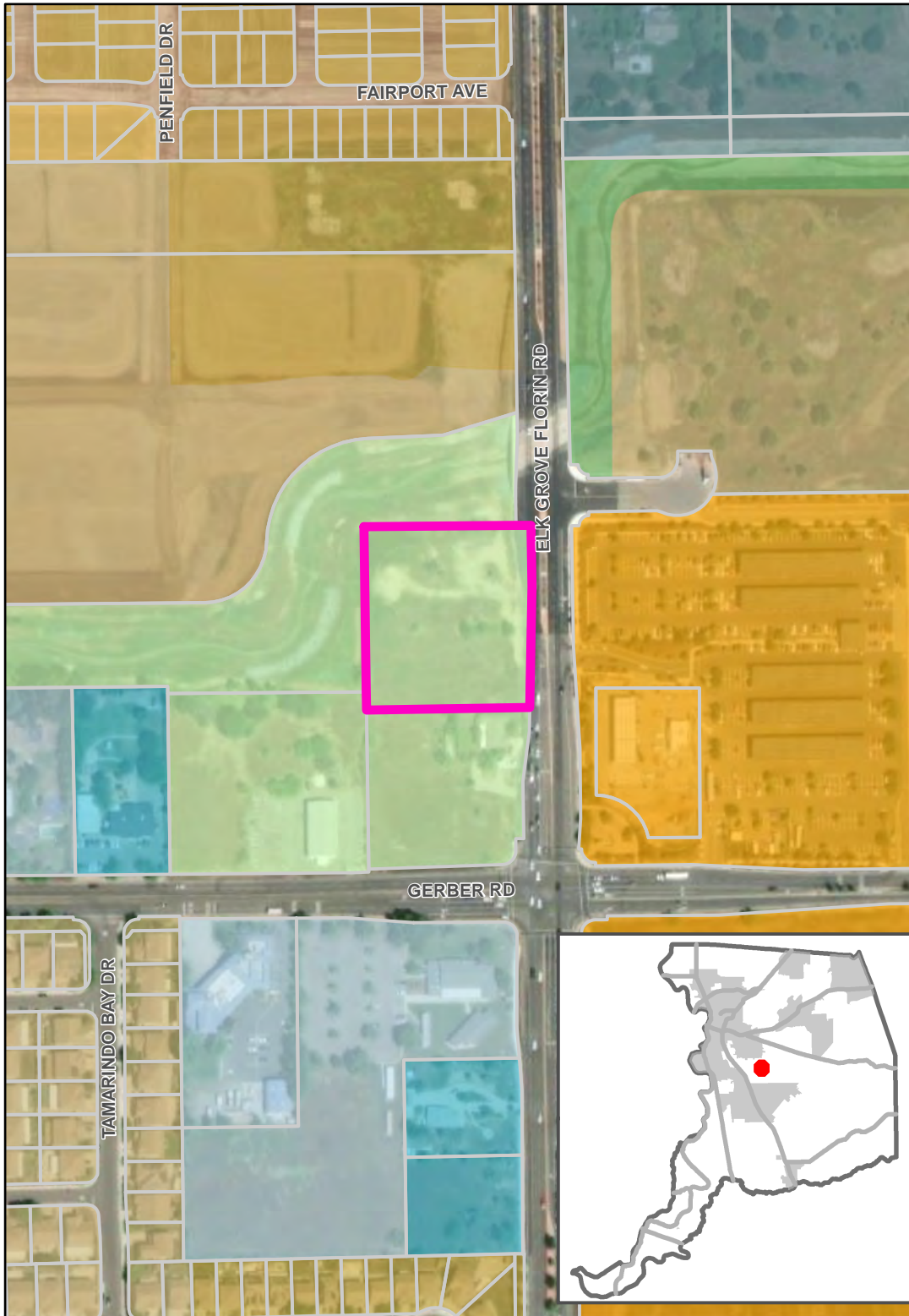


0 0.0375 0.075 0.15 Miles


# Site 45

APN 065-0070-009-0000










7572 Elk Grove Florin Road,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  AR-5 Agricultural-Residential - 5 Acres
-  O Recreation
-  RD-4 Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



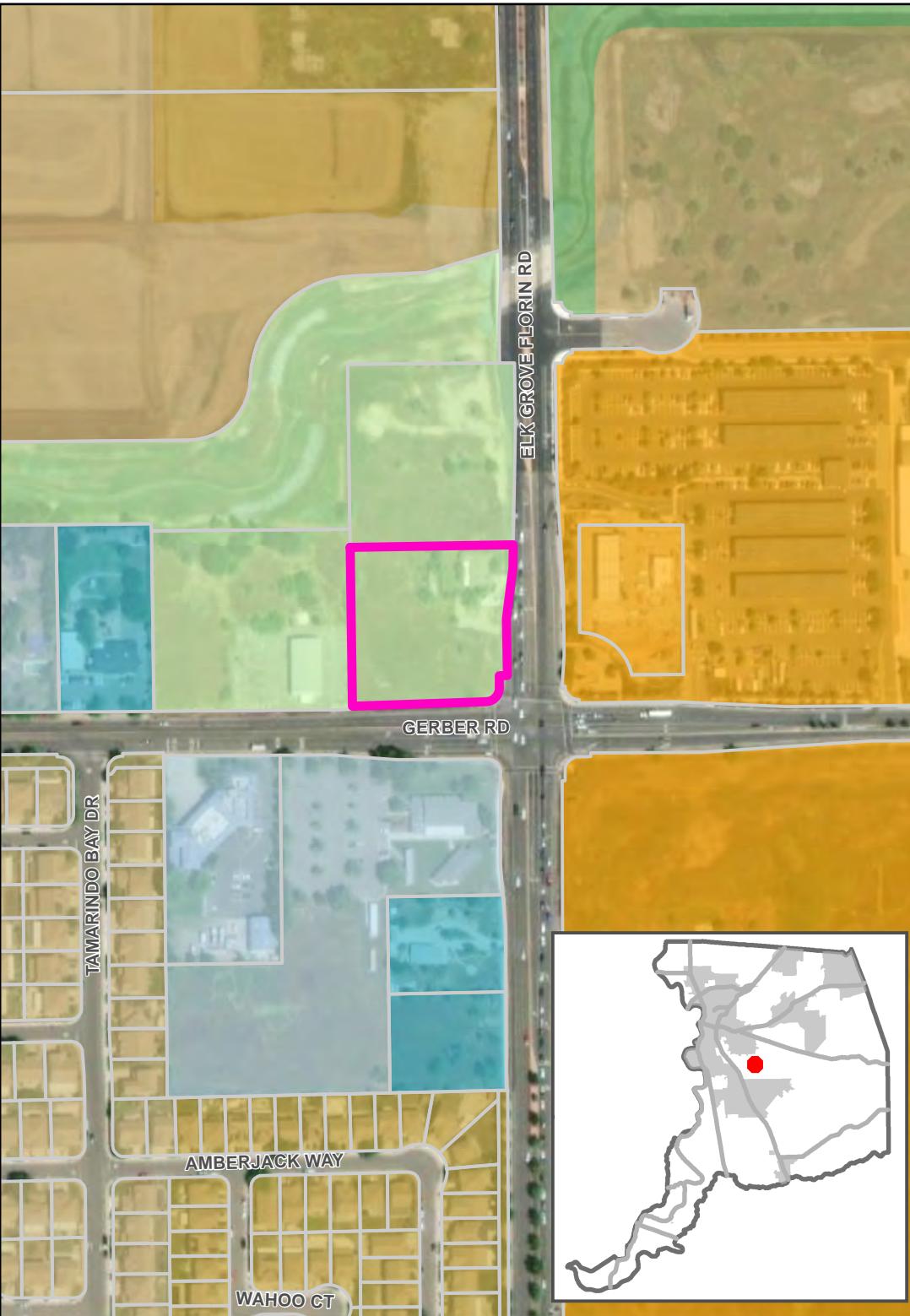
0 0.0375 0.075 0.15 Miles




# Site 46

APN 065-0070-010-0000








7590 Elk Grove Florin Road,  
South Sacramento

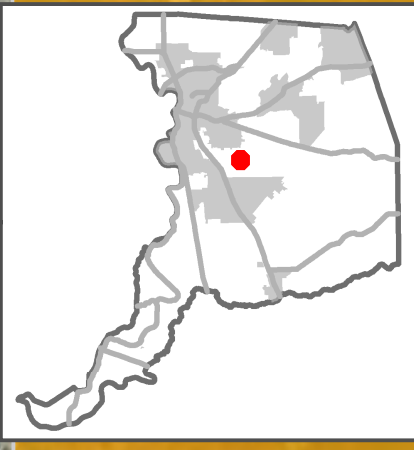
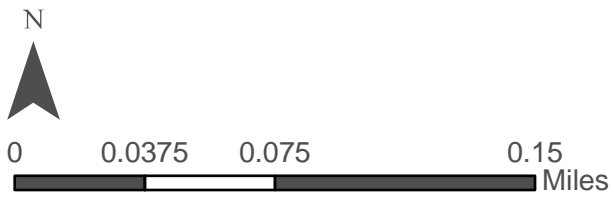


**Legend**

-  Proposed Rezone Site

**Zoning**

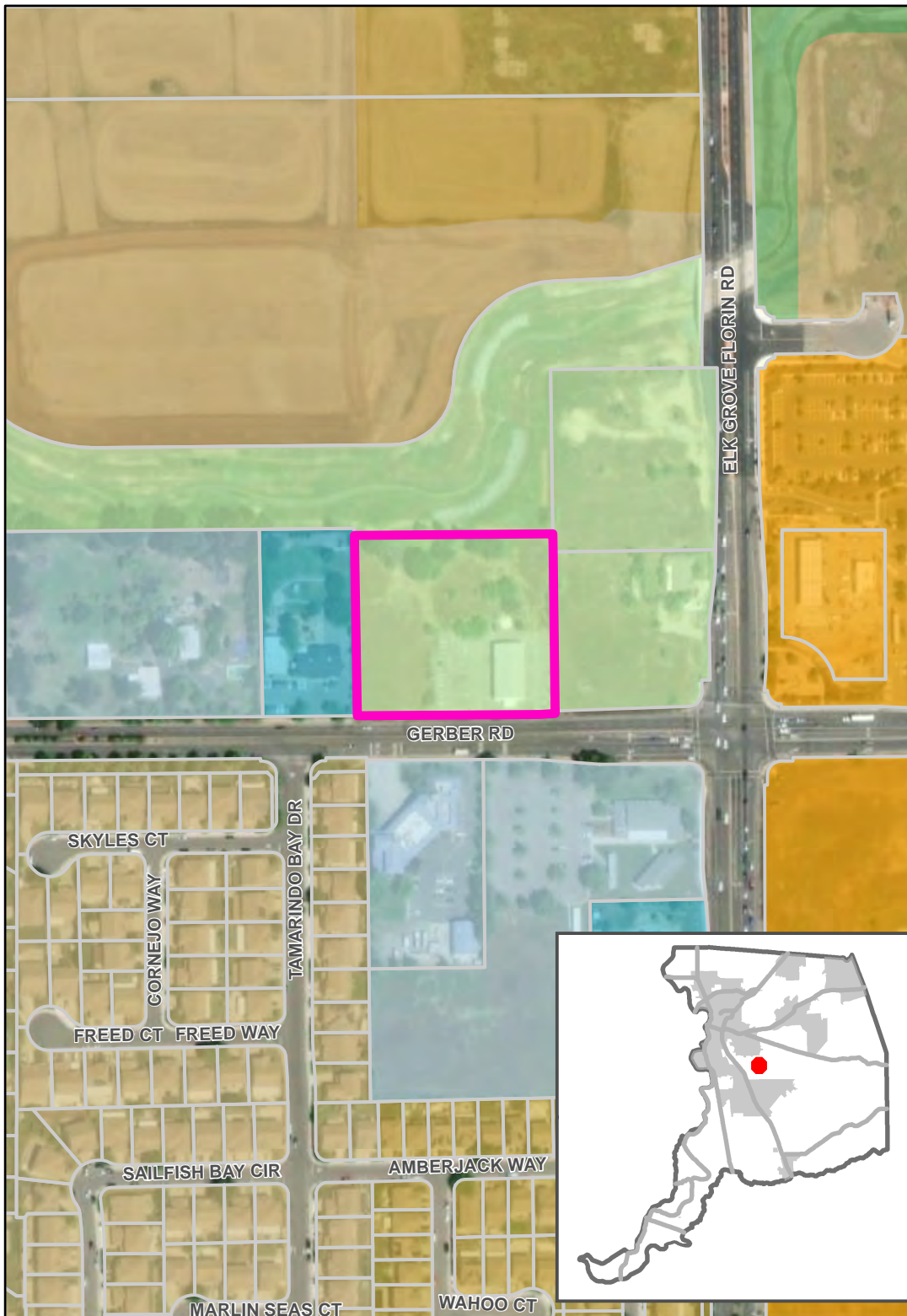
-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  O Recreation
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center




# Site 47

APN 065-0070-011-0000










8831 Gerber Road,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  AR-5 Agricultural-Residential - 5 Acres
-  O Recreation
-  RD-4 Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



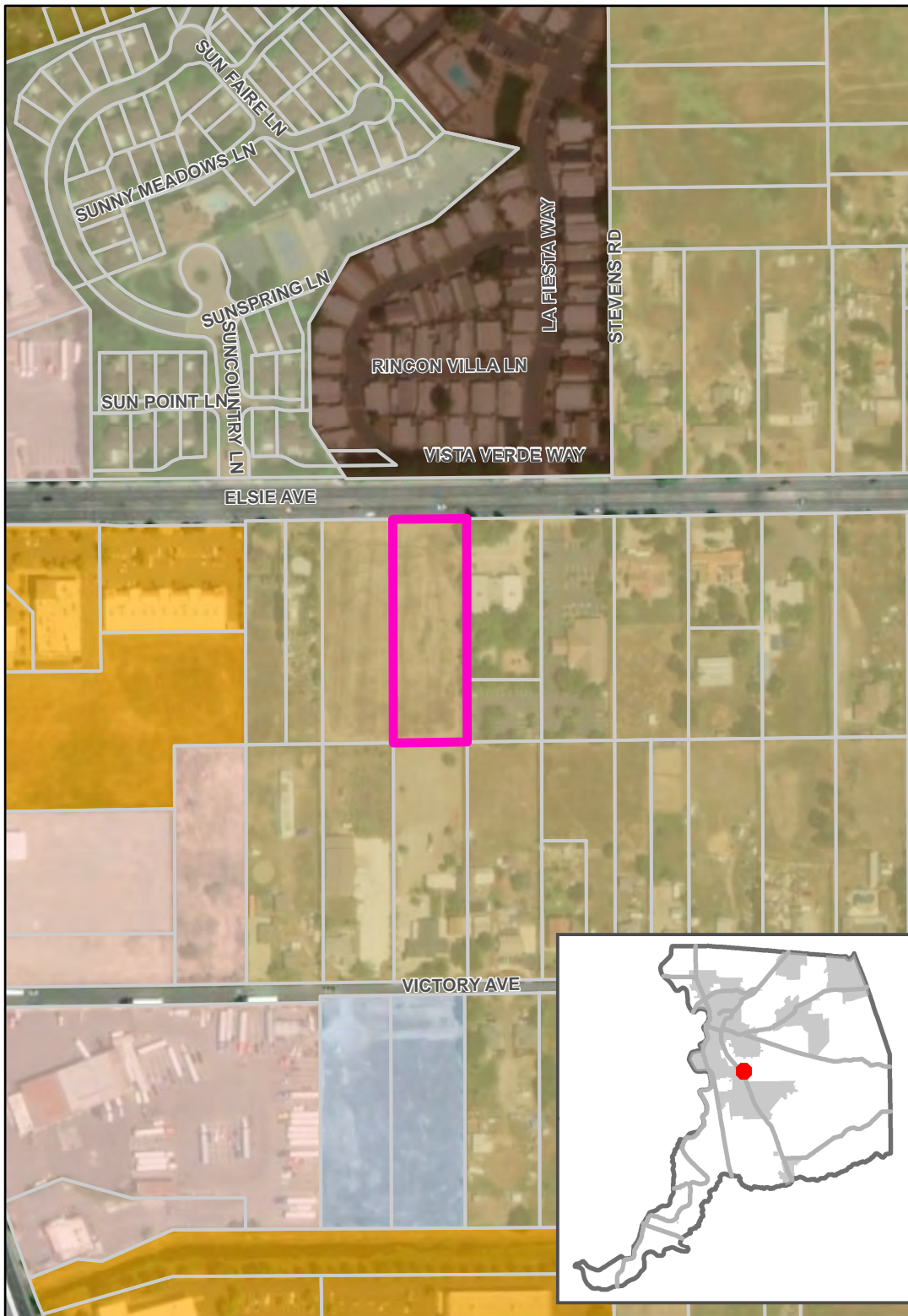
0 0.0375 0.075 0.15 Miles




# Site 48

APN 115-0061-007-0000










7604 Elsie Avenue,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  GC General Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  RM-1 Mobile Home Subdivision
-  SC Shopping Center
-  TC Highway Travel Commercial

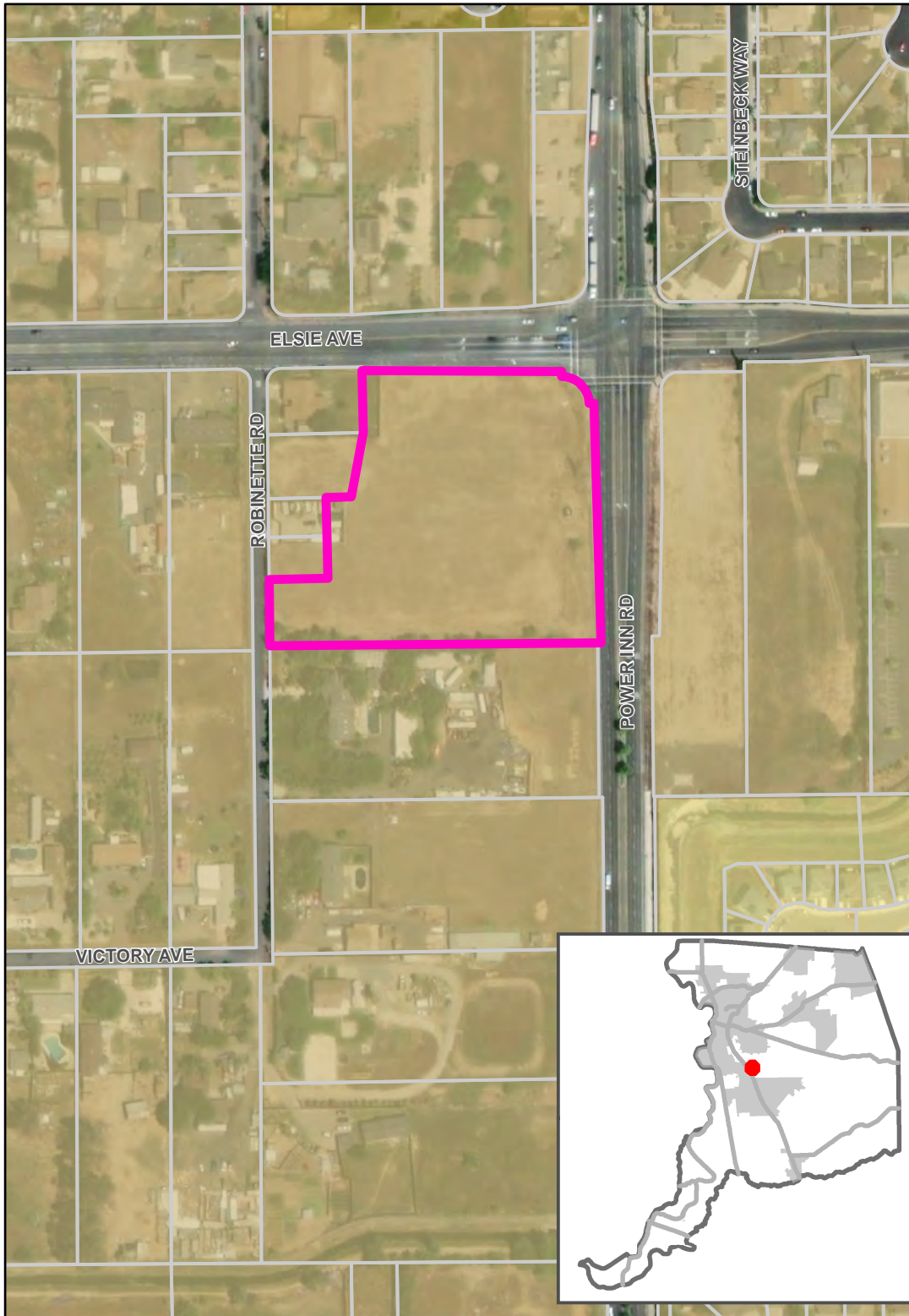


0 0.0375 0.075 0.15 Miles


# Site 49

APN 115-0062-026-0000




7825 Robinette Road,  
South Sacramento

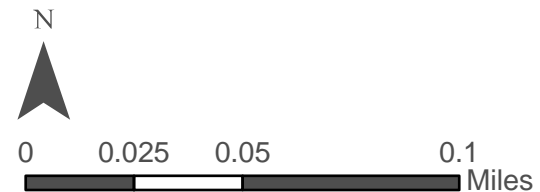


## Legend

 Proposed Rezone Site

## Zoning

-  RD-15 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential

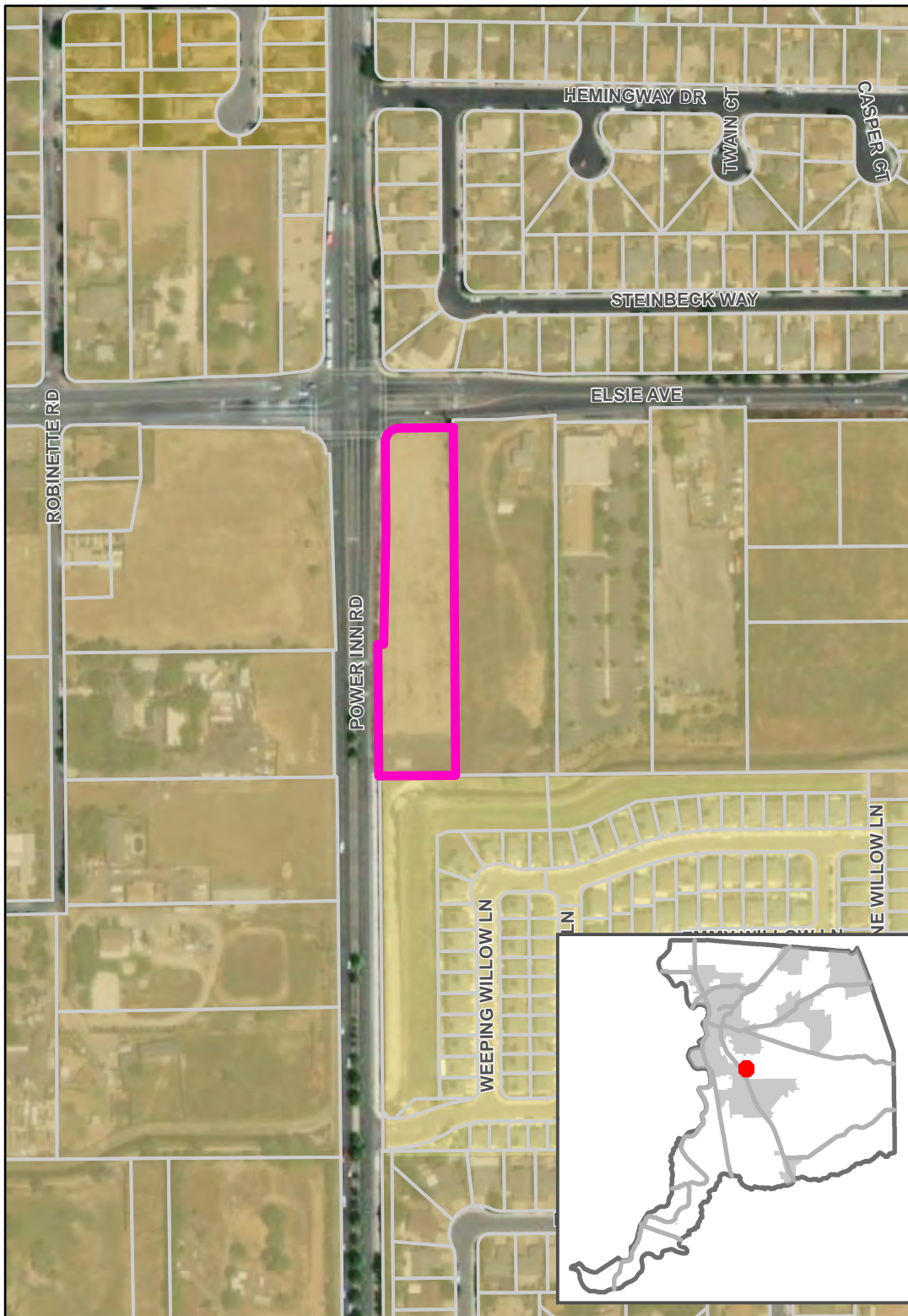





# Site 50

APN 115-0073-001-0000

Southeast Elsie Avenue/Power Inn Road,  
South Sacramento





## Legend

 Proposed Rezone Site

## Zoning

 RD-15 Multiple Family Residential

 RD-5 Residential

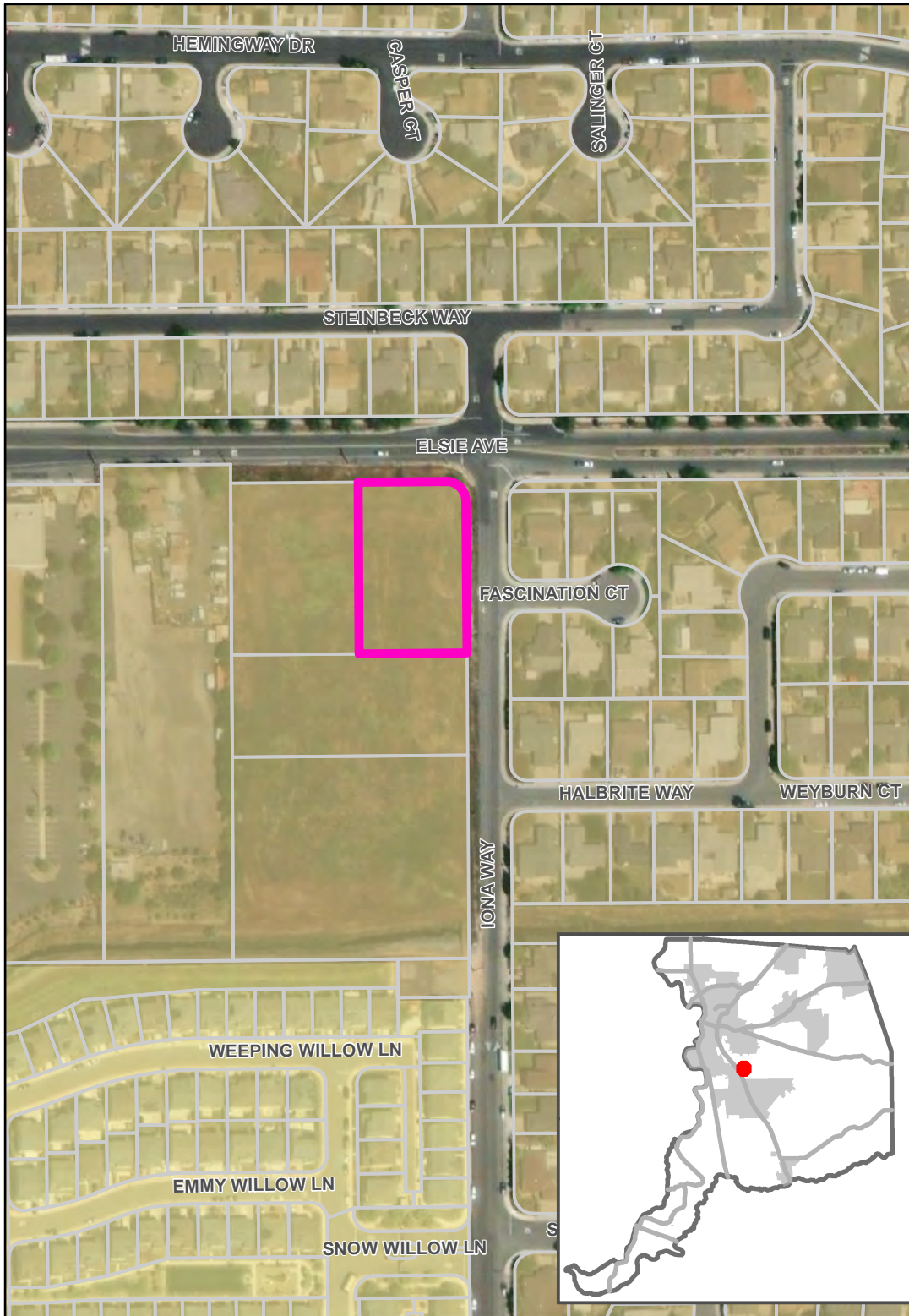
 RD-7 Residential




0 0.0375 0.075 0.15 Miles

# Site 51

APN 115-0073-010-0000  
Southwest Elsie Avenue/Iona Way  
South Sacramento




## Legend

 Proposed Rezone Site

## Zoning

 RD-15 Multiple Family Residential

 RD-5 Residential



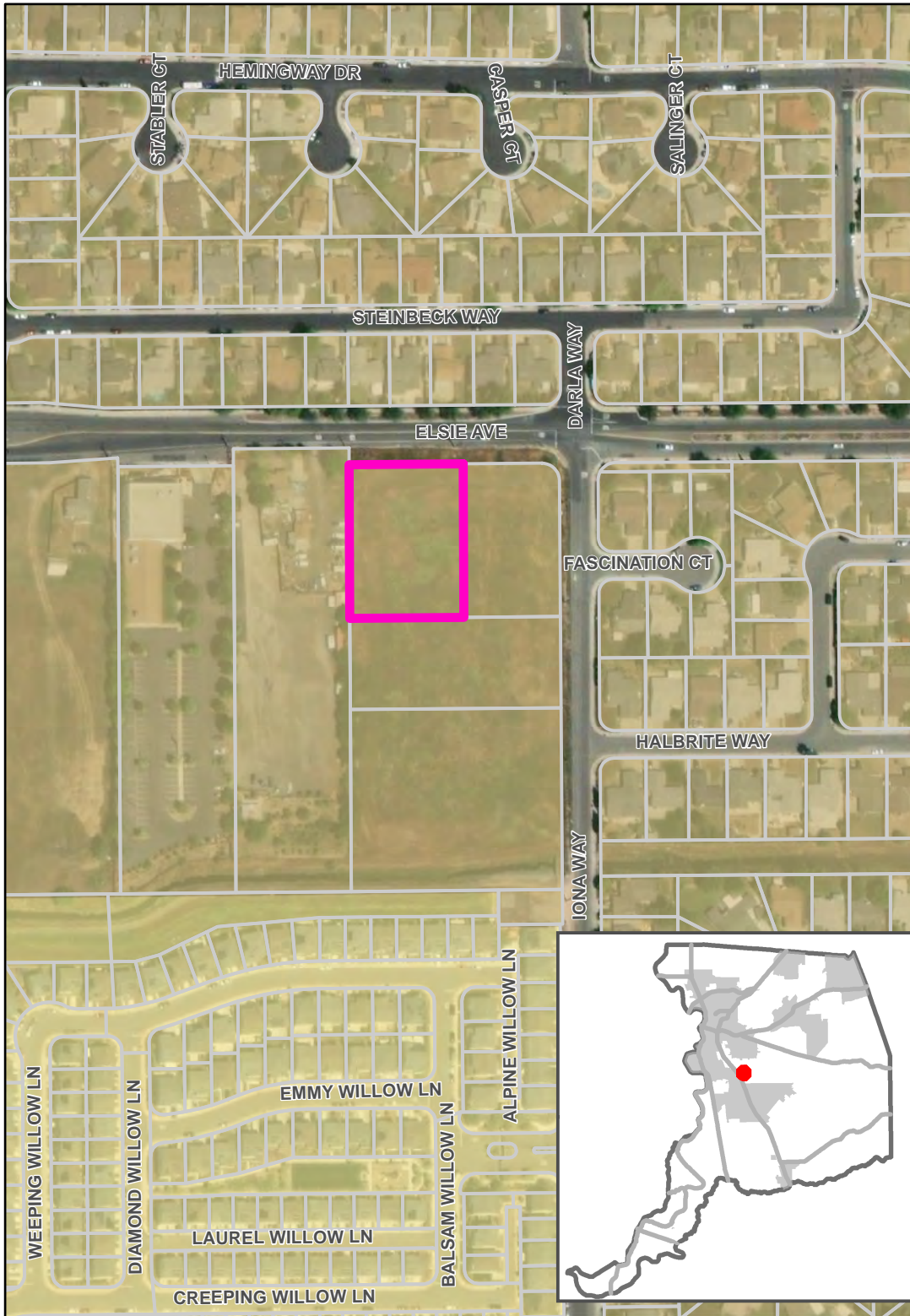
0 0.025 0.05 0.1 Miles




# Site 52

APN 115-0073-011-0000

140 feet West of Elsie Avenue/Iona Way,  
South Sacramento




## Legend

 Proposed Rezone Site

## Zoning

 RD-15 Multiple Family Residential

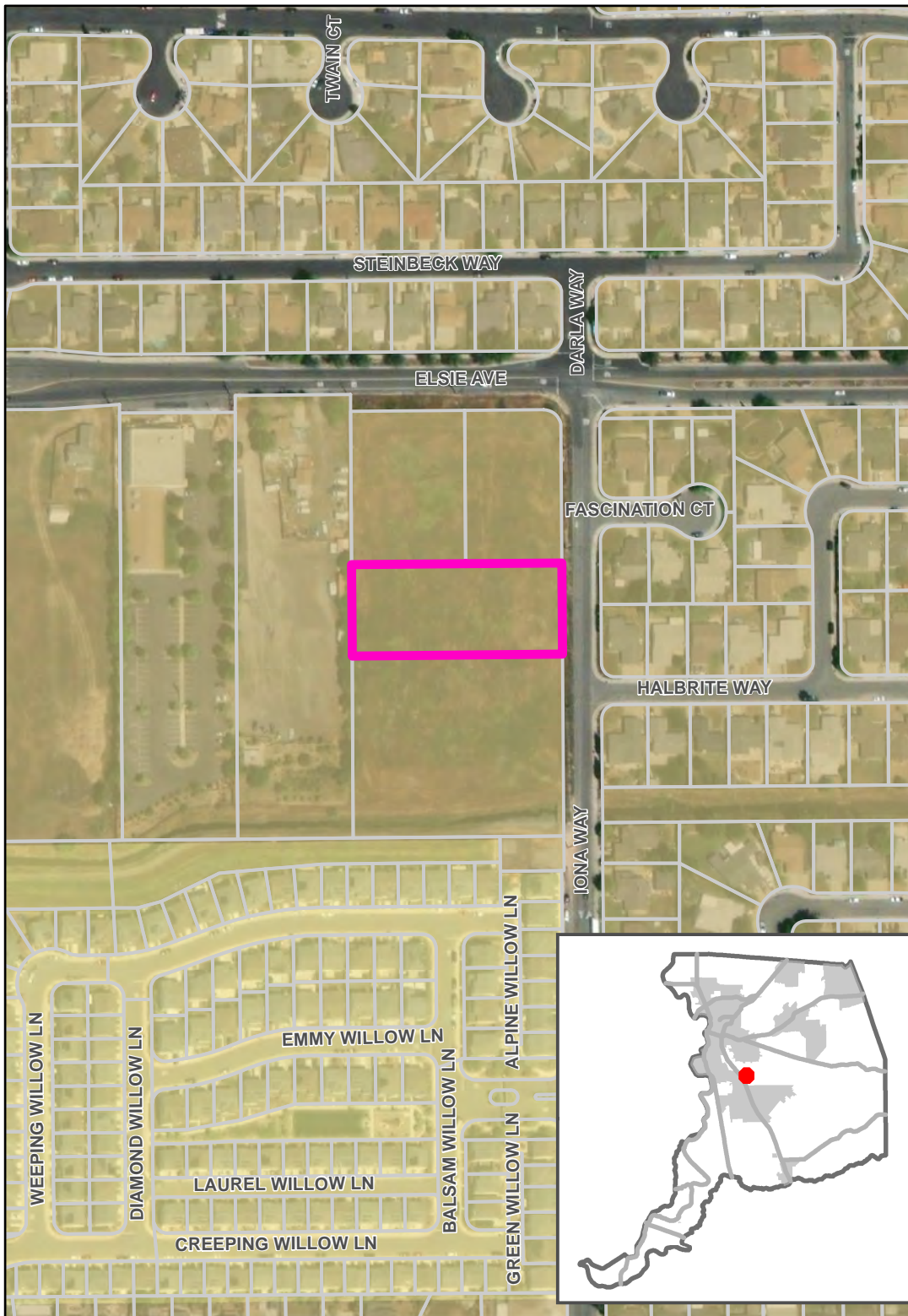
 RD-5 Residential




# Site 53

APN 115-0073-012-0000

220 feet South of Elsie Avenue/Iona Way,  
South Sacramento




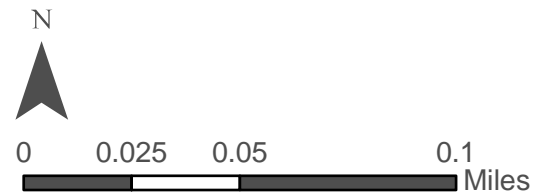
## Legend

 Proposed Rezone Site

## Zoning

 RD-15 Multiple Family Residential

 RD-5 Residential

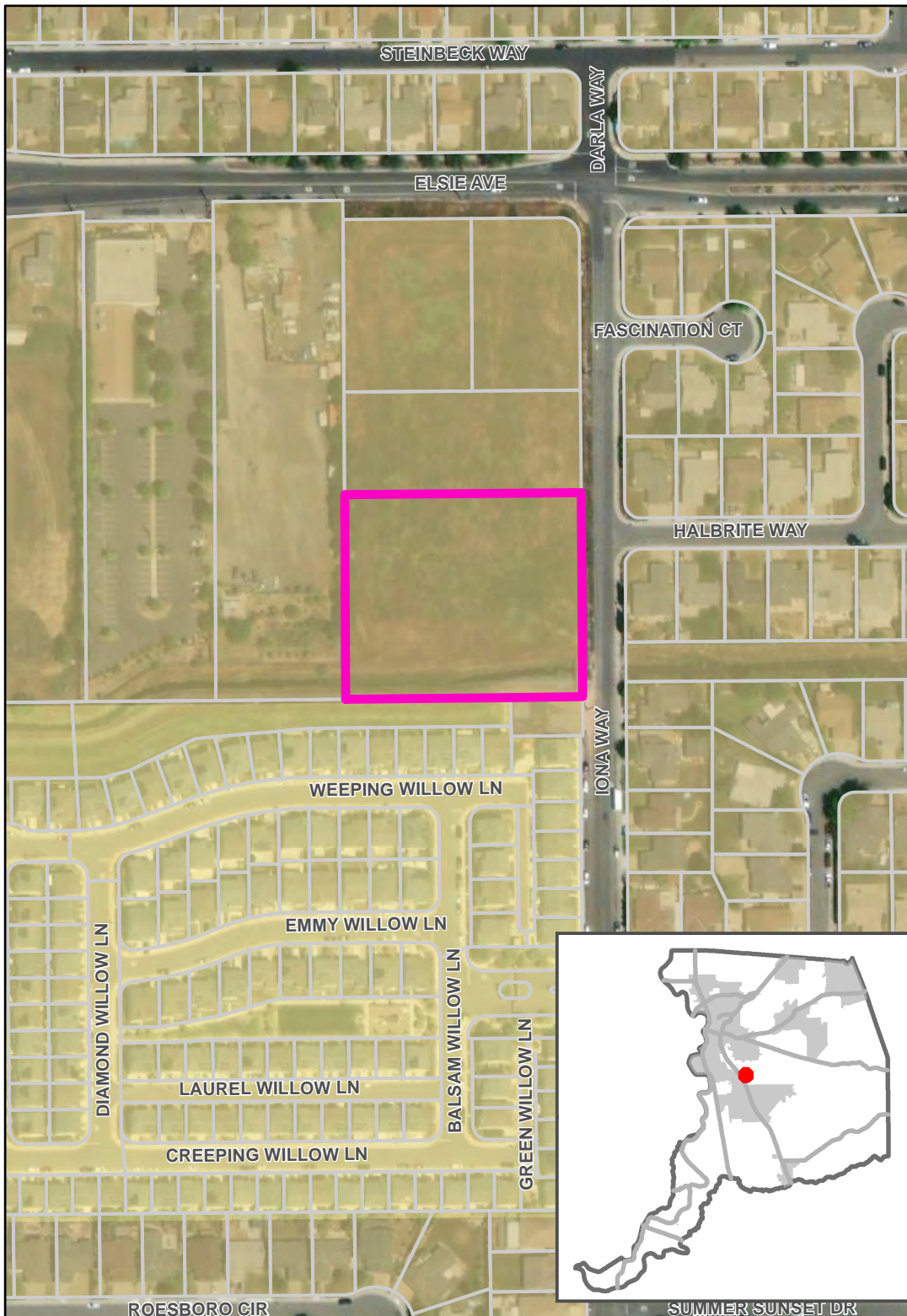





# Site 54

APN 115-0073-013-0000

350 feet South of Elsie Avenue/Iona Way,  
South Sacramento




## Legend

 Proposed Rezone Site

## Zoning

 RD-15 Multiple Family Residential

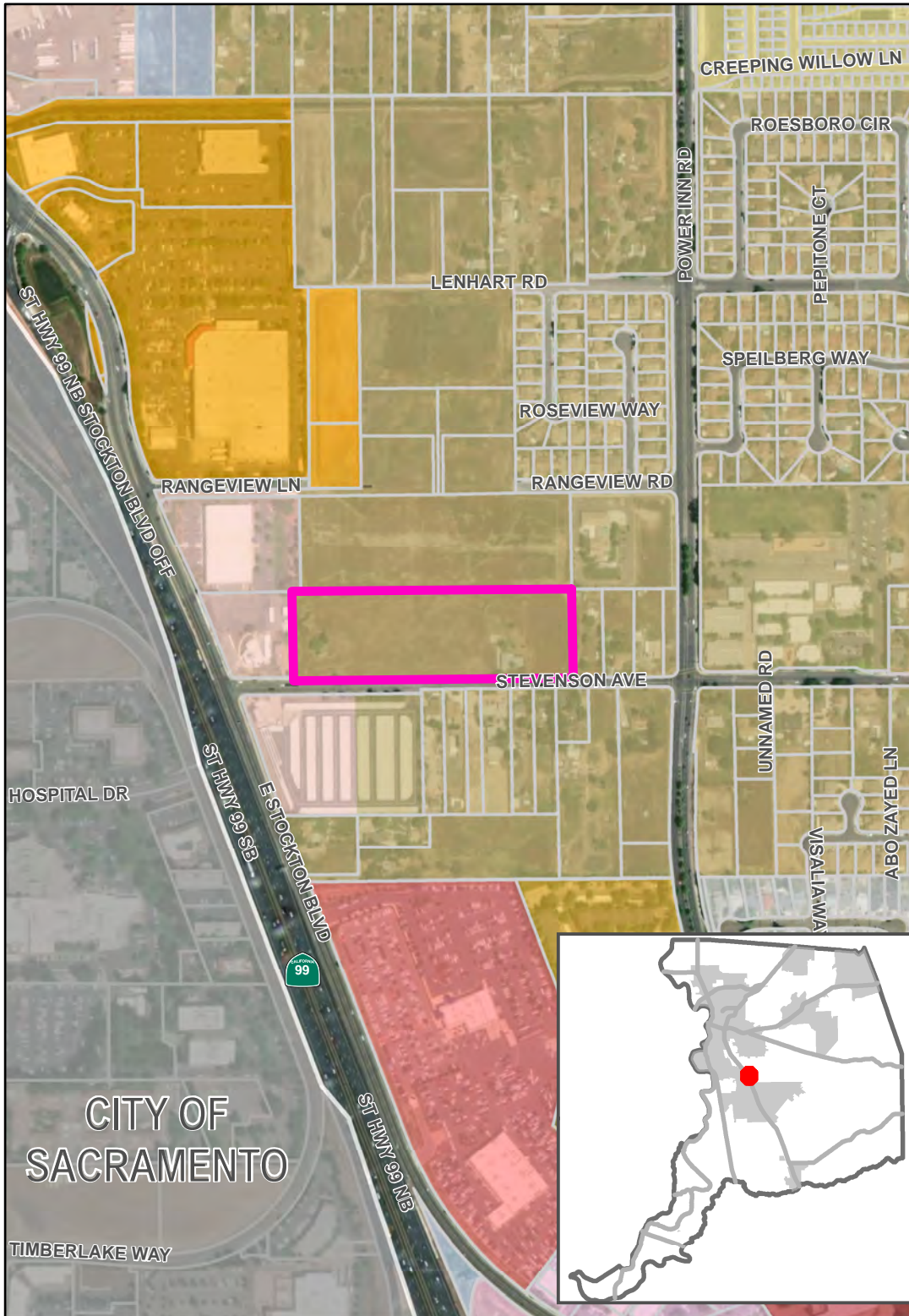
 RD-5 Residential




0 0.025 0.05 0.1 Miles

# Site 55






APN 115-0201-012-0000  
7901 Stevenson Avenue,  
South Sacramento

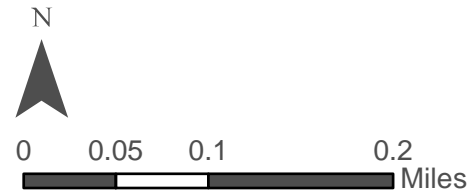


## Legend

 Proposed Rezone Site

## Zoning

-  AC Auto Commercial
-  BP Business and Professional Office
-  GC General Commercial
-  MP Industrial - Office Park
-  RD-15 Multiple Family Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center
-  SPA Special Planning Area
-  TC Highway Travel Commercial

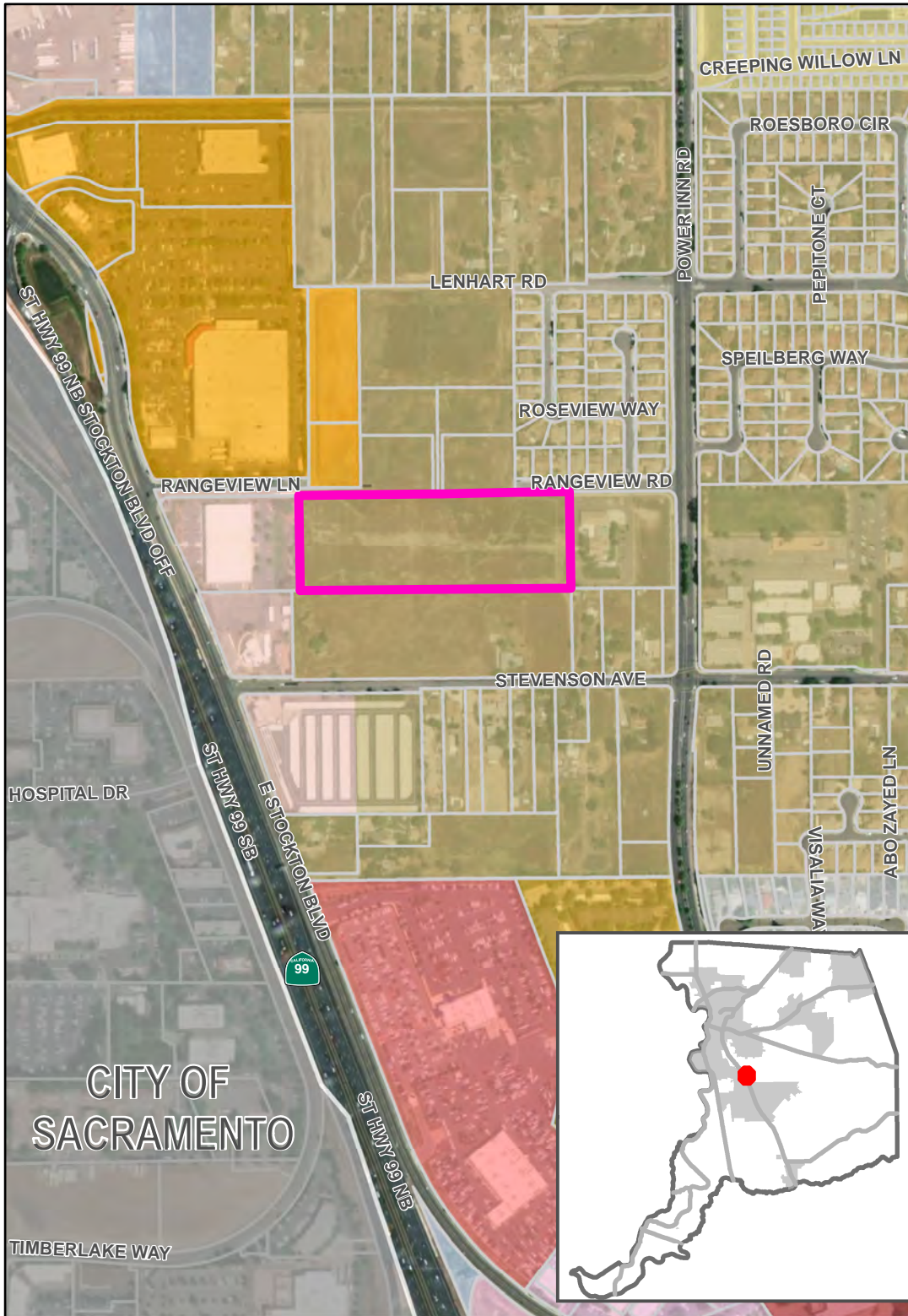





# Site 56

APN 115-0201-018-0000












7516 Rangeview Lane,  
South Sacramento

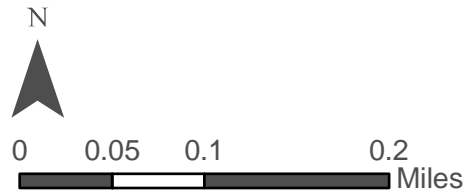


## Legend

 Proposed Rezone Site

## Zoning

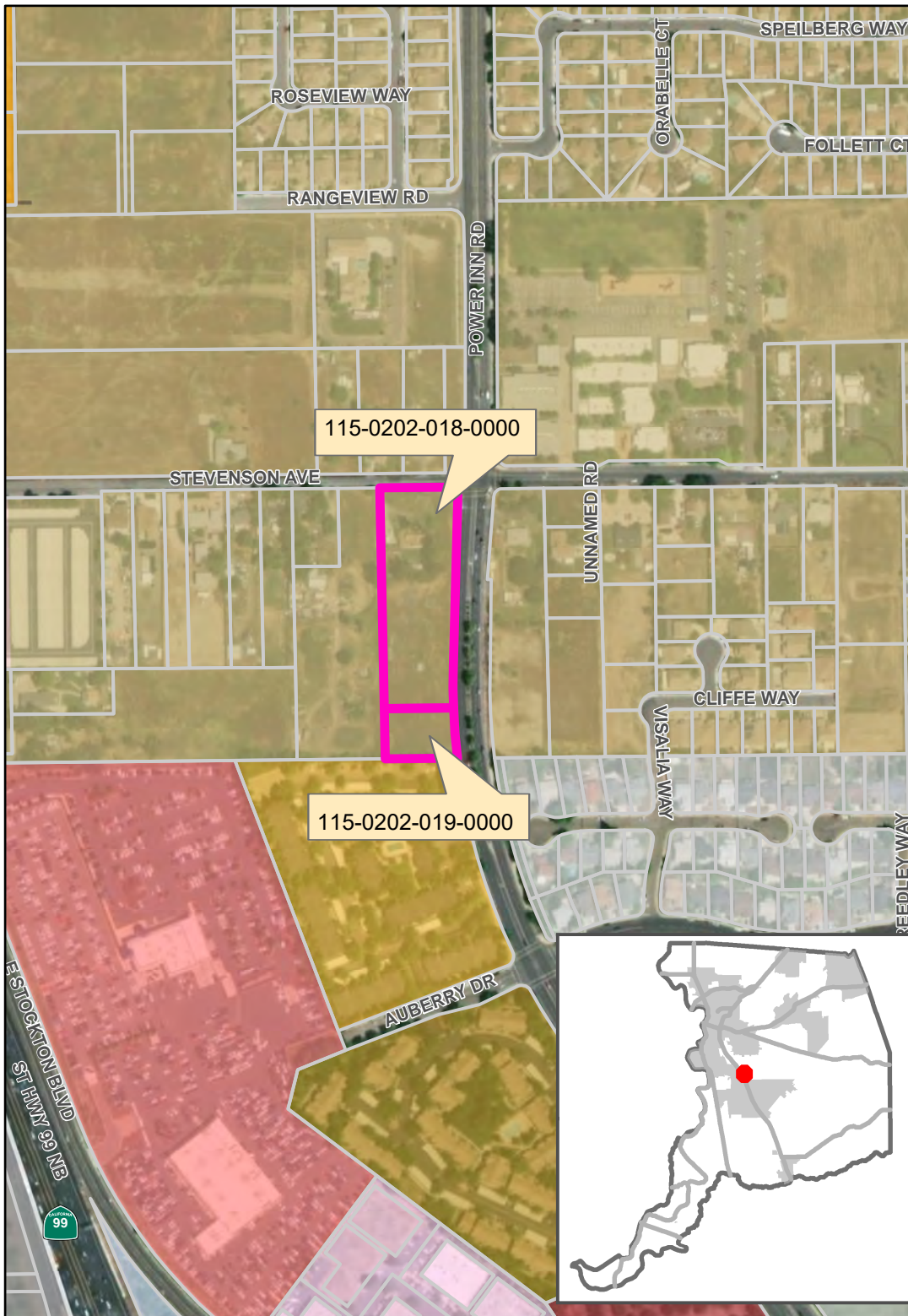
-  AC Auto Commercial
-  BP Business and Professional Office
-  GC General Commercial
-  MP Industrial - Office Park
-  RD-15 Multiple Family Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center
-  SPA Special Planning Area
-  TC Highway Travel Commercial




# Site 57

APNs 115-0202-018-0000 &  
115-0202-019-0000











8016 Stevenson Avenue & 540 feet  
South of Stevenson Avenue/Power Inn Road,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  AC Auto Commercial
-  BP Business and Professional Office
-  GC General Commercial
-  MP Industrial - Office Park
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center
-  SPA Special Planning Area
-  TC Highway Travel Commercial



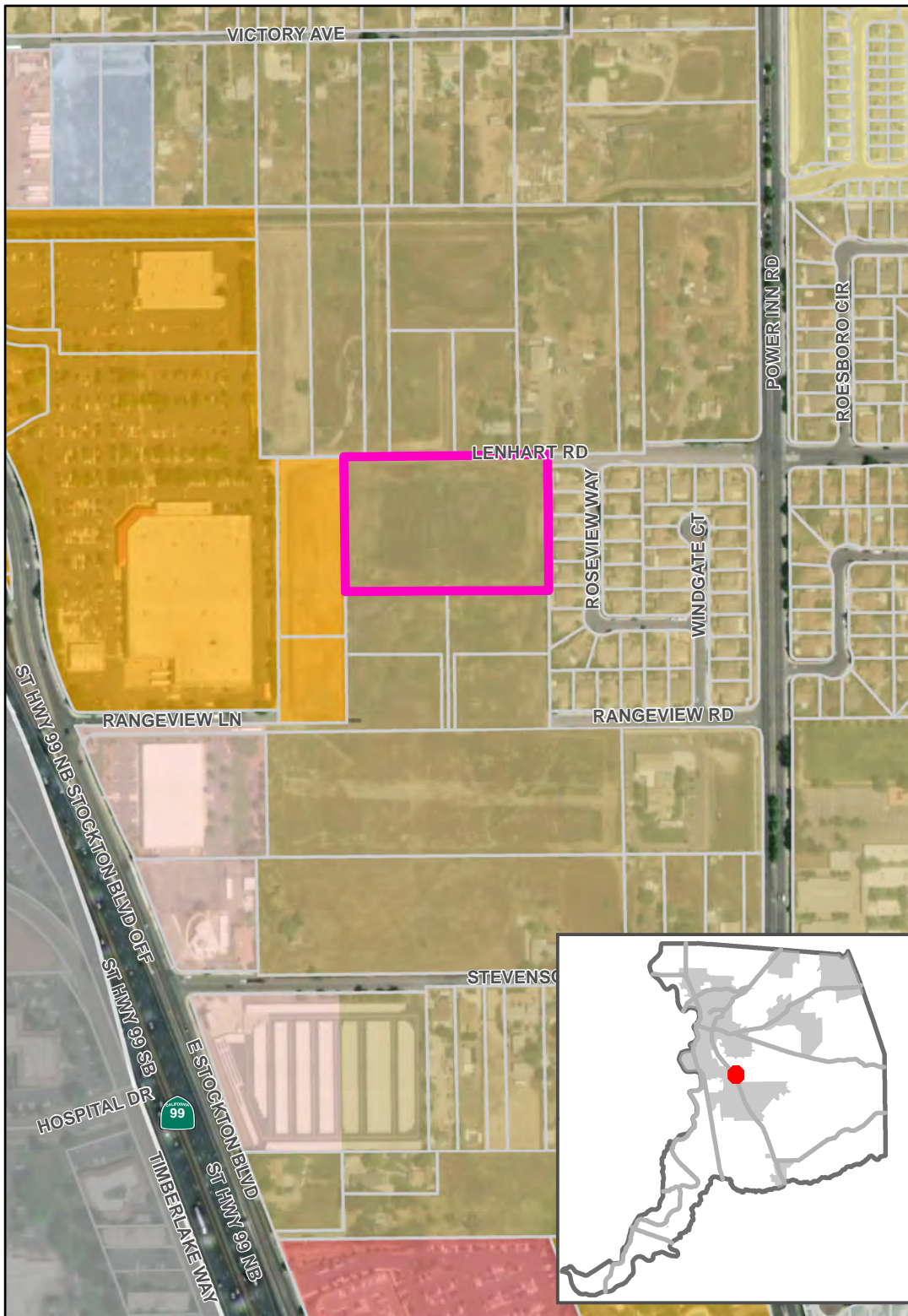
0 0.05 0.1 0.2 Miles




# Site 58

APN 115-0210-010-0000



540 feet West of Lenhart Road/Power Inn Road,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  AC Auto Commercial
-  GC General Commercial
-  RD-15 Multiple Family Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center
-  SPA Special Planning Area
-  TC Highway Travel Commercial

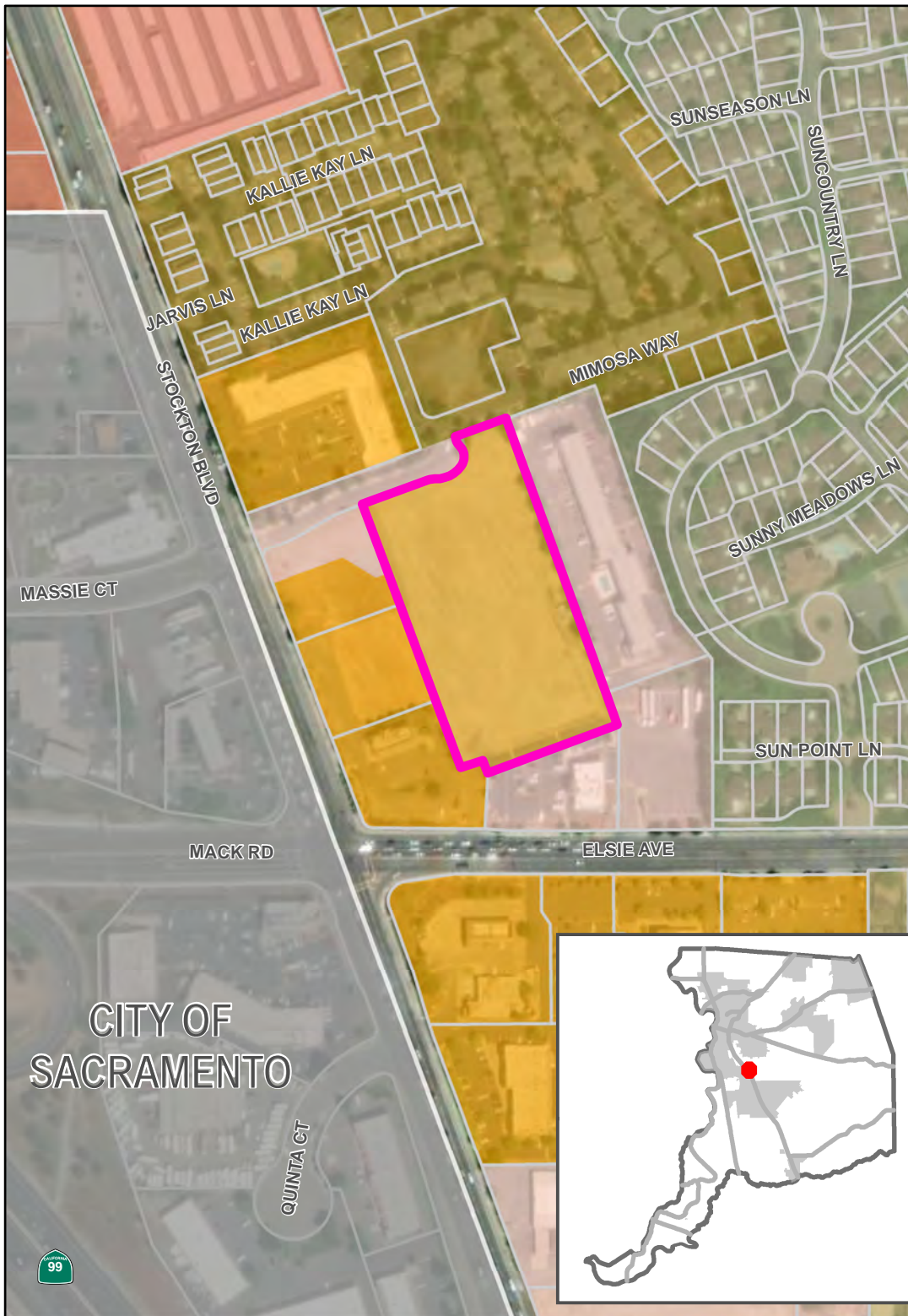


0 0.05 0.1 0.2 Miles


# Site 59

APN 115-1980-003-0000


7333 Elsie Avenue,  
Sacramento




## Legend

 Proposed Rezone Site

## Zoning


 GC General Commercial


 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-5 Residential

 RM-1 Mobile Home Subdivision

 SC Shopping Center

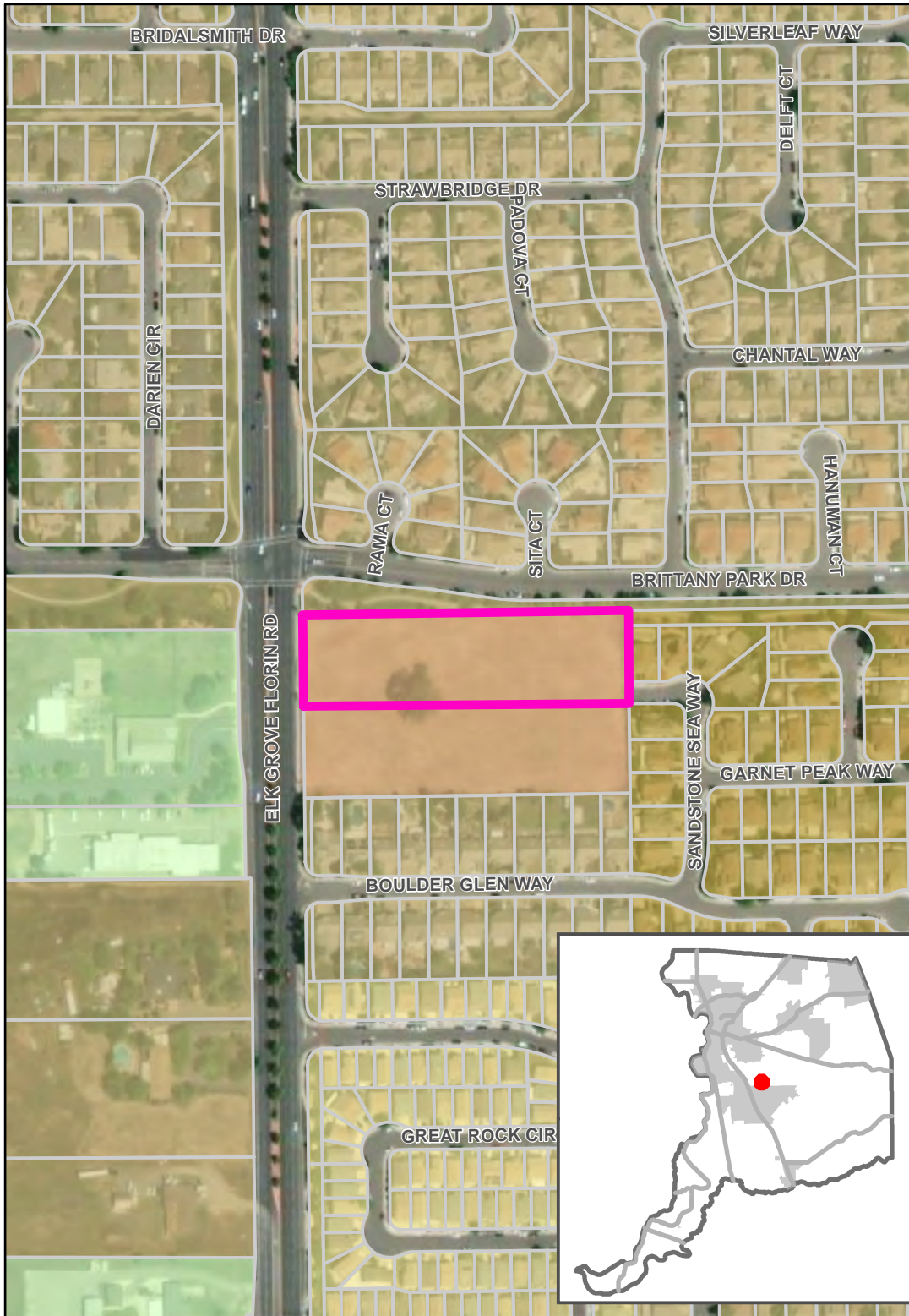





# Site 60

APN 121-0120-001-0000






8207 Elk Grove Florin Road,  
Vineyard

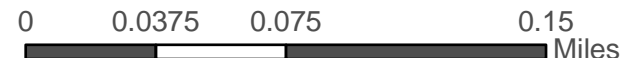


## Legend

 Proposed Rezone Site

## Zoning

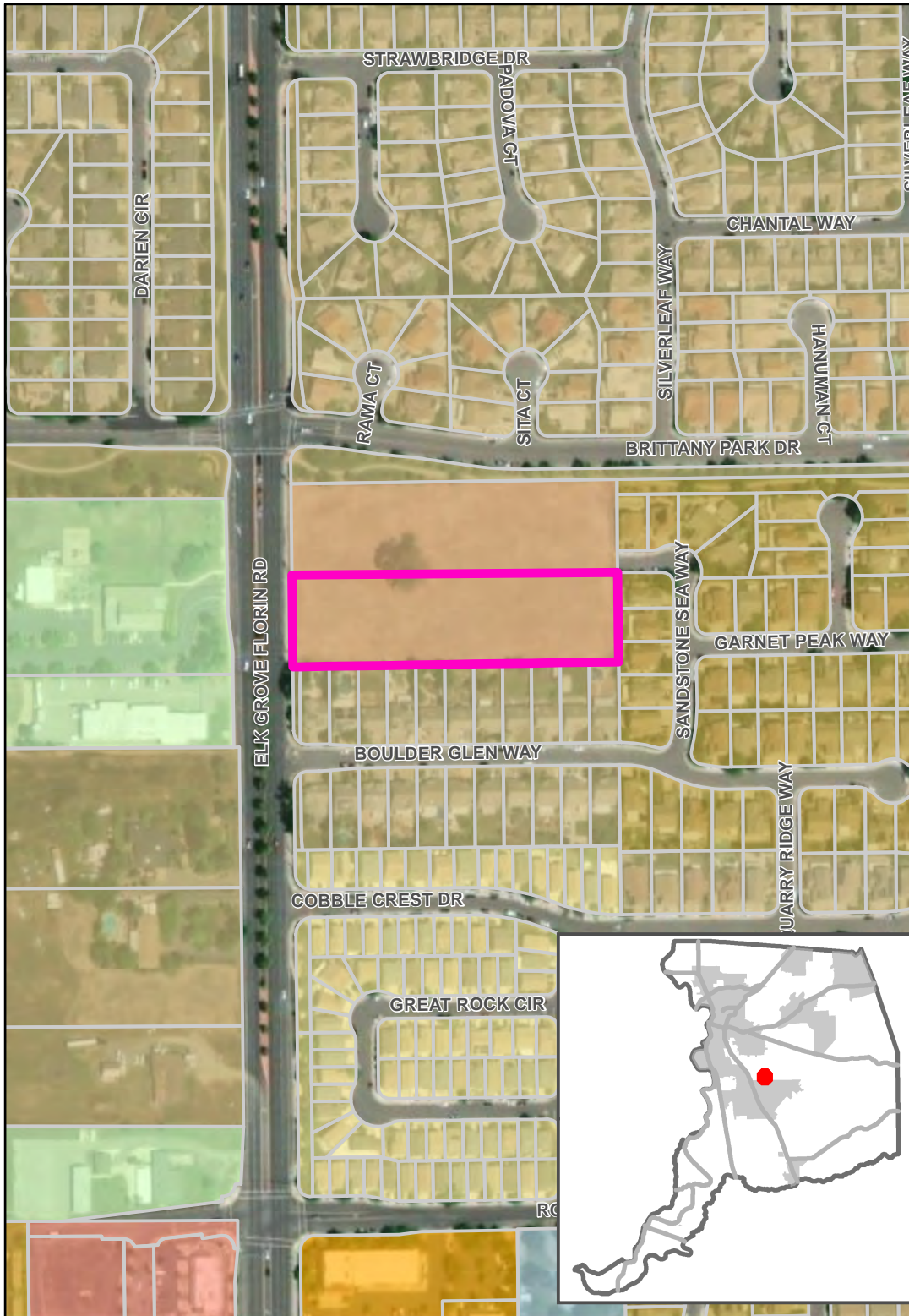
-  A-10 Agricultural Holding Zone
-  RD-15 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  UR Urban Reserve




# Site 61

APN 121-0120-002-0000









8225 Elk Grove Florin Road,  
Vineyard



## Legend

 Proposed Rezone Site

## Zoning

-  A-10 Agricultural Holding Zone
-  AR-2 Agricultural-Residential - 2 Acres
-  LC Light Commercial
-  RD-15 Multiple Family Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center
-  UR Urban Reserve



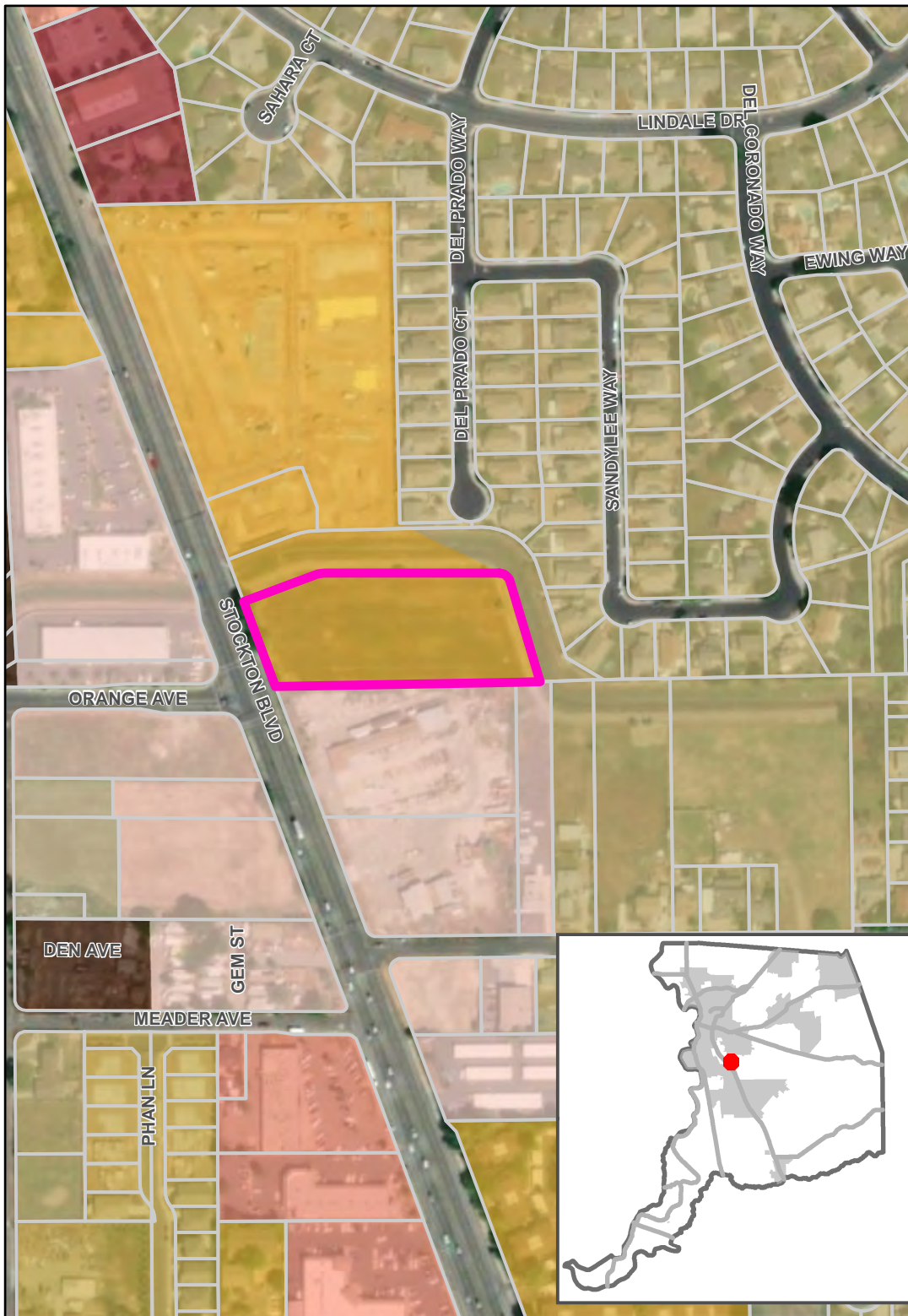
0 0.0375 0.075 0.15 Miles




# Site 62

APN 051-0640-049-0000









Northeast Stockton Boulevard/Orange Avenue,  
South Sacramento

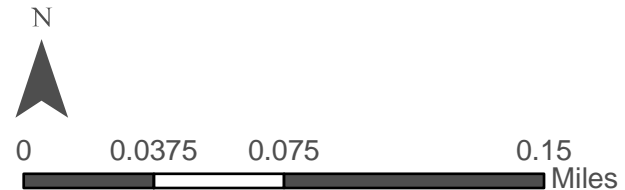


## Legend

 Proposed Rezone Site

## Zoning

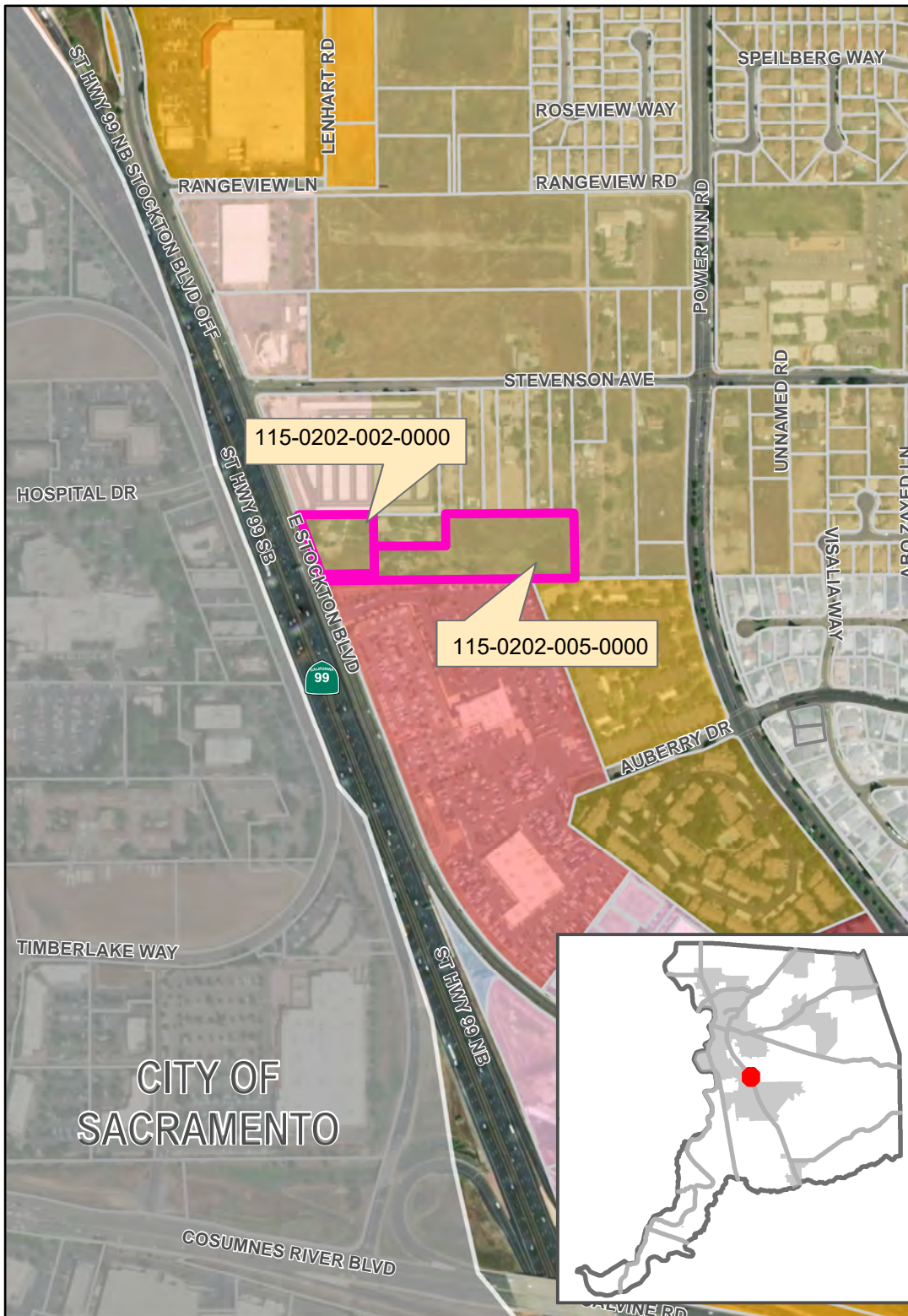
-  BP Business and Professional Office
-  GC General Commercial
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  RM-1 Mobile Home Subdivision




# Site 63

APNs 115-0202-002-0000 &  
115-0202-005-0000











8095 & 8099 E Stockton Boulevard, South  
Sacramento



## Legend

 Proposed Rezone Site

## Zoning

-  AC Auto Commercial
-  BP Business and Professional Office
-  GC General Commercial
-  MP Industrial - Office Park
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center
-  SPA Special Planning Area
-  TC Highway Travel Commercial



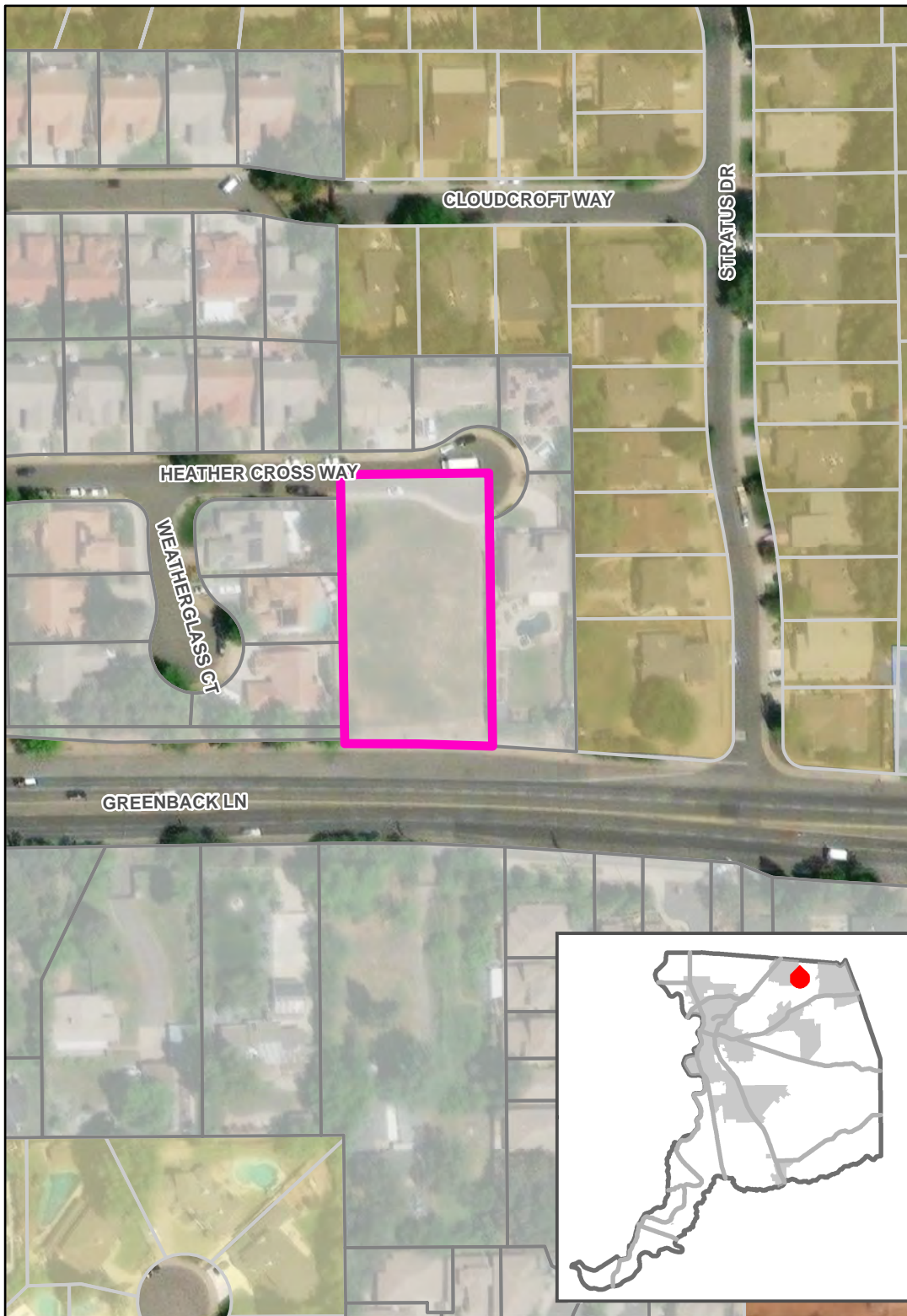
0 0.05 0.1 0.2  
Miles




# Site 64

APN 261-0160-018-0000


8553 Greenback Lane,  
Orangevale





## Legend


 Proposed Rezone Site

## Zoning

 RD-2 Residential

 RD-3 Residential

 RD-4 Residential

 RD-5 Residential

 SPA Special Planning Area

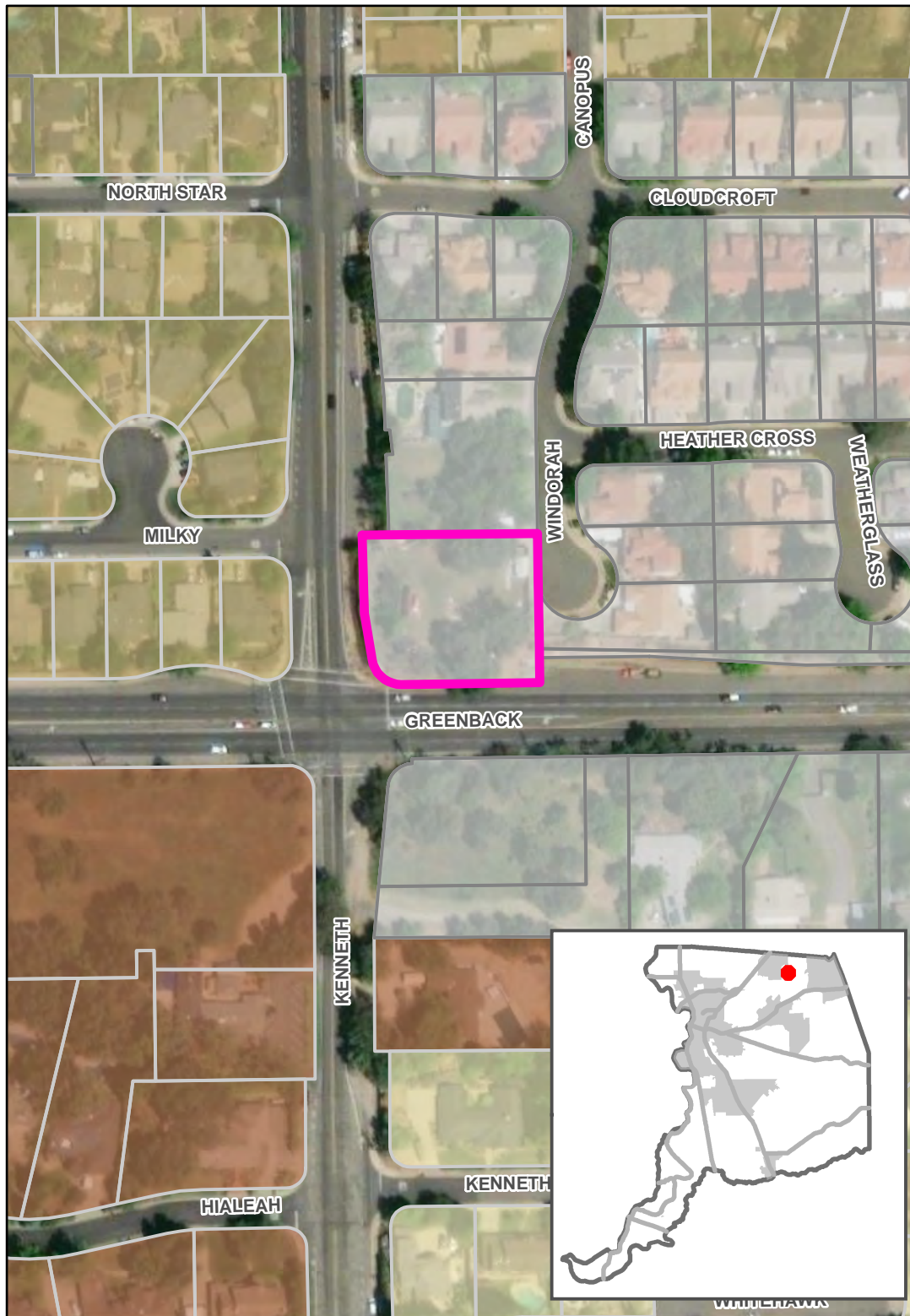


0 0.025 0.05 0.1 Miles


# Site 65

APN 261-0160-020-0000


NE Greenback Lane/Kenneth Avenue,  
Orangevale





## Legend

 Proposed Rezone Site

## Zoning

 RD-2 Residential

 RD-3 Residential

 RD-5 Residential

 SPA Special Planning Area

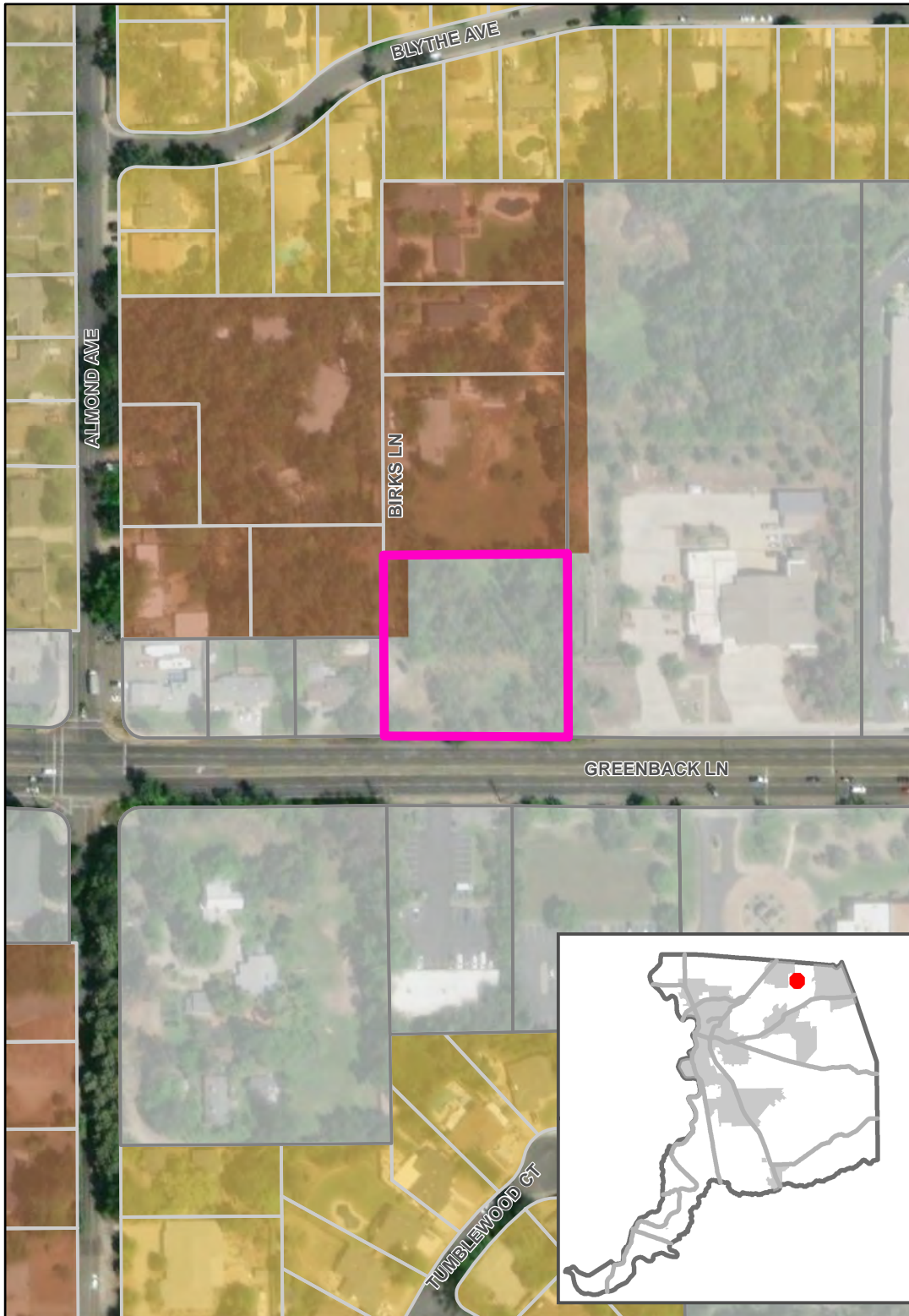





# Site 66

APN 261-0160-034-0000


300 feet E of Greenback Lane/Almond Avenue,  
Orangevale





## Legend


 Proposed Rezone Site

## Zoning

 RD-2 Residential

 RD-3 Residential

 RD-4 Residential

 RD-5 Residential

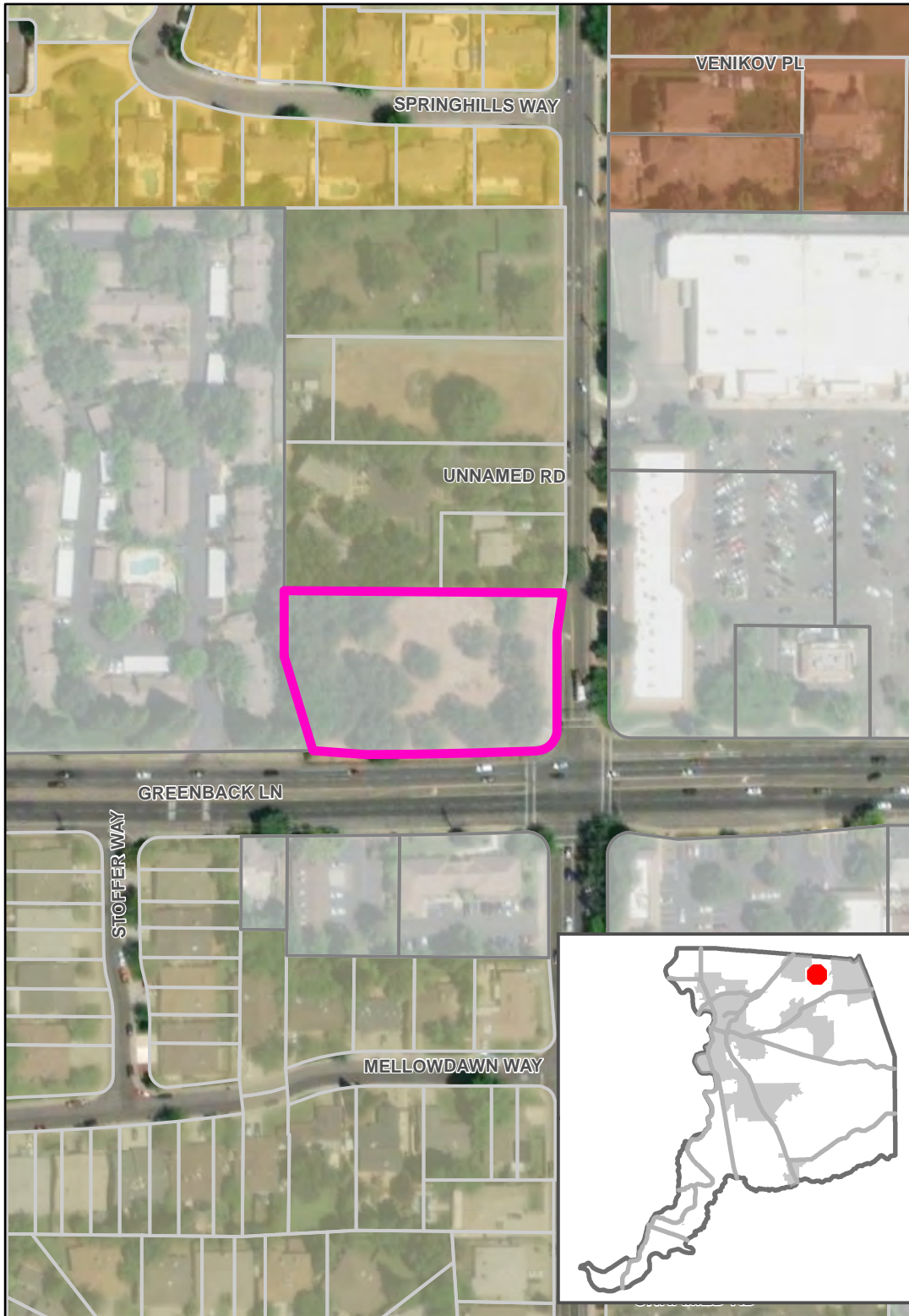
 SPA Special Planning Area




# Site 67

APN 261-0210-019-0000


Northwest Beech Avenue/Greenback Lane,  
Orangevale





## Legend


 Proposed Rezone Site

## Zoning

 RD-2 Residential

 RD-3 Residential

 RD-4 Residential

 RD-5 Residential

 SPA Special Planning Area



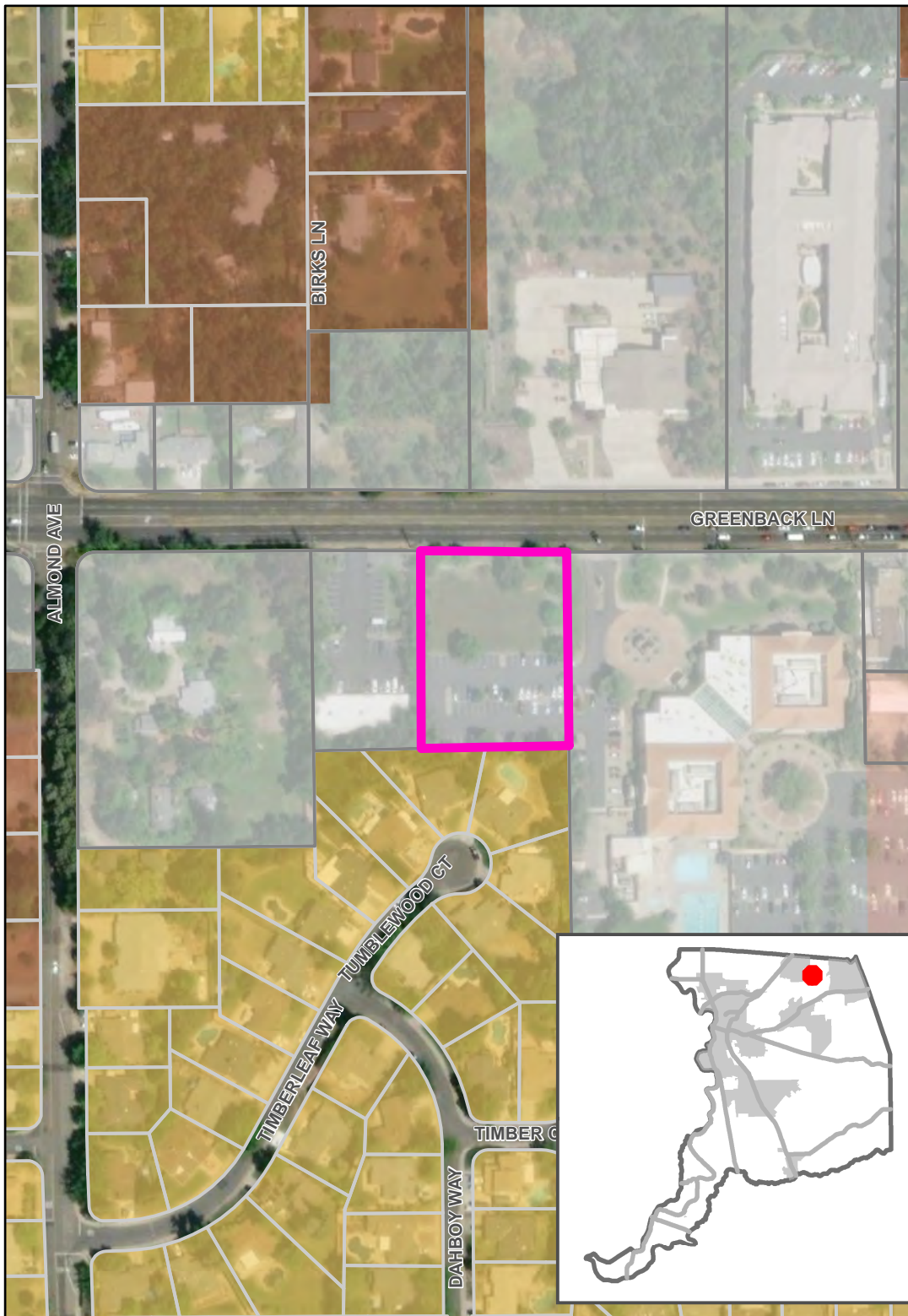
0 0.025 0.05 0.1 Miles




# Site 68

APN 261-0220-038-0000


8646 Greenback Lane,  
Orangevale





## Legend


 Proposed Rezone Site

## Parcel Zone

 GC General Commercial

 RD-2 Residential

 RD-4 Residential

 RD-5 Residential

 SPA Special Planning Area

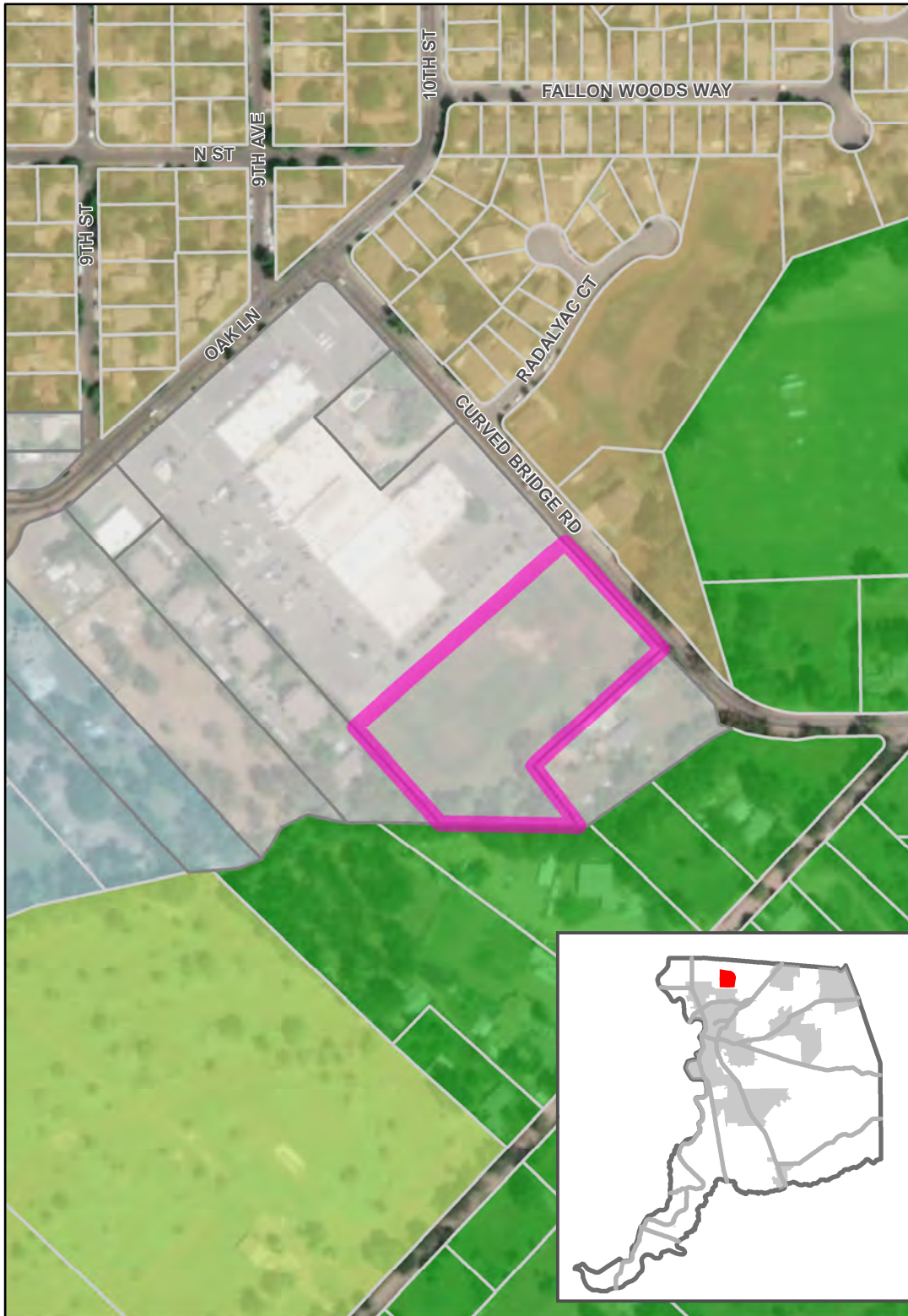


0 0.025 0.05 0.1 Miles







# Site 69

APN 207-0141-015-0000

970 Oak Lane,  
Rio Linda/Elverta



### Legend

-  Proposed Rezone Site
-  AG-80 Agricultural - 80 Acres
-  AR-2 Agricultural-Residential - 2 Acres
-  RD-5 Residential
-  RR Recreation Reserve
-  SPA Special Planning Area

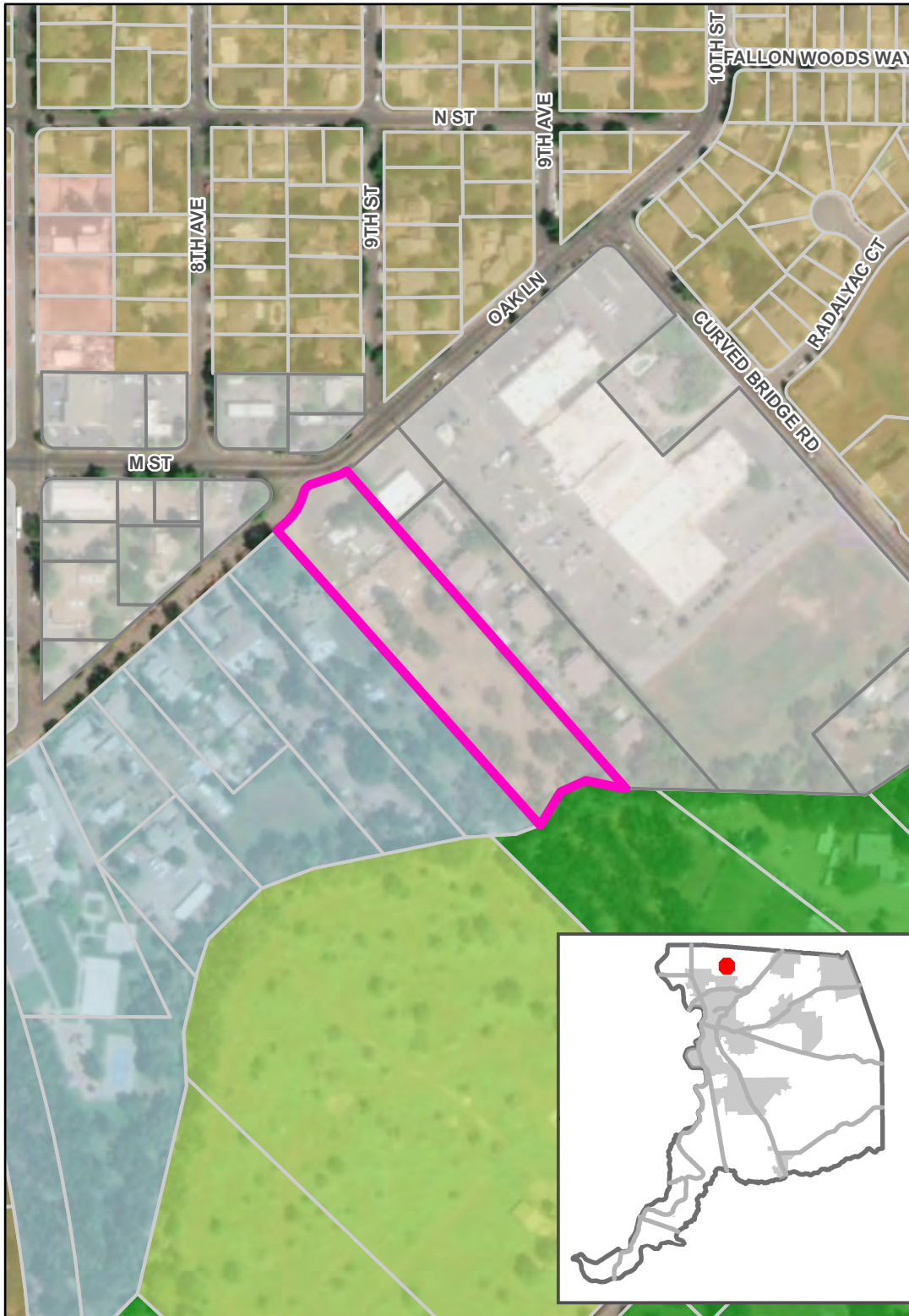




# Site 70

APN 207-0300-009-0000 864

Oak Lane,  
Rio Linda/Elverta



**Legend**

- Parcel Rezone Site

**Zoning**

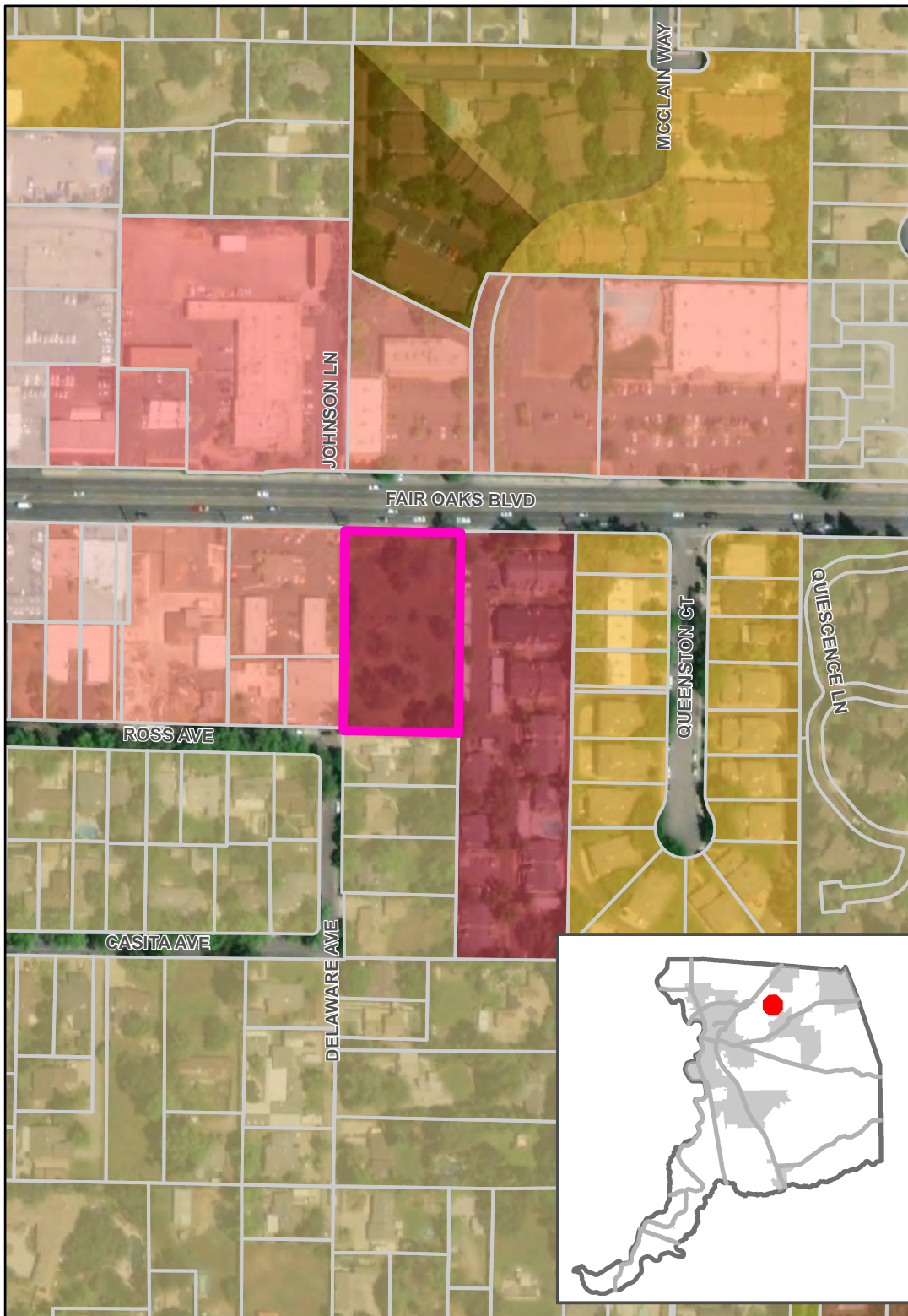
- AG-80 Agricultural - 80 Acres
- AR-2 Agricultural-Residential - 2 Acres
- GC General Commercial
- RD-5 Residential
- RR Recreation Reserve
- SPA Special Planning Area




# Site 71

APN 260-0310-025-0000












7904 Fair Oaks Boulevard,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  AC Auto Commercial
-  BP Business and Professional Office
-  GC General Commercial
-  LC Light Commercial
-  RD-1 Residential
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-40 Multiple Family Residential
-  RD-5 Residential

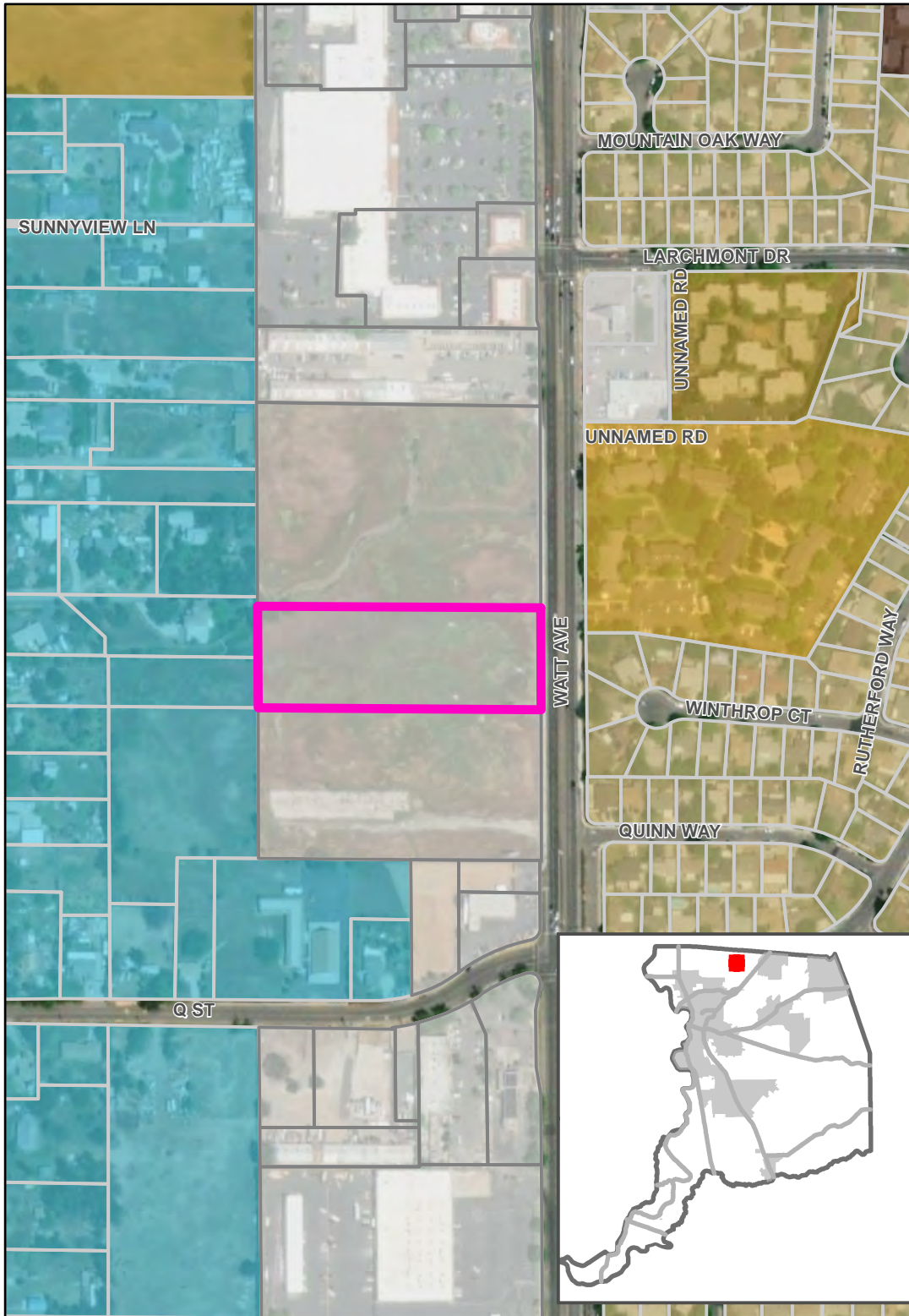





# Site 72

APN 208-0122-066-0000








500 feet North of Watt Avenue/Q Street,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  AR-1 Agricultural-Residential - 1 Acre
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  RM-1 Mobile Home Subdivision
-  SPA Special Planning Area

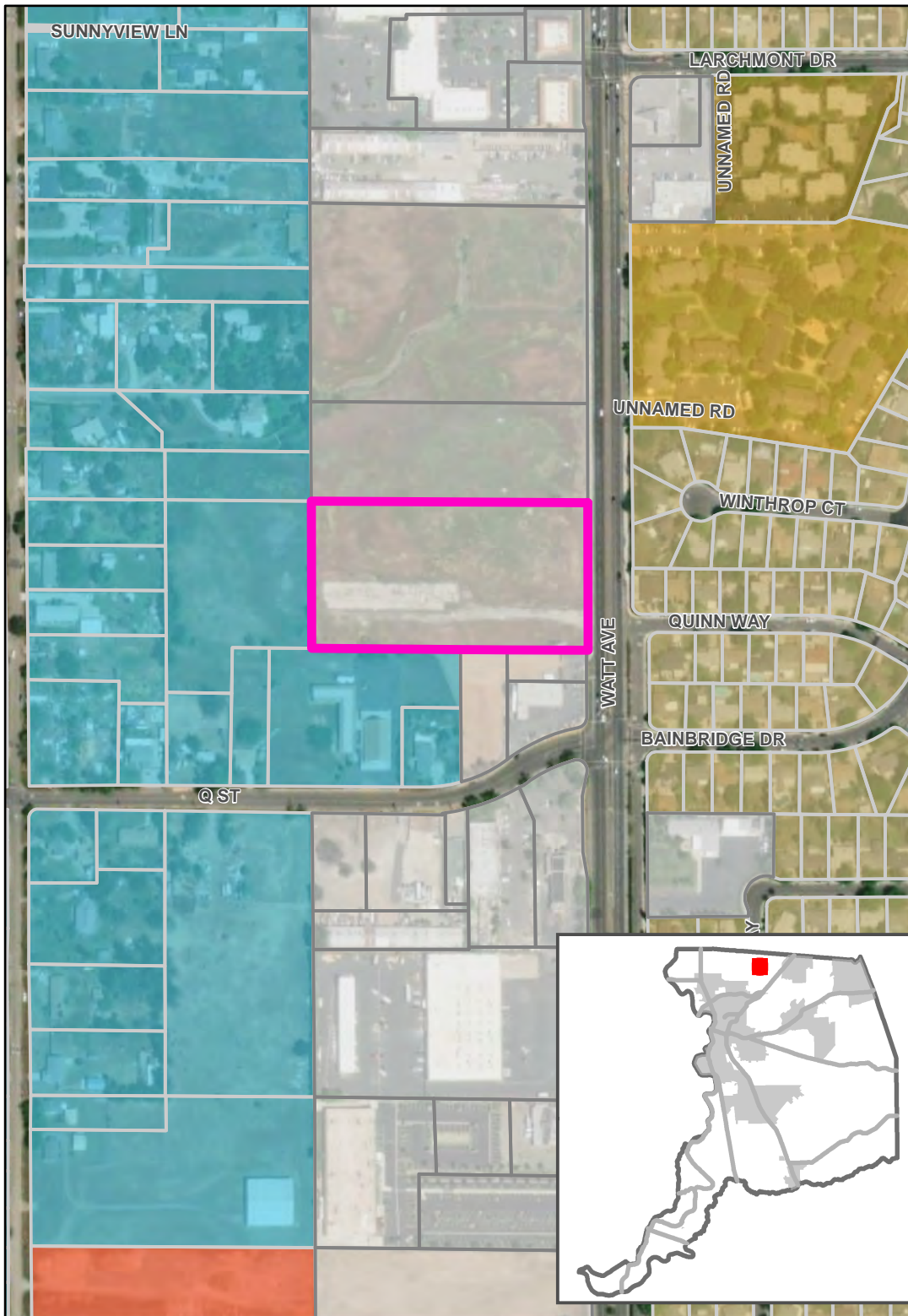


0 0.05 0.1 0.2 Miles


# Site 73

APN 208-0132-008-0000







7235 Watt Avenue,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  AR-1 Agricultural-Residential - 1 Acre
-  M-1 Light Industrial
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SPA Special Planning Area



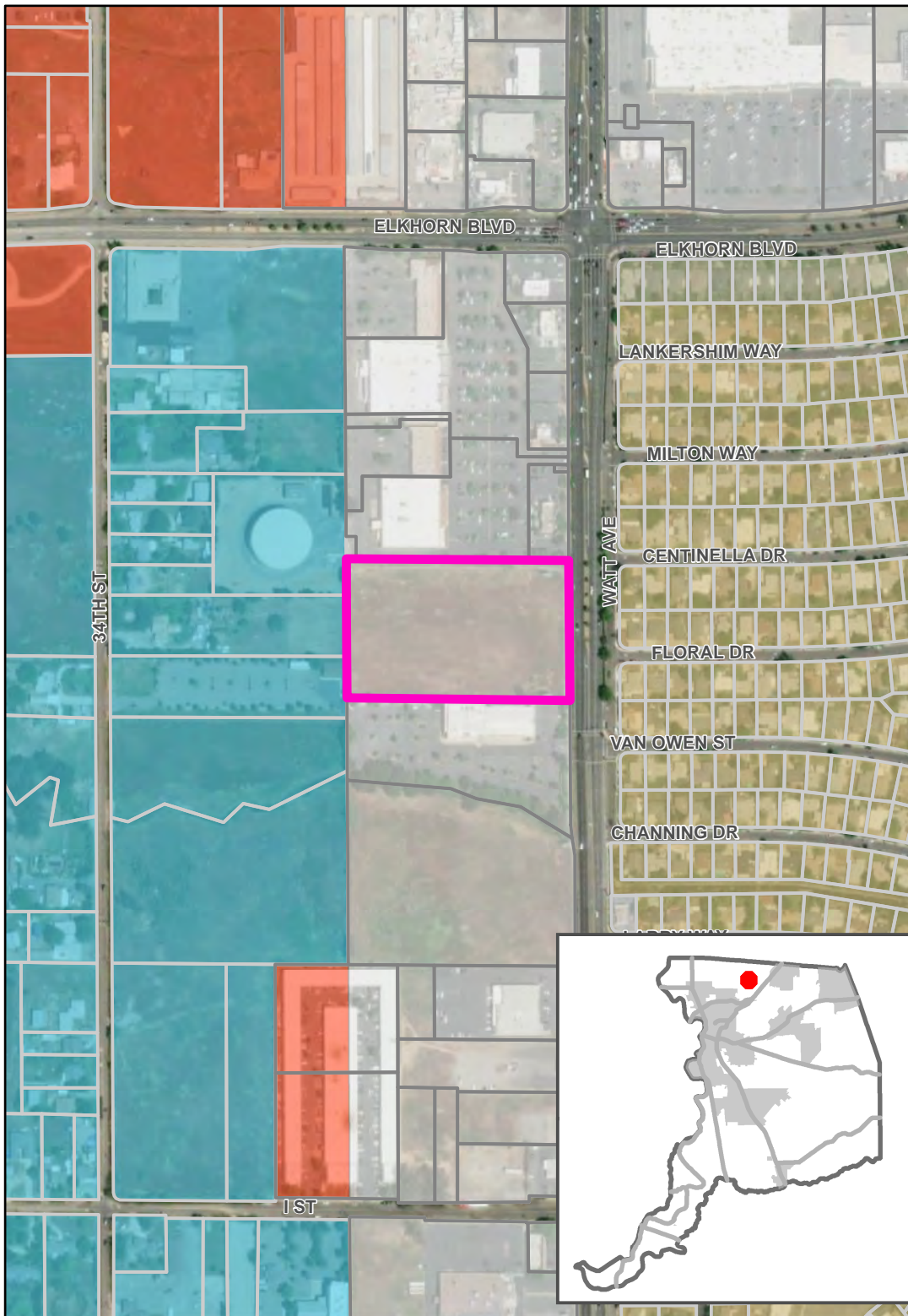
0 0.05 0.1 0.2 Miles



# Site 74

APN 208-0162-018-0000




0.2 Miles South of Watt Avenue/  
Elkhorn Boulevard,  
North Highlands

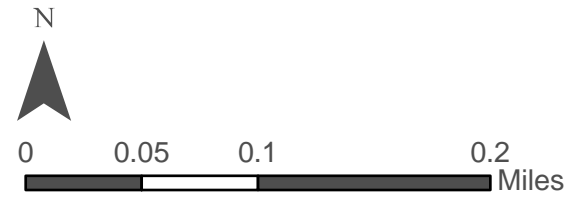


**Legend**

 Proposed Rezone Site

**Zoning**

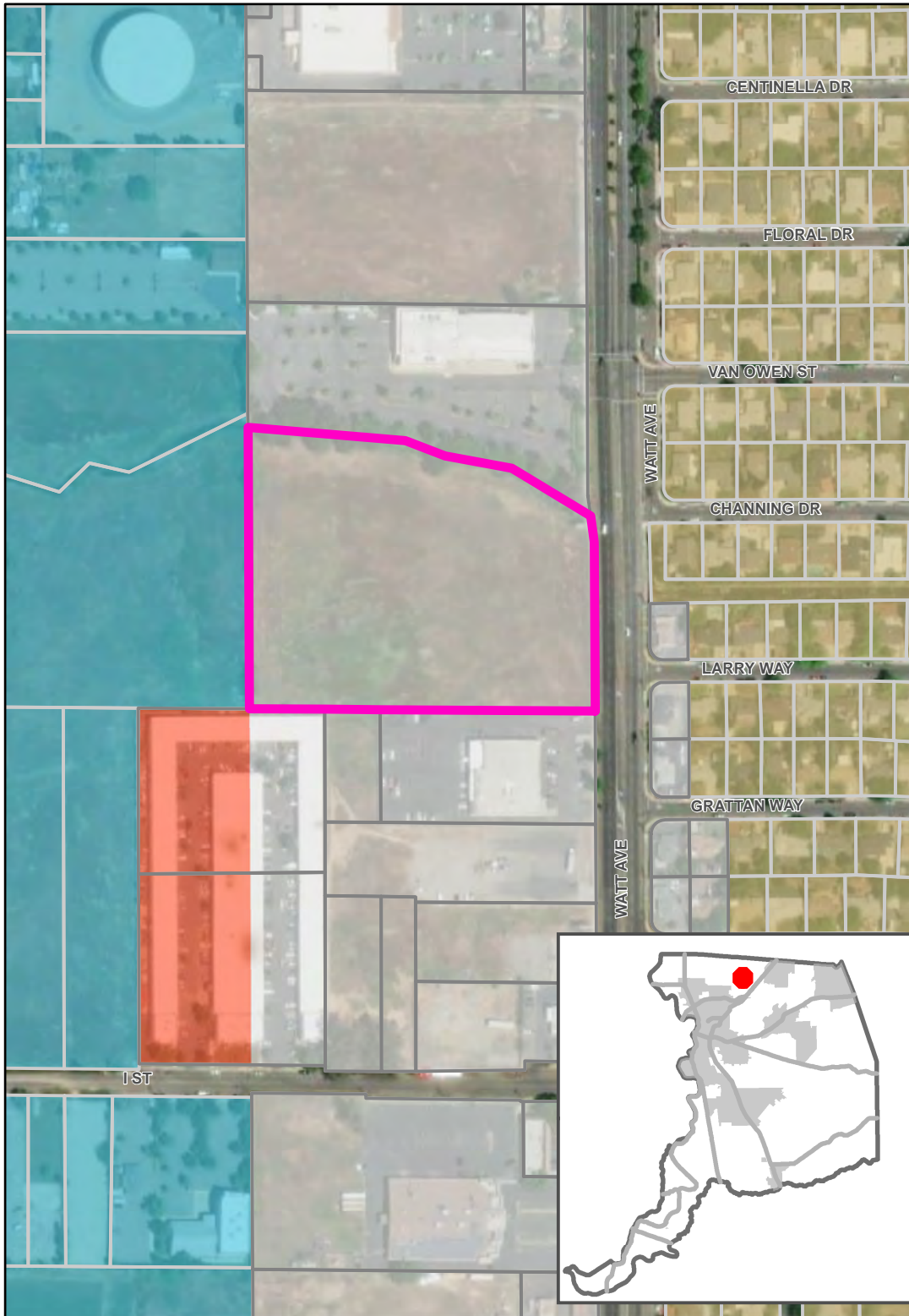
-  AR-1 Agricultural-Residential - 1 Acre
-  M-1 Light Industrial
-  RD-10 Residential
-  RD-5 Residential
-  SPA Special Planning Area




# Site 75

APN 208-0162-027-0000


0.1 miles North of Watt Avenue/I Street,  
North Highlands




## Legend

 Proposed Rezone Site

## Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-5 Residential

 SPA Special Planning Area



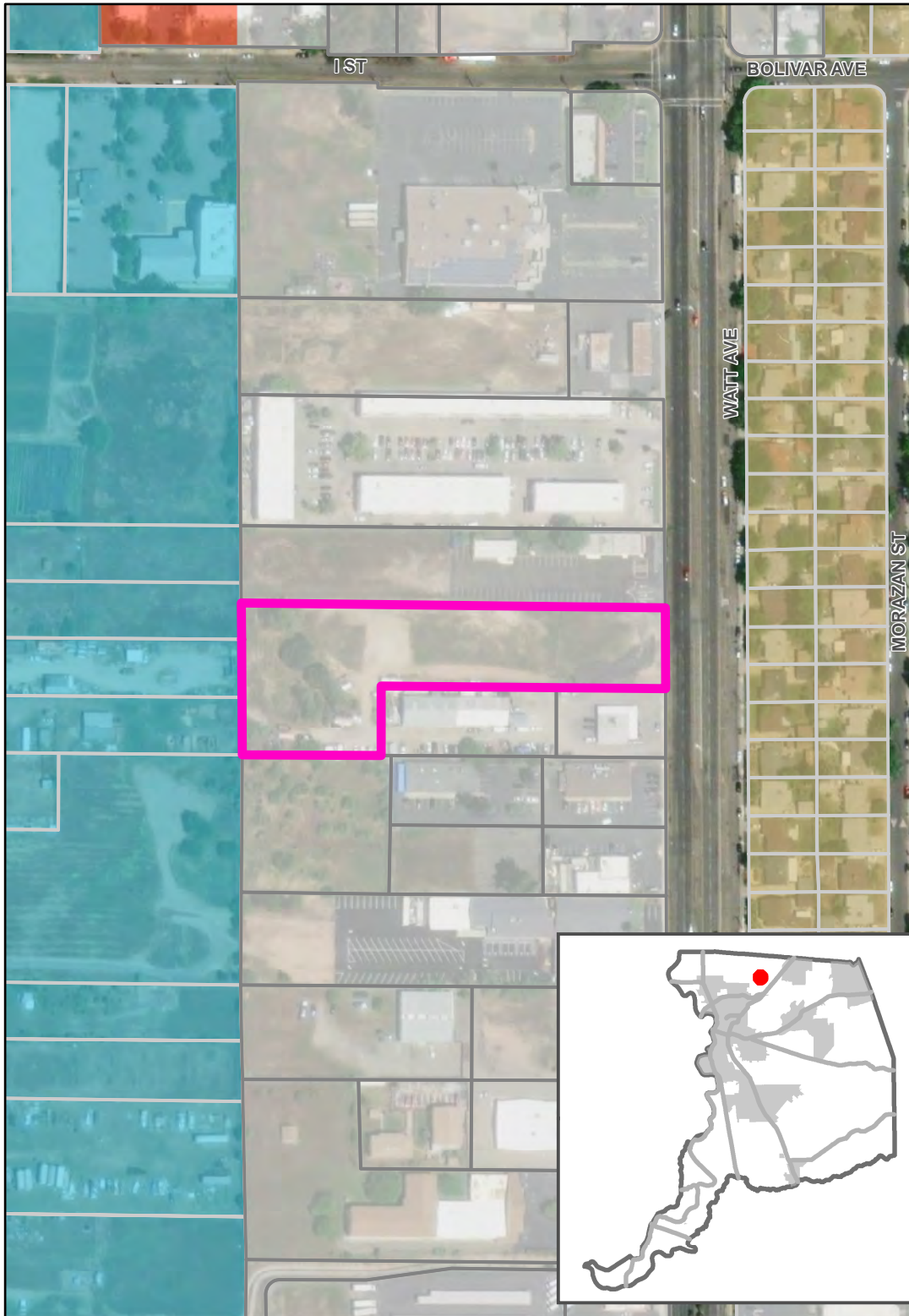
0 0.0375 0.075 0.15 Miles




# Site 76

APN 215-0062-057-0000

6233 Watt Avenue,  
North Highlands




## Legend

 Proposed Rezone Site

## Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-5 Residential

 SPA Special Planning Area

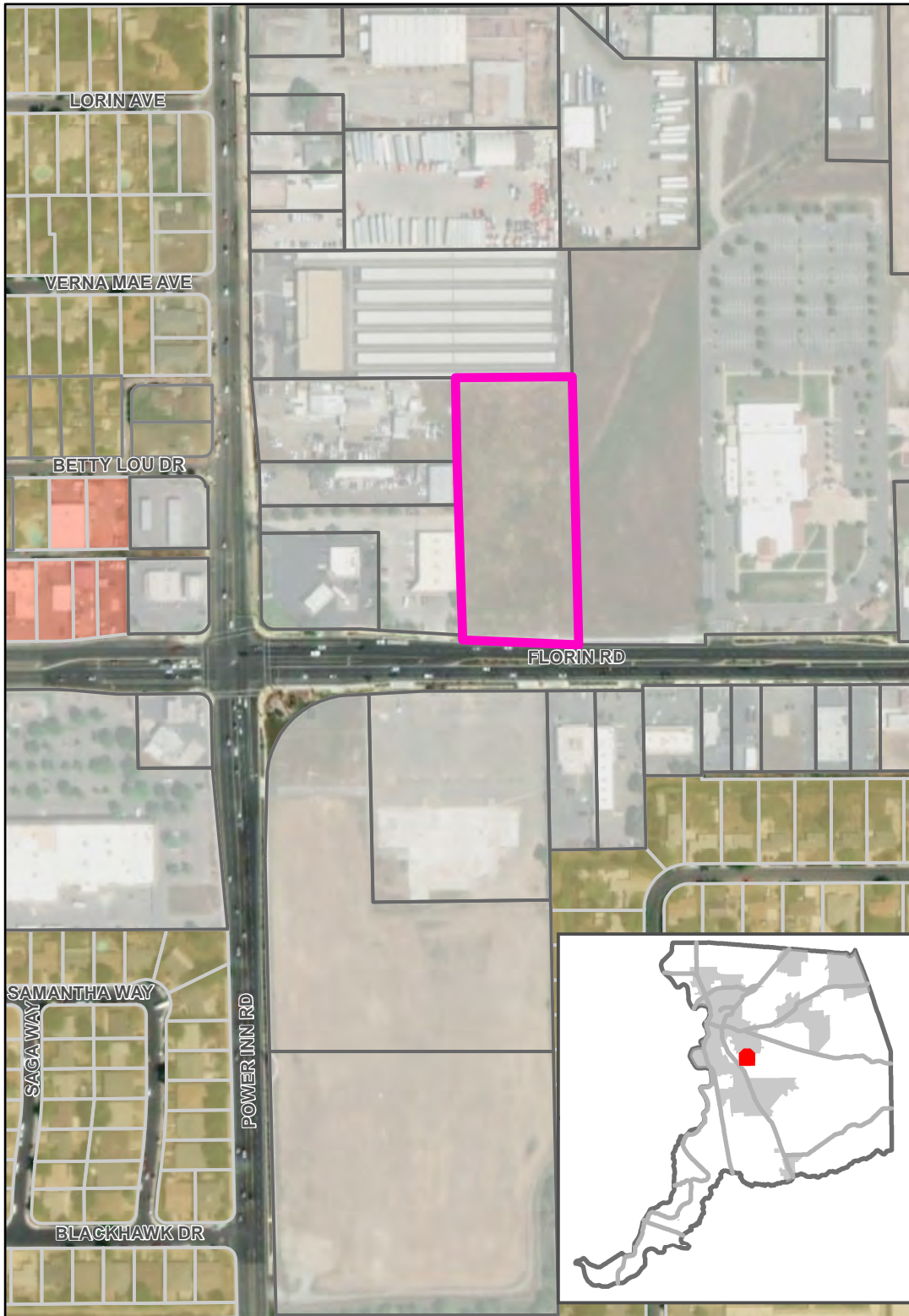


0 0.025 0.05 0.1  
Miles


# Site 77

APN 043-0070-005-0000

8149 Florin Road,  
South Sacramento





## Legend

 Proposed Rezone Site

## Zoning

 LC Light Commercial

 RD-10 Residential

 RD-5 Residential

 SPA Special Planning Area



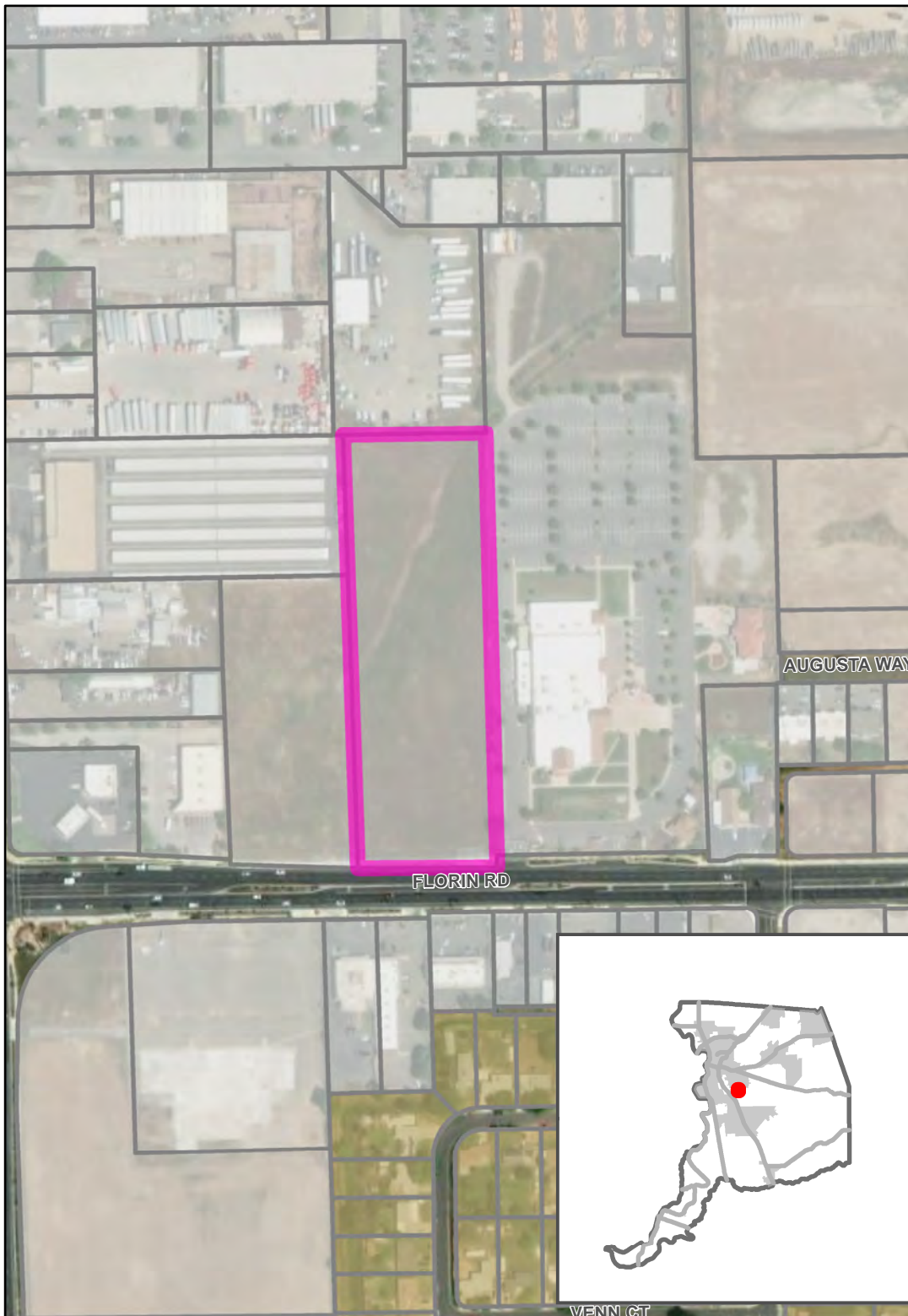
0 0.0375 0.075 0.15 Miles




# Site 78

APN 043-0070-034-0000


8165 Florin Road,  
South Sacramento





## Legend

 Proposed Rezone Site

## Zoning

 RD-10 Residential

 RD-5 Residential

 SPA Special Planning Area



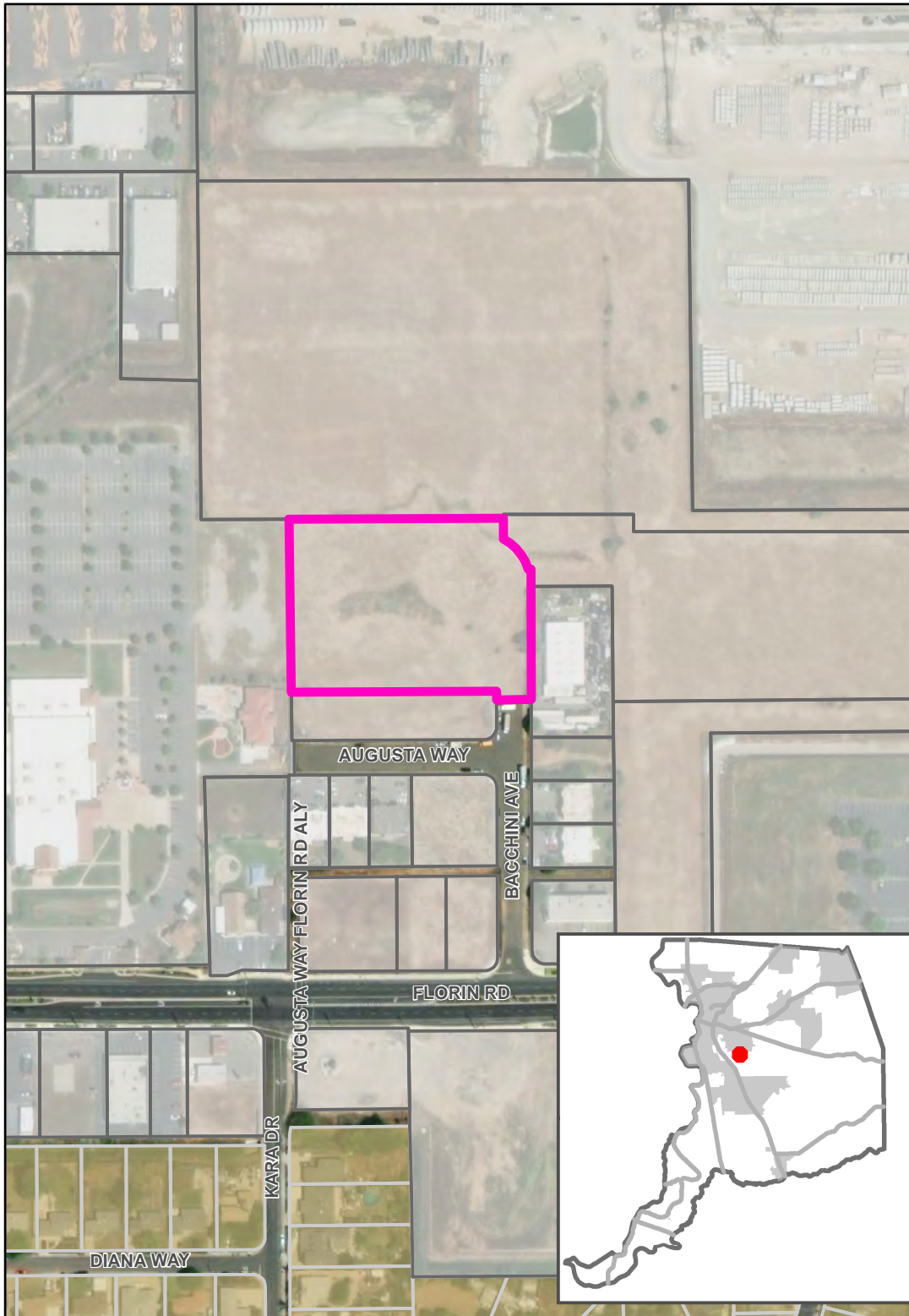
0 0.0375 0.075 0.15 Miles

A horizontal scale bar with four segments, corresponding to the distances 0, 0.0375, 0.075, and 0.15 miles.




# Site 79

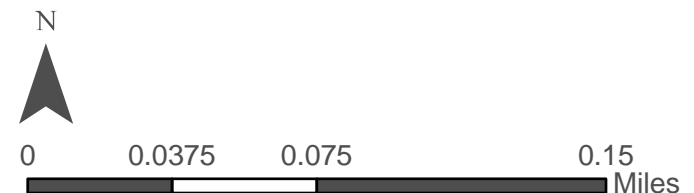
APN 043-0230-021-0000

90 feet North of Augusta Way/Bacchini Avenue,  
South Sacramento



**Legend**

-  Proposed Rezone Site
- Zoning**
-  RD-5 Residential
-  SPA Special Planning Area

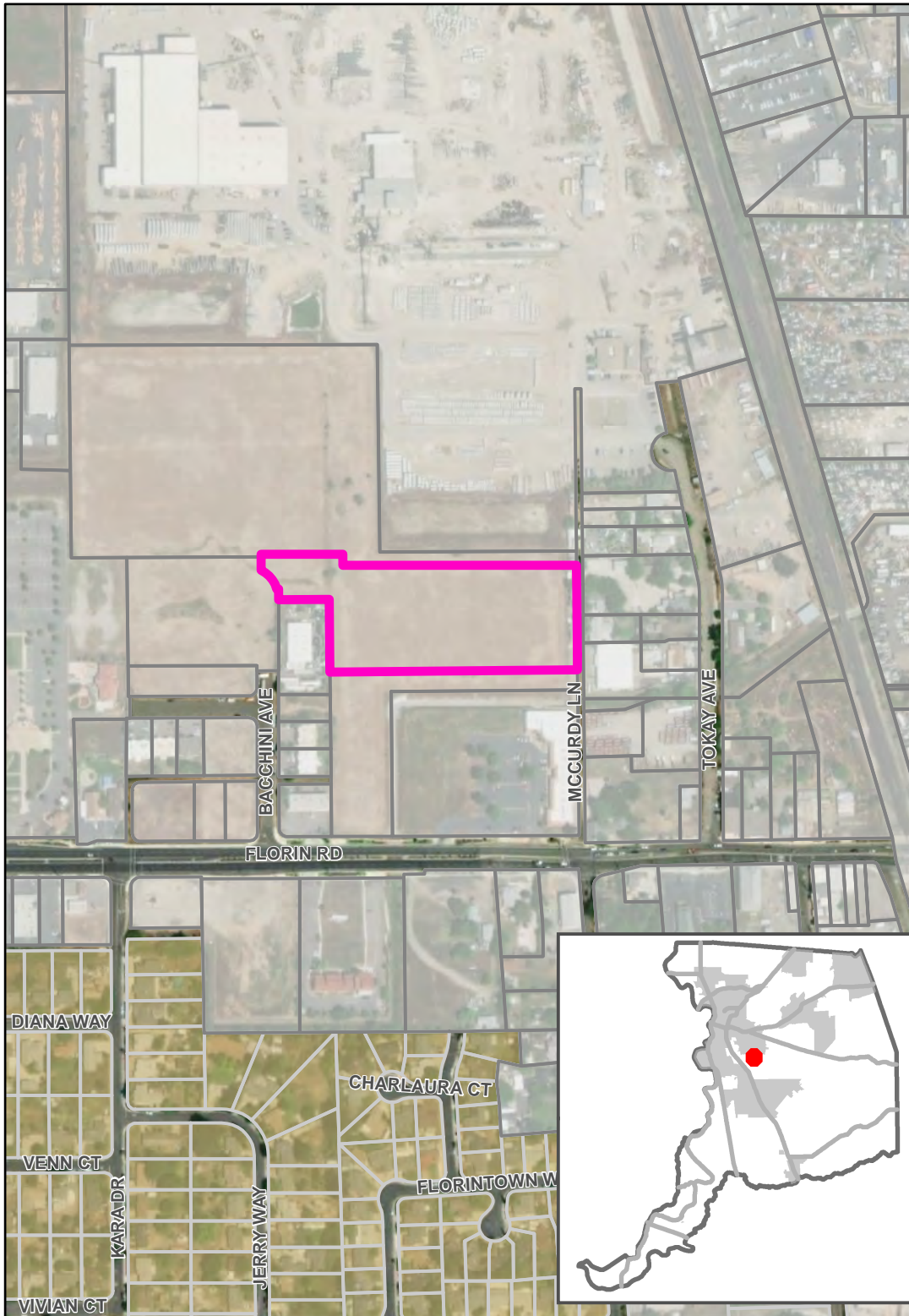




# Site 80

APN 043-0230-022-0000


430 feet North of McCurdy Lane/Florin Road,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

 RD-5 Residential

 SPA Special Planning Area

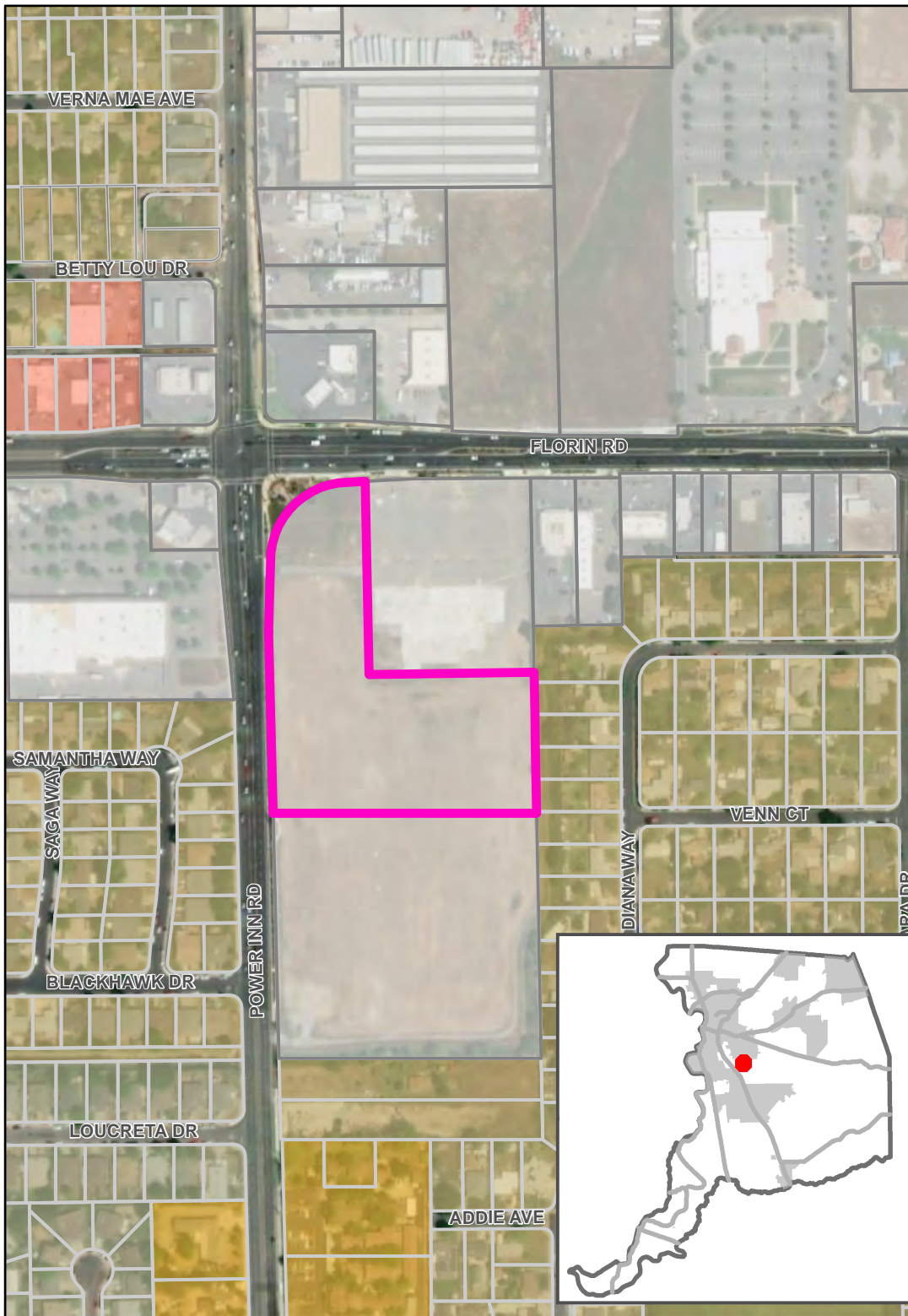


0 0.05 0.1 0.2 Miles


# Site 81

APN 051-0030-012-0000

Southeast Power Inn Road/Florin Road,  
South Sacramento




## Legend


 Proposed Rezone Site

## Zoning

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-5 Residential

 SPA Special Planning Area



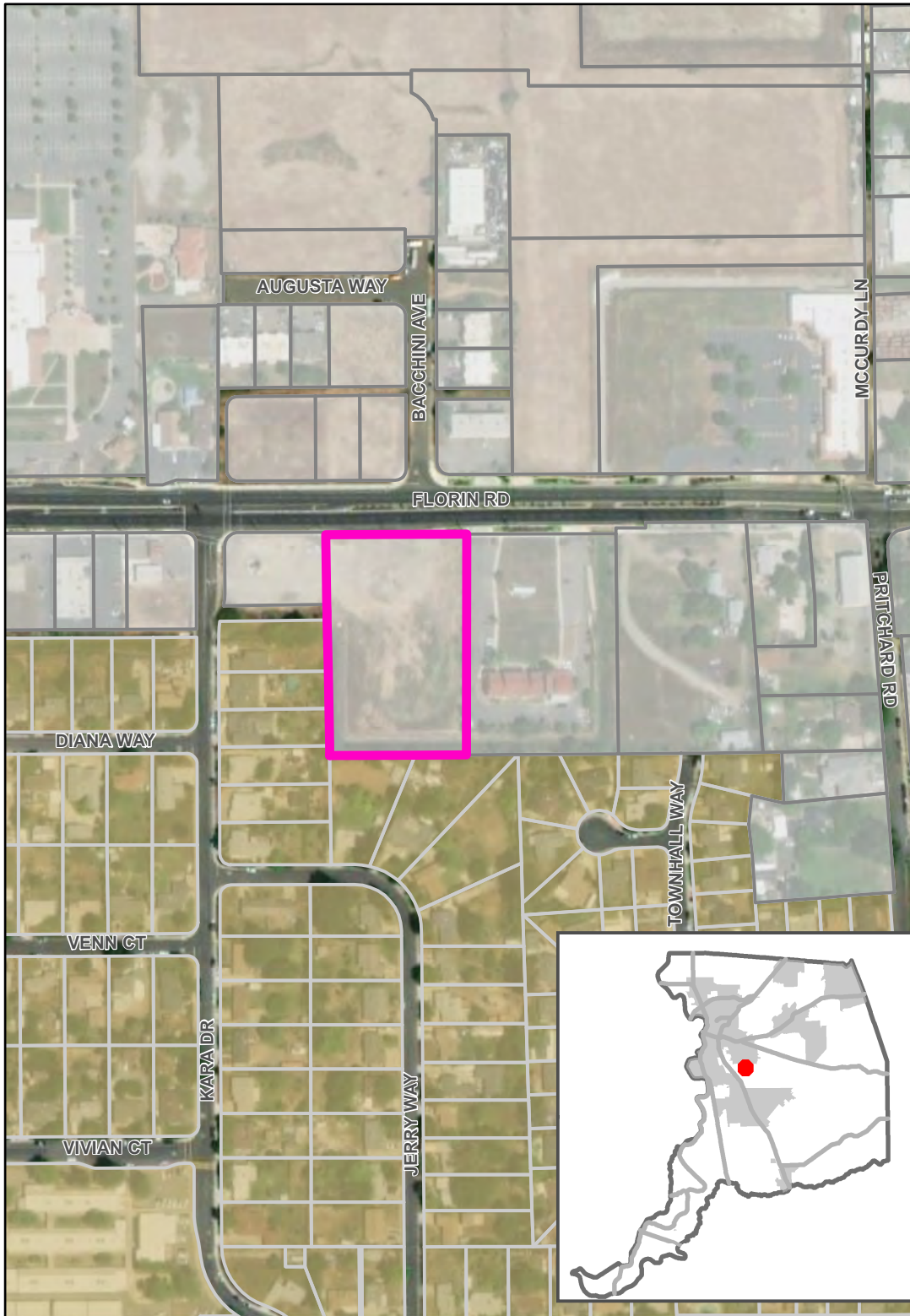
0 0.0375 0.075 0.15 Miles



# Site 82

APN 051-0061-018-0000


180 feet East of Florin Road/Kara Drive,  
South Sacramento



## Legend

 Proposed Rezone Site

## Zoning

 RD-5 Residential

 SPA Special Planning Area



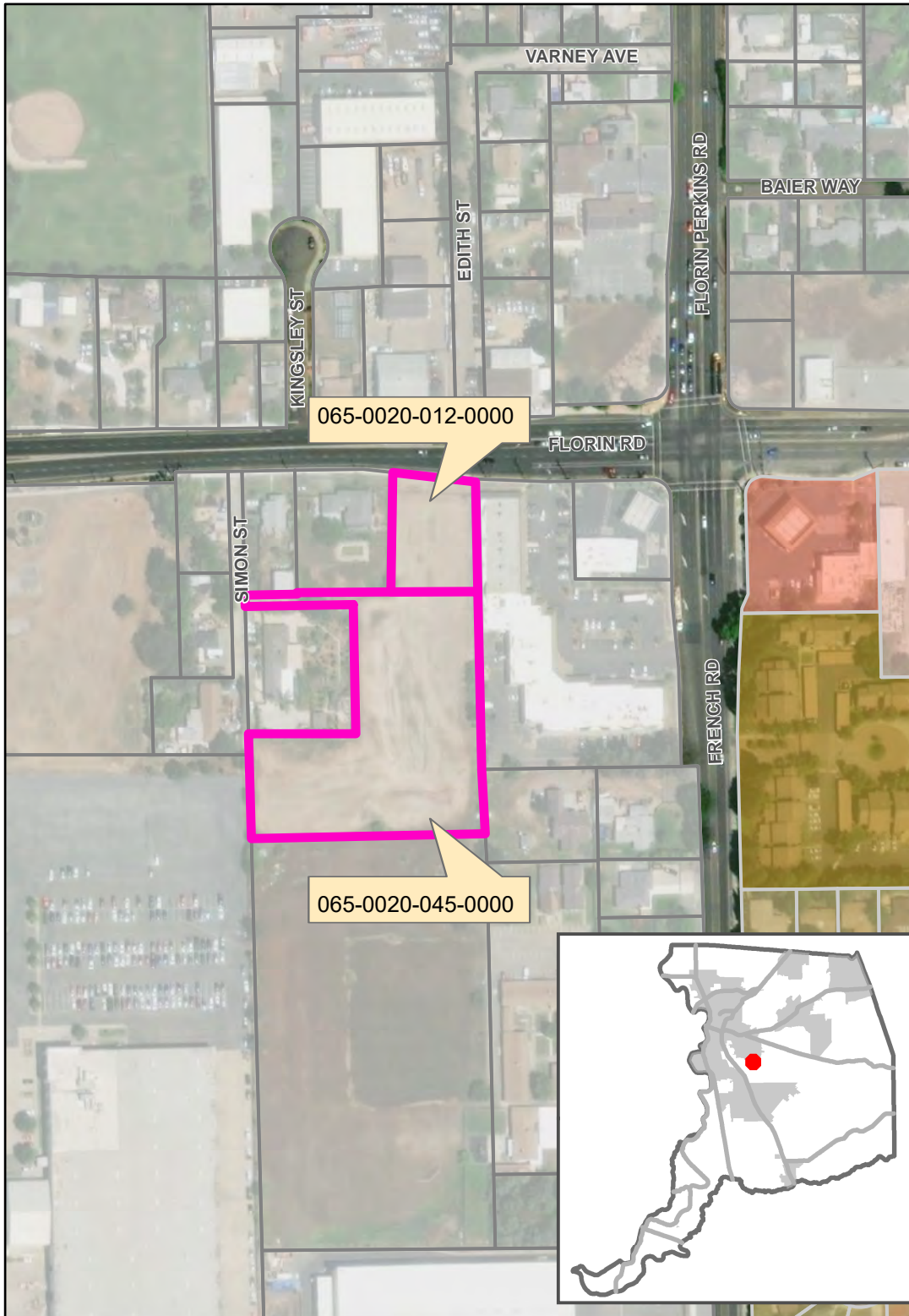
0 0.0375 0.075 0.15 Miles

A horizontal scale bar with four segments, corresponding to the distances 0, 0.0375, 0.075, and 0.15 miles.


# Site 83

APNs 065-0020-012-0000  
& 065-0020-045-0000


8475 Florin Road & 180 feet South  
of Florin Road/Simon Street,  
South Sacramento



## Legend


 Proposed Rezone Site

## Zoning

 GC General Commercial

 LC Light Commercial

 RD-30 Multiple Family Residential

 RD-5 Residential

 SPA Special Planning Area



0 0.0375 0.075 0.15 Miles



March 13, 2024

Ms. Jessie Shen  
County of Sacramento – Community Development Department  
827 Seventh Street, Room 225  
Sacramento, CA 95814

**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)**

**APN: N/A**

**File No: PLNP2020-00042 (SCH# 2023060304)**

Dear Ms. Shen,

The Sacramento Area Sewer District (SacSewer) has reviewed the subject document and has the following comments.

The Sacramento County Housing Element of 2021-2029 identifies a shortfall of 2,884 units for the lower-income category in the County. There are insufficient appropriately zoned sites to accommodate the County’s Regional Housing Needs Allocation (RHNA) obligation for the lower-income category. As such, Planning and Environmental Review (PER) is undertaking a rezone of ±248.33 acres comprising 83 candidate rezone sites within the unincorporated County to provide additional lower-income and moderate-income category housing opportunities. The Project does not propose to construct new residential or other development on the ±248.33 acres proposed to be rezoned; instead, 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. The planning horizon year for the Project is 2029.

**Note: Effective January 1, 2024, the Sacramento Regional County Sanitation District and the Sacramento Area Sewer District merged into one district called the Sacramento Area Sewer District, or SacSewer for short.**

SacSewer provides local sewer service to the proposed project site via its collection system and conveys sewage from the collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

SacSewer is not a land-use authority and plans and designs its sewer systems using information from land-use authorities. SacSewer bases the projects identified within its planning documents on growth projections provided by these land-use authorities.

[www.sacsewer.com](http://www.sacsewer.com)

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To receive sewer service, the project proponent must complete Sewer Master Plans that include connection points and phasing information to assess the existing capacity of the collection systems to determine if the current facilities can convey the additional flows generated by the Project.

In March 2021, the SacSewer Board of Directors approved the most current SacSewer planning document, the 2020 System Capacity Plan Update (SCP). In February 2013, the SacSewer Board of Directors adopted the Interceptor Sequencing Study (ISS). The SCP and ISS are on the SacSewer website at [System Capacity Plans - Sacramento Area Sewer District \(sacsewer.com\)](http://sacsewer.com).

The increased densities proposed by the Project were not included in the most current SCP and ISS planning documents. Portions of the Project area may exceed the design capacity of the existing collection system and may require projects to upsize the existing collection system to handle the increased flows proposed by the Project.

Customers receiving service from SacSewer are responsible for rates and fees outlined within the latest SacSewer ordinance. Fees for connecting to the sewer system recover the capital investment of sewer and treatment facilities that serve new customers. SacSewer does not guarantee sewer service or system capacity to the property until the property obtains proper permits to connect to the system and pays all facility impact (capacity) fees. The SacSewer ordinances are on the SacSewer website at [Ordinances - Sacramento Area Sewer District \(sacsewer.com\)](http://sacsewer.com).

If you have any questions regarding these comments, please call me at (916) 876-6104.

Sincerely,

*Robb Armstrong*

Robb Armstrong  
SacSewer Development Services