
APPENDIX UTIL-1: ABILITY TO SERVE CORRESPONDENCE WITH WATER DISTRICTS

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

December 29, 2023

Justin Chen, Associate Engineer
Carmichael Water District
7837 Fair Oaks Boulevard
Carmichael, CA 95609
justinc@carmichaelwd.org

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

Dear Justin Chen,

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.saccounty.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 ± 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 ± 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.

Attachment 1 lists the 3 candidate rezone sites (Sites 12, 13 and 71) within Carmichael Water District's service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 the Project. Attachment 2 depicts the locations of these candidate rezone sites within Carmichael Water District's service area, as well as individual site maps. In total, the Project is anticipated

to result in a net increase of 142 lower-income units within Carmichael Water District's service area.

It is noted that Section 4.6 of the Carmichael Water District's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, does Carmichael Water District have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) Carmichael Water District 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 or 916.875.3711.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Shen', with a stylized, flowing script.

Jessie Shen
Senior Planner

Attachments

Attachment 1 – Carmichael Water District List of Candidate Rezone Sites

Attachment 2 – Carmichael Water District 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
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
71	260-0310-025-0000	7904 Fair Oaks Boulevard	1.25	SPA (Fair Oaks Central - BP)	RD-30	12


Carmichael Water District

- 12 APN 247-0220-004-0000
- 13 APNs 283-0020-016-0000 & 283-0020-017-0000
- 71 APN 260-0310-025-0000


Legend

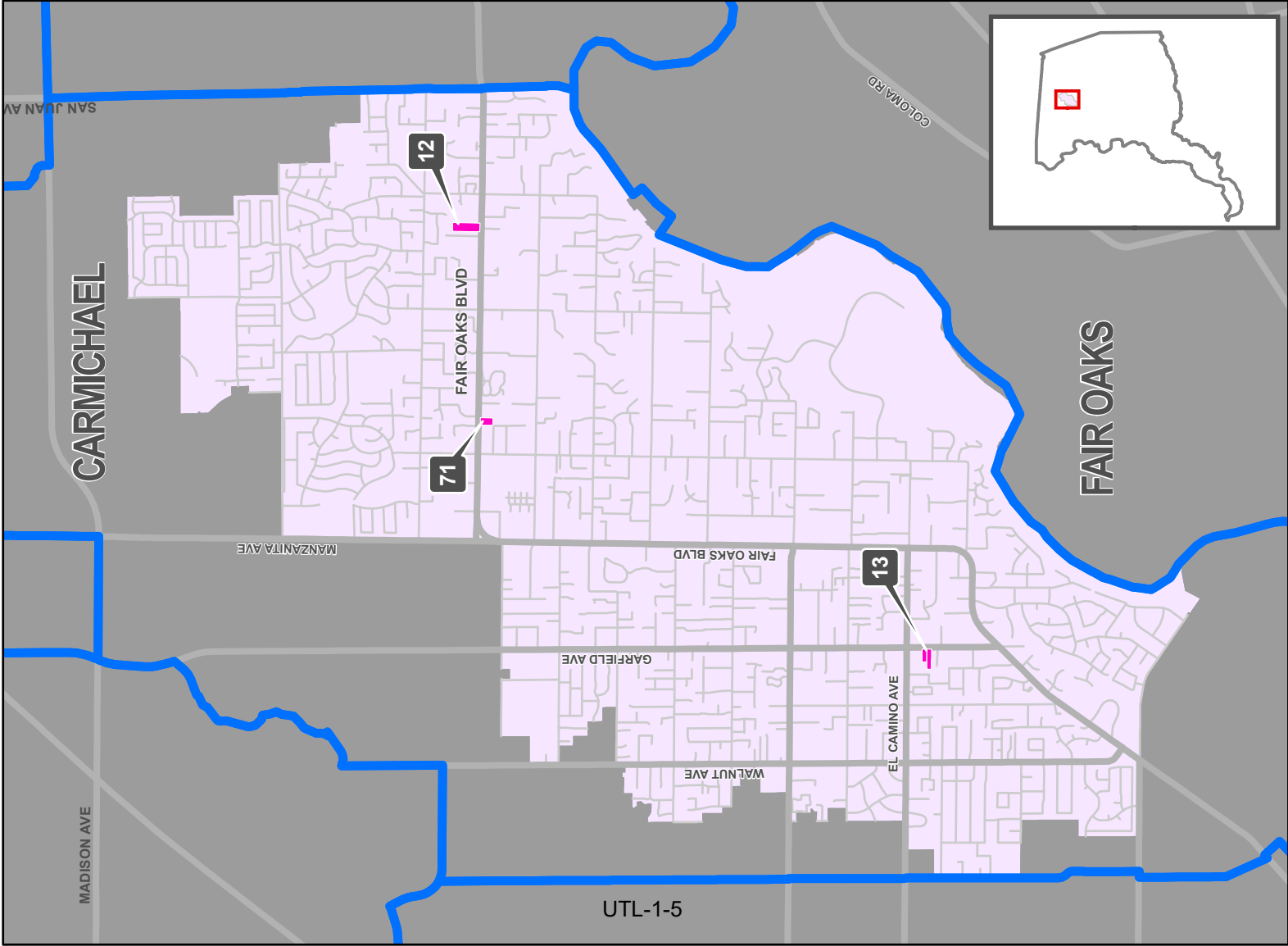
- Proposed Rezone Sites
- Community Boundaries
- Major Roads
- Local Roads

N



0 0.25 0.5 1 Miles

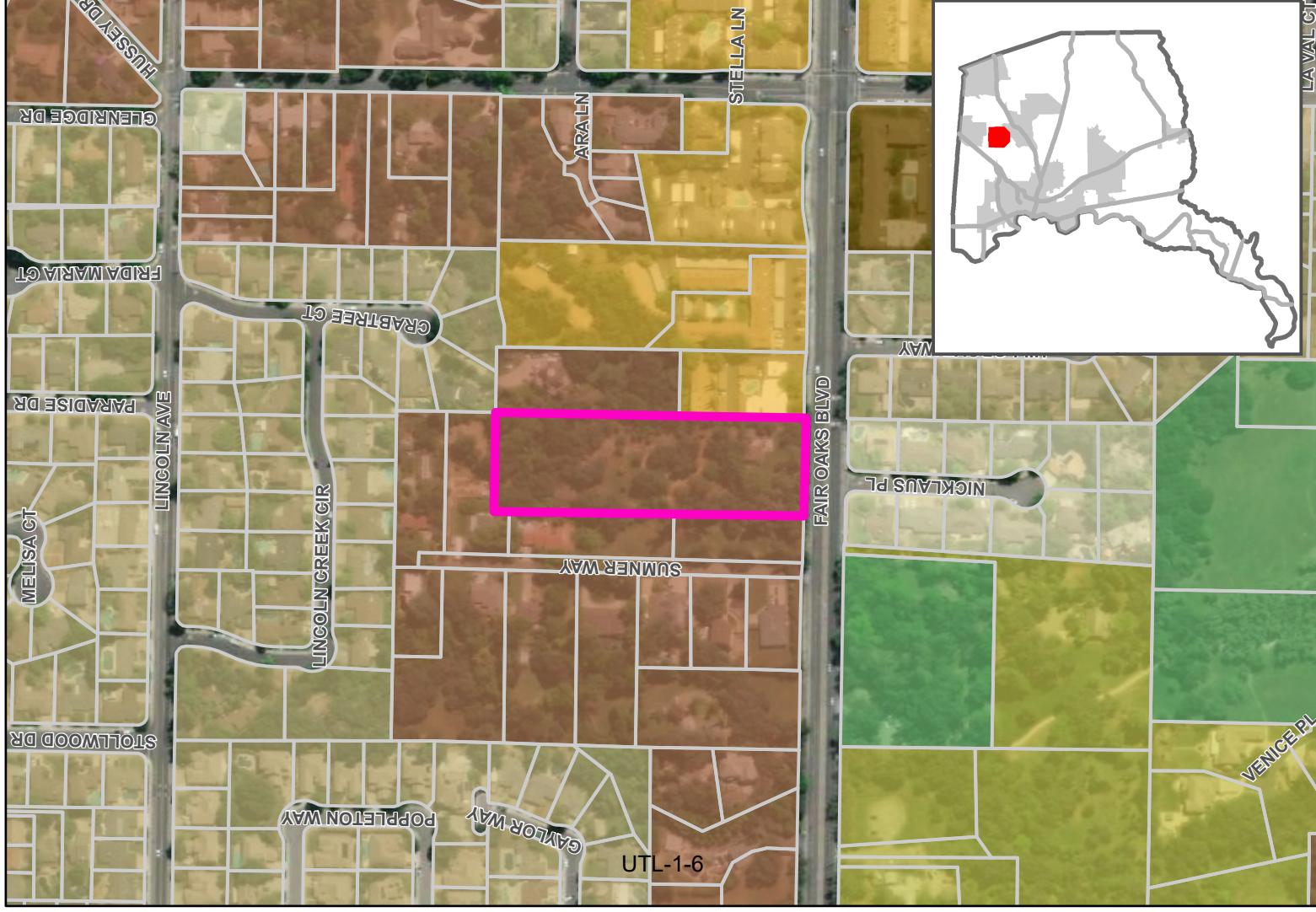




Site 12

APN 247-0220-004-0000

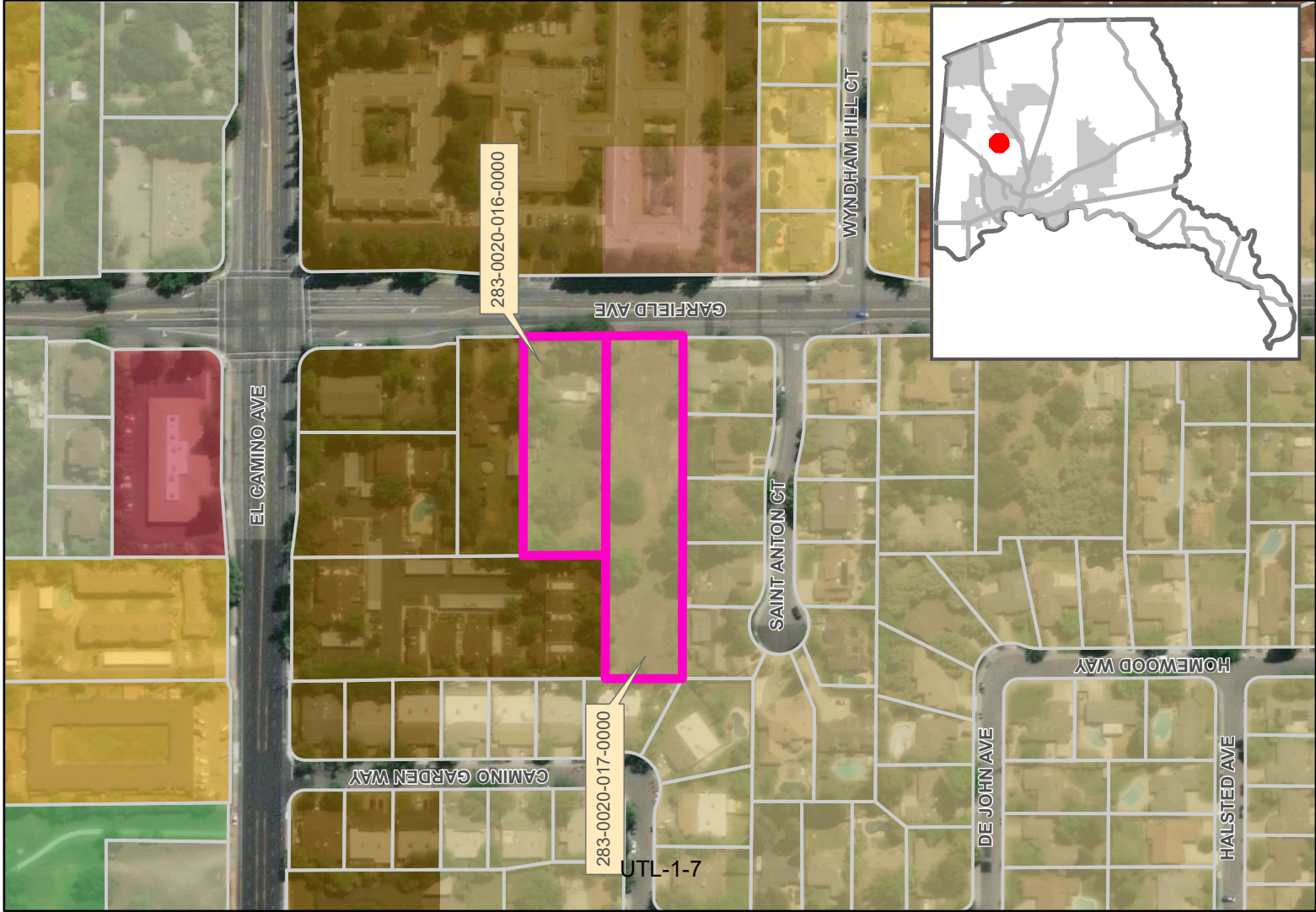
8545 Fair Oaks Boulevard,
Carmichael/Old Foothill Farms



Site 13

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

2421 & 2413 Garfield Ave,
Carmichael/Old Foothill Farms



Legend

Proposed Rezone Site

Zoning

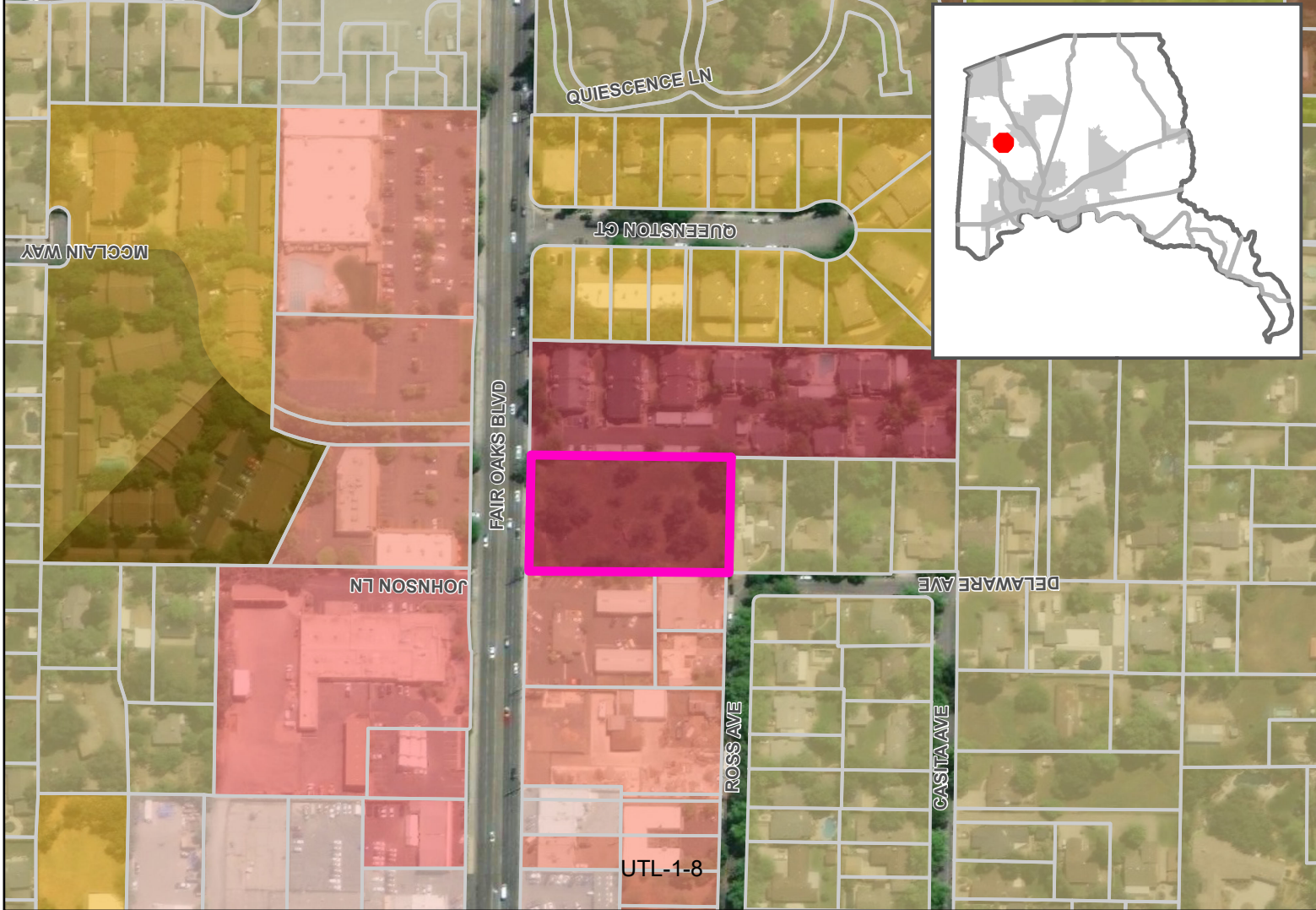
- BP Business and Professional Office
- O Recreation
- RD-10 Residential
- RD-2 Residential
- RD-20 Multiple Family Residential
- RD-4 Residential
- RD-40 Multiple Family Residential
- RD-5 Residential




0 0.025 0.05 0.1 Miles

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





Ronald Davis
Director Division 1

Mark R. Emmerson
Director Division 2

Jeff Nelson
Director Division 3

7837 FAIR OAKS BOULEVARD
CARMICHAEL, CALIFORNIA 95608
TELEPHONE: (916) 483-2452
FAX: (916) 483-5509
EMAIL: mail@carmichaelwd.org

Ron Greenwood
Director Division 4

Paul Selsky
Director Division 5

Cathy Lee
General Manager

January 12th, 2024

Jessie Shen, Senior Planner
Planning and Environmental Review
7th Street, Room 225
Sacramento, CA 95814
shenj@saccounty.gov

RE: Request for Ability to Serve the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-0042)

Dear Jessie Shen,

We have received your inquiry requesting information regarding the 3 candidate rezone sites (Sites 12, 13, and 71) within Carmichael Water District's service area.

Please see the response to the request for information:

1. Whether the projected water demand associated with the Project was included as part of the most recently adopted urban water management plan; and

According to Carmichael Water District's 2020 Urban Water Management Plan (2020 UWMP), the anticipated net increase of 142 lower-income units fall within the forecasted future water use 2020 – 2030 (Section 4.4.3), thus, within the timeline of Sacramento County Housing Element of 2021 – 2029 project.

Annual demand of water for multi-family residential is 0.14 acre-feet/dwelling unit and the proposed net increase of 142 units will result in annual water demand of 19.88 acre-feet. Carmichael Water District anticipates ~30 acre-feet of estimated low-income water use by 2030 (Section 4.6). Carmichael Water District is capable of meeting the water demands in its service area in normal, single dry, and five consecutive dry years from 2020 – 2045 as long as the guidelines disclosed in the portfolio is strategically implemented (2020 UWMP, Section 5.4).

Carmichael Water District concludes that the district holds adequate capacity to serve the Project and has considered this level of increased demand within the specified timeframe.

2. If the Project's water demand was not included as part of the most recently adopted water management plan, does Carmichael Water District have adequate capacities to serve the project?

N/A.

We do not have any further comments at this time. However, if you have any questions or require additional information, please contact the office at (916) 483-2452 or send our department an email at engineering@carmichaelwd.org.

Sincerely,

A handwritten signature in blue ink that reads "Gregory R. Norris".

Greg Norris, P.E.
Engineering Manager

cc: Troy Givans, Planning Director

Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

December 29, 2023

Michelle Carrey, Supervising Engineer
City of Sacramento Department of Utilities
1395 35th Avenue
Sacramento, CA 95822
mcarrey@cityofsacramento.org

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

Dear Michelle Carrey,

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.saccounty.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 ± 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 ± 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.

Attachment 1 lists the 1 candidate rezone site (Site 32) within the City of Sacramento's water service area that is proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 location of this candidate rezone site within the City of Sacramento's water service area, as well as an individual site map. In total, the Project is anticipated to result in a net increase of 43 lower-income units within the City of Sacramento's water service area.

It is noted that Section 4.6 of the City of Sacramento's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, does the City of Sacramento have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) the City of Sacramento 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 or 916.875.3711.

Sincerely,

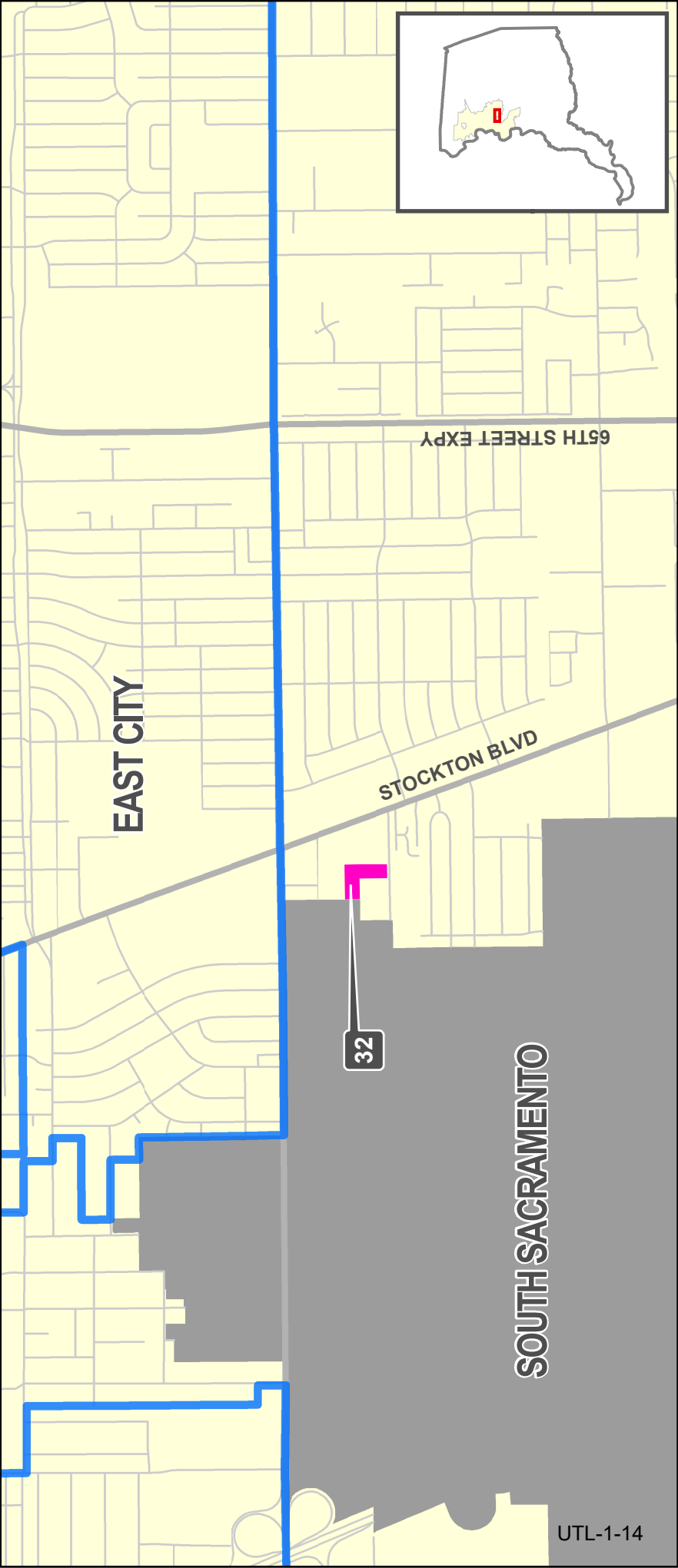
A handwritten signature in blue ink, appearing to read 'J Shen', with a stylized flourish at the end.

Jessie Shen
Senior Planner

Attachments

- Attachment 1 – City of Sacramento's Water Service Area List of Candidate Rezone Site
Attachment 2 – City of Sacramento's Water Service Area Map of Candidate Rezone Site

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
32	026-0102-023-0000	5903 Southwest Avenue	2.13	RD-20	RD-40	43



City of Sacramento Water

32 APN 026-0102-023-0000

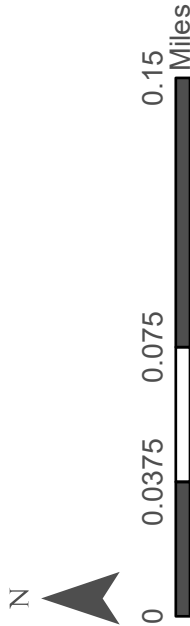
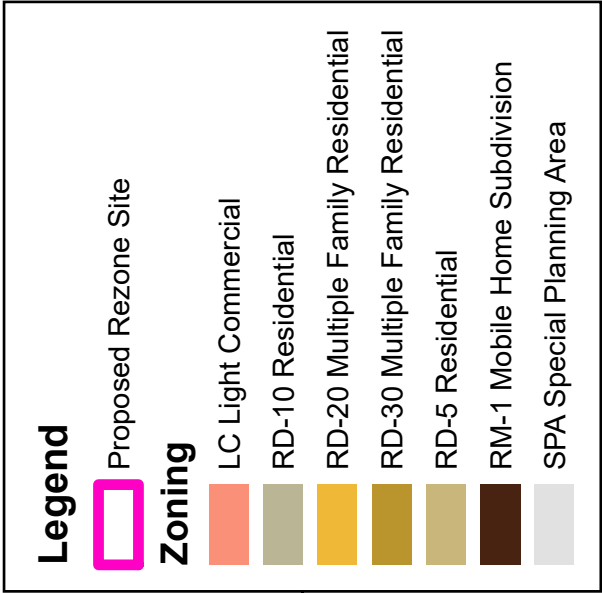
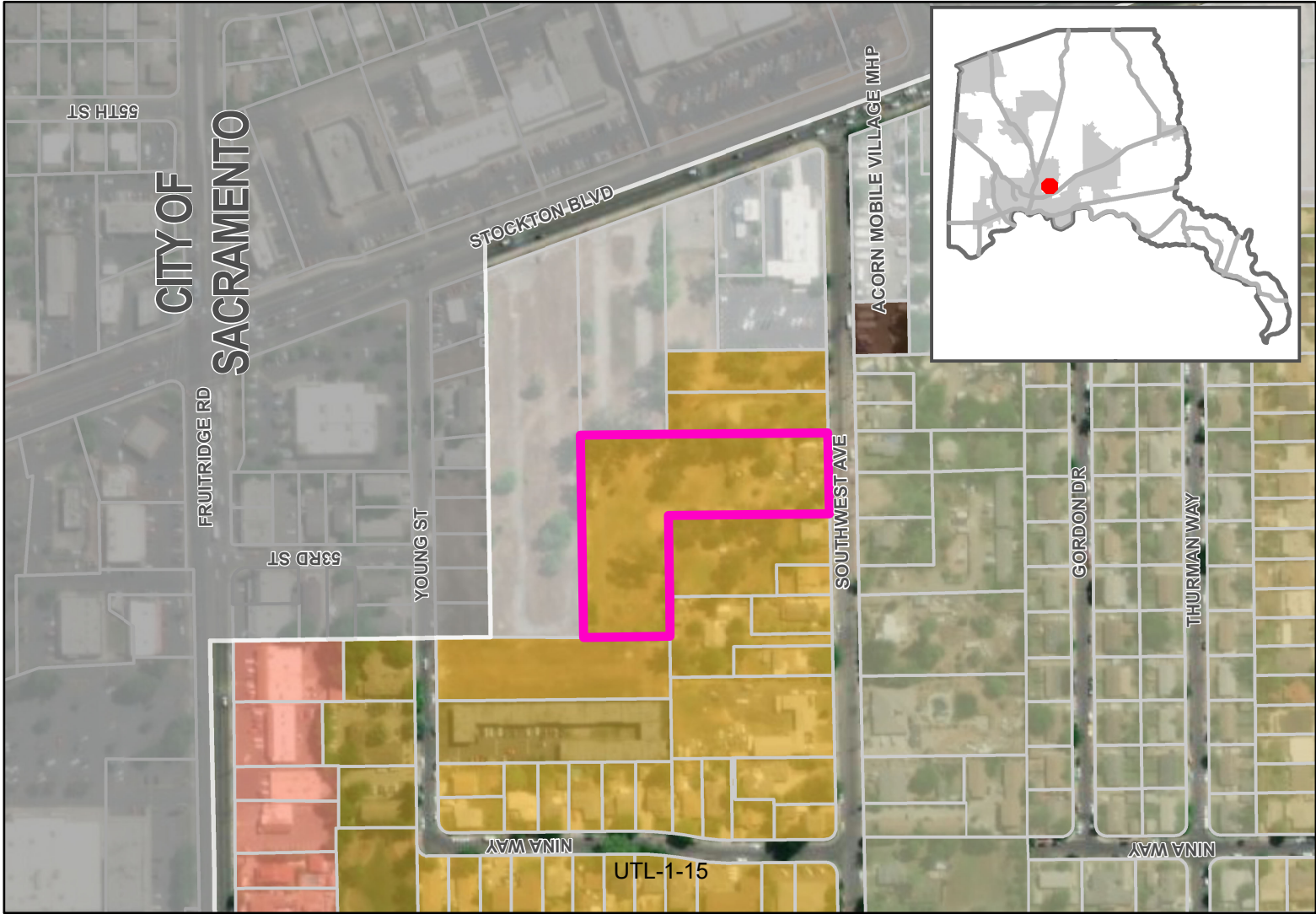
Legend

- Proposed Rezoning Sites
- Community Boundaries
- Major Roads
- Local Roads



Site 32

APN 026-0102-023-0000
5903 Southwest Avenue,
South Sacramento



☐ Press to clear form

City of Sacramento
SB 610/SB 221 Water Supply Assessment and Certification Form

This form may be used to complete water supply assessments for projects located in an area covered by the City's most recent Urban Water Management Plan.

Note: Please do not use this form if the projected water demand for your project area was not included in the City's latest Urban Water Management Plan. To review the City's Urban Water Management Plan, please visit:
<https://www.cityofsacramento.org/Utilities/Reports>

Project: PLNP2020-00042 Sacramento County RHNA Rezone Project

Date: 3/5/2024

Project Applicant (Name of Company): Sacramento County Planning and Environmental Review

Applicant Contact (Name of Individual): Nathan Serafin

Phone Number: 916-874-7708

E-mail: serafinn@saccounty.gov

Address: 827 7th Street, Room 225, Sacramento, CA 95814

Project Applicant to fill in the following:

1. Does the project include:

Type of Development	Yes	No
A proposed residential development of 500 or more dwelling units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A shopping Center employing more than 1,000 persons or having more than 500,000 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A Commercial Office building employing more than 1,000 persons or having more than 250,000 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A proposed hotel or motel, or both, having more than 500 rooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A proposed industrial, manufacturing, or processing plant or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A mixed use project that includes one or more of the projects specified above	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A project that would demand an amount of water equivalent to, or greater than, the water required by a 500 dwelling unit project	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer is no to all of the above, a water supply assessment is not required for the project.

2. Is the projected water demand for the project location included in the City's 2020 Urban Water Management Plan, adopted June 29, 2021?

Yes: ☒

No: ☐

If the answer is no, you cannot use this form. Please refer to the requirements of SB 610 for preparing a water supply assessment.

3. Please fill in the project demands below:

Type of Development	Land Use Category	Demand Factor		Proposed Development			Current Zoning		
		Residential Water Use Factor, afy/dwelling unit	Non-Residential Water Use Factor, afy/employee	Number Dwelling Units	Number Employees	Total Demand	Number Dwelling Units	Number Employees	Total Demand
Residential - Low	Rural Residential (RR)	.61	.09						
	Suburban Neighborhood Low Density (SNLD)								
	Traditional Neighborhood Low Density (TLDR)								
Residential - Medium	Suburban Neighborhood Medium Density (SMDR)	.39	.09						
	Urban Neighborhood Low Density (ULDR)								
Residential - High	Suburban Neighborhood High Density (SHDR)	.12	.04						
	Traditional Neighborhood Medium Density (TMDR)								
	Urban Neighborhood Medium Density (UMDR)								
	Traditional Neighborhood High Density (THDR)			43					5.16
Mixed Use	Employment Center Mid Rise (ECMR)	.19	.09						
	Suburban Center (SCnt)								
	Suburban Corridor (Scor)								
	Traditional Center (TCnt)								

Mixed Use - Higher Density	Urban Center High (UCntHigh)	.15	.04						
	Urban Center Low (UcntLow)								
	Urban Corridor High (UCorHigh)								
	Urban Corridor Low (UCorLow)								
Central Business District	Central Business District (CBD)	.15	.02						
	Urban Neighborhood High Density (UHDR)								
Commercial	Regional Commercial (RC)	.15	.09						
	Employment Center Low Rise (ECLR)								
Industrial	Industrial (IND)		.14						
Public	Public/Quasi-Public (PUB)	.37	.17						
Park	Parks and Recreation (PRK)	.37	.17						
Open Space	Open Space (OS)	0	0						
Other									
Other									
Other									
Total Demand (AFY)									5.16

4. Required Elements of Water Supply Assessment (Water Code § 10910)

A. Water supply entitlements, water rights or water service contracts (Water Code § 10910(d)):

The City's water supply entitlements, water rights and water service contract are identified and discussed in the Urban Water Management Plan, Chapters 3, 6, and 7.

All infrastructure necessary to deliver a water supply to the project is in place, excepting any distribution facilities required to be constructed and financed by the project applicant: Yes: ☒ No: ☐

- B. Identification of other sources of water supply if no water has been received under City's existing entitlements, water rights or water service contracts (Water Code § 10910(e)):

Not applicable.

- C. Information and analysis pertaining to groundwater supply (Water Code § 10910(f)):

Addressed by Urban Water Management Plan, Chapters 3, 6, and 7.

Verification of Water Supply
(for residential development of more than 500 dwelling units)

Based on the City's most recent Urban Water Management Plan, are there sufficient water supplies for the project during normal, single dry and multiple dry years over a 20 year period?

Yes: ☒

No: ☐

By: Brett Ewart 

Title: Supervising Engineer

Date: 3/8/2024

This box to be filled in by the City

Distribution:

Applicant

Development Services Department (Org: 4913) – Assigned Planner: _____

Utilities Department (Org: 3334) - Development Review (Tony Bertrand)

Utilities Department (Org: 3332) - Capital Improvements (Brett Ewart)

Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

December 29, 2023

Tom Gray, General Manager
Fair Oaks Water District
10326 Fair Oaks Boulevard
Fair Oaks, CA 95628
tgray@fowd.com

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

Dear Tom Gray,

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.saccounty.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 ± 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 ± 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.

Attachment 1 lists the 2 candidate rezone sites (Sites 18 and 19) within Fair Oaks Water District's service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 Fair Oaks Water District's service area, as well as individual site maps. In total, the Project is anticipated to result in a net increase of 51 lower-income units within Fair Oaks Water District's service area.

It is noted that Section 4-6 of the Fair Oaks Water District's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, does Fair Oaks Water District have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) Fair Oaks Water District 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 or 916.875.3711.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Shen', with a stylized, flowing script.

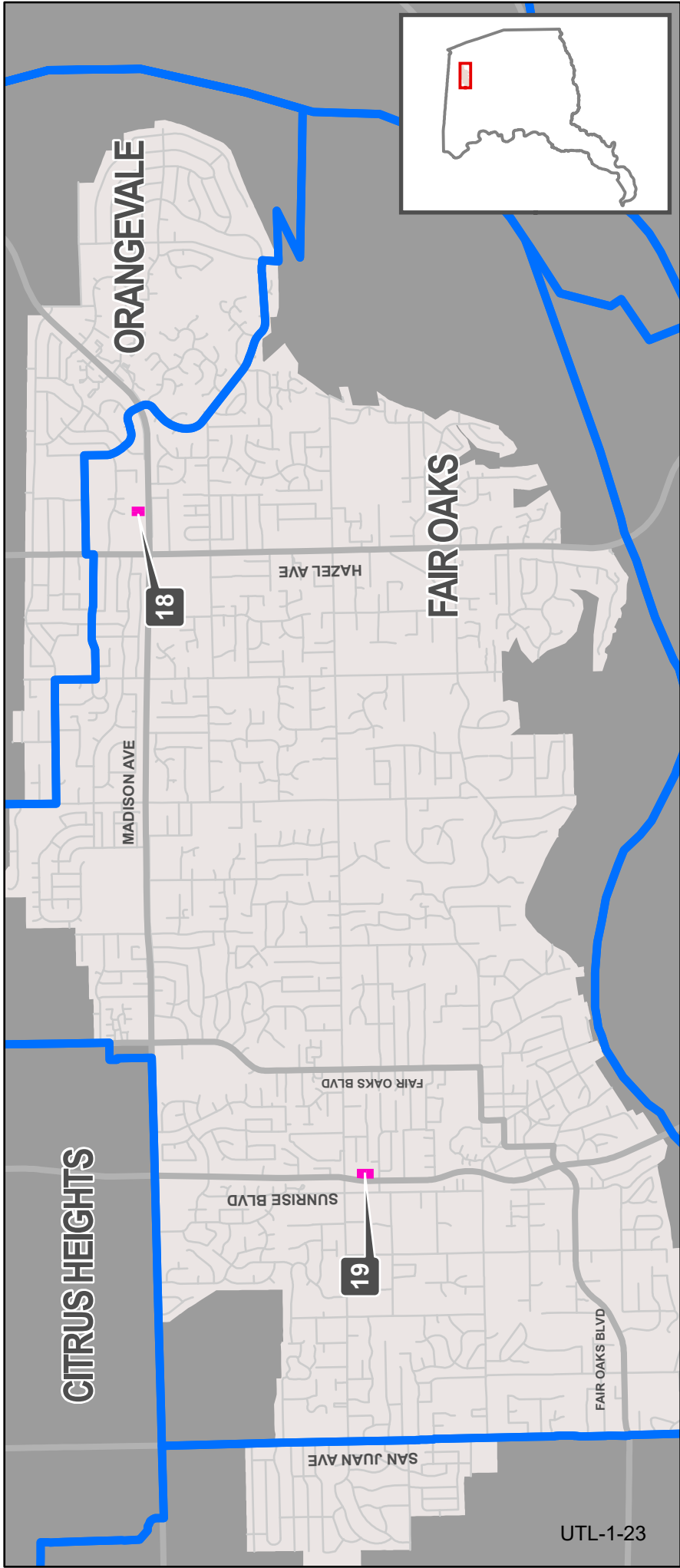
Jessie Shen
Senior Planner

Attachments

Attachment 1 – Fair Oaks Water District List of Candidate Rezone Sites

Attachment 2 – Fair Oaks Water District 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
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



Fair Oaks Water District

Legend

- Proposed Rezone Sites
- Community Boundaries
- Major Roads
- Local Roads



18

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

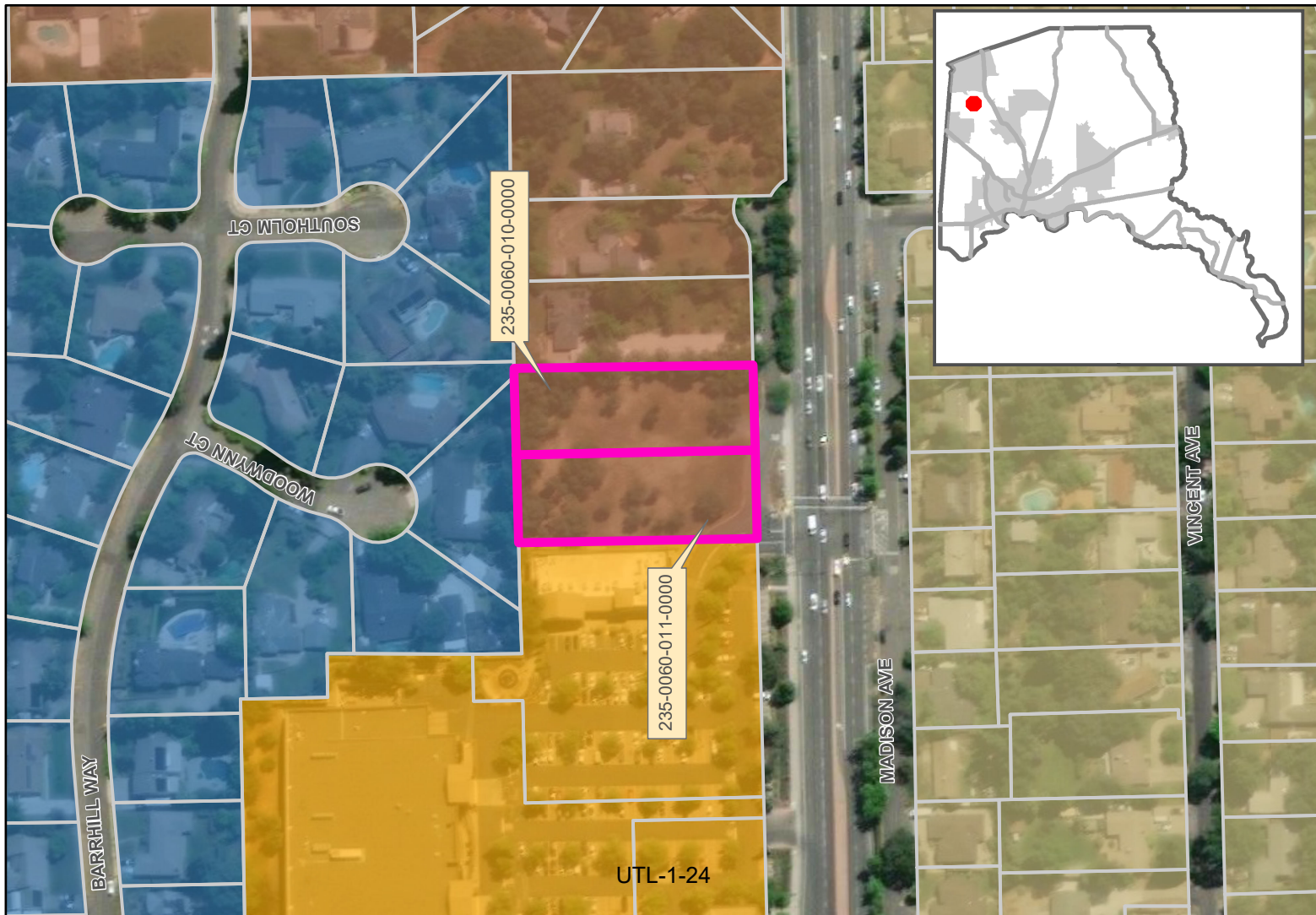
19

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

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

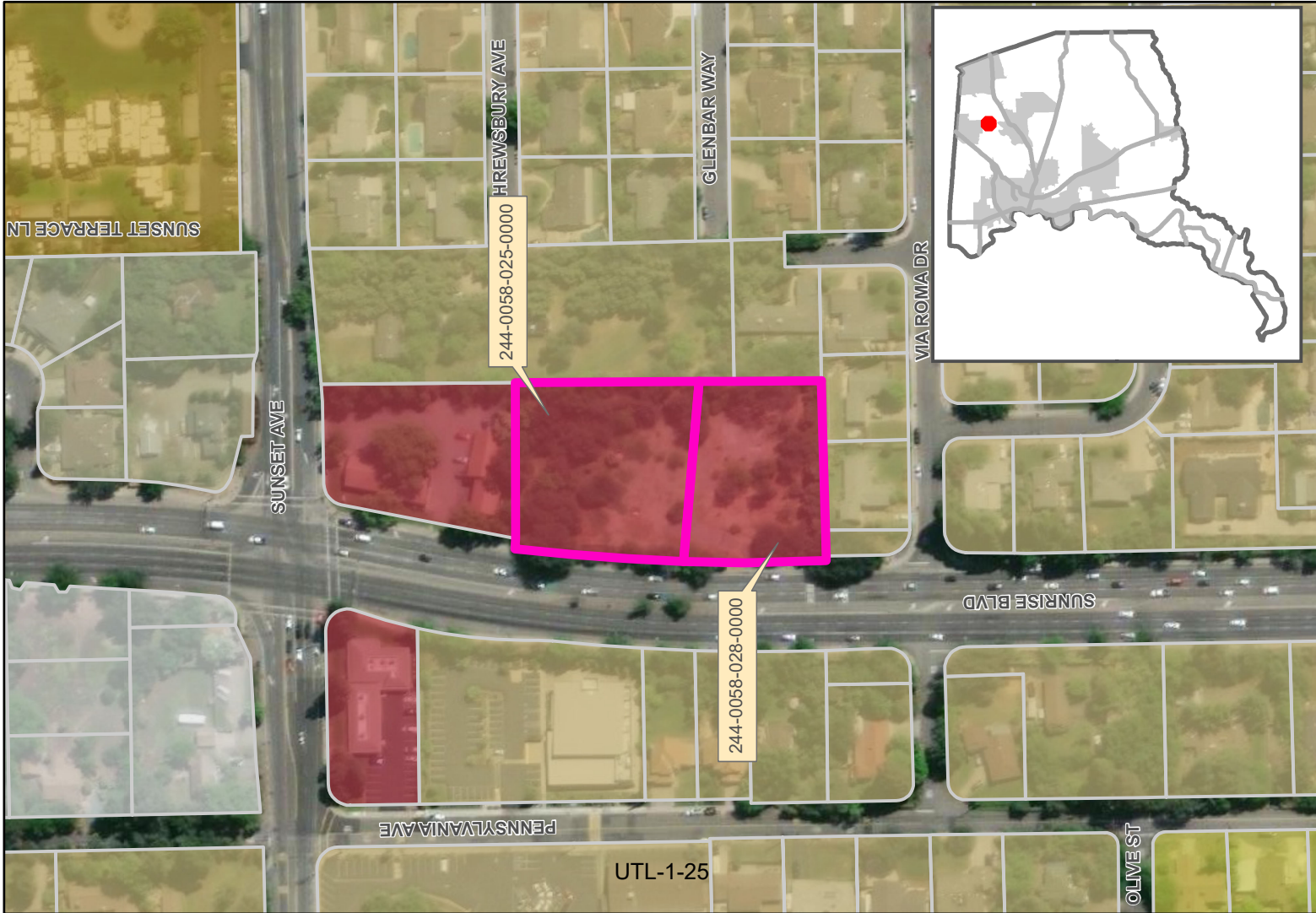


0 0.025 0.05 0.1 Miles


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



From: [Paul Siebensohn](#)
To: [Serafin. Nathan](#)
Cc: [Tom Gray](#); [Shen. Jessie](#); [Inman. Joelle](#)
Subject: FW: ATTENTION: Request for Ability To Serve for PLNP2020-00042 - Sacramento County RHNA Rezone Project
Date: Tuesday, February 27, 2024 12:16:51 PM
Attachments: [image001.jpg](#)
[image002.png](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Nathan,

-

The Fair Oaks Water District (FOWD) can serve all parcels within our existing service area, including those parcels within the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042). Specific conditions for approval for each parcel will be determined upon the County Planning application distribution for comments and conditions and with a service application to the FOWD.

Please contact me with any questions.

Regards,

Paul Siebensohn
Technical Services Manager
Fair Oaks Water District
Office (916)844-3513



From: Serafin. Nathan <serafinn@saccounty.gov>
Sent: Friday, December 29, 2023 10:33 AM
To: Tom Gray <tgray@fowd.com>
Cc: Shen. Jessie <ShenJ@saccounty.gov>; Inman. Joelle <inmanj@saccounty.gov>
Subject: ATTENTION: Request for Ability To Serve for PLNP2020-00042 - Sacramento County RHNA Rezone Project
Importance: High

Dear Tom Gray,

Please find attached Sacramento County PER's Request for Ability to Serve the Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042).

Full details are included in the attached PDF, which include the request letter and a description of sites within your service area. Please reach out if you have any questions or issues accessing the document.

Best,

Nathan Serafin, Planning Associate

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

916.874-7708 (direct) | serafinn@saccounty.gov

www.per.saccounty.net



Planning and Environmental Review has several customer service options available and appointments can be made for most services. Please see our website at planning.saccounty.gov for the most current information on how to obtain services including office and public counter hours.

Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

December 29, 2023

Edmond Leggette, General Manager
Florin County Water District
PO Box 292055
Sacramento, CA 95829
fcwd@sbcglobal.net

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

Dear Edmond Leggette,

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 ± 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 ± 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.

Attachment 1 lists the 8 candidate rezone sites (Sites 43, 77-83) within Florin County Water District's service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 sites within Florin County Water District's service area, as well as individual site maps. In total, the Project is anticipated to result in a net increase of 288 lower-income units within Florin County Water District's service area.

PER requests information pertaining to whether Florin County Water District has adequate capacities to serve the Project. It is noted that Florin County Water District does not meet the criteria that necessitates the preparation of an urban water management plan. Additionally, PER requests any comments (including conditions of approval or advisories) Florin County Water District 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 or 916.875.3711.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Shen', with a stylized flourish at the end.

Jessie Shen
Senior Planner

Attachments

Attachment 1 – Florin County Water District List of Candidate Rezone Sites

Attachment 2 – Florin County District 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
43	051-0200-017-0000 & 051-0200-018-0000	7525 Power Inn Road & 7521 Power Inn Road	1.43	RD-20	RD-30	14
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

Florin County Water District

- 43** APNs 051-0200-017-0000 & 051-0200-018-0000
- 77** APN 043-0070-005-0000
- 78** APN 043-0070-034-0000
- 79** APN 043-0230-021-0000
- 80** APN 043-0230-022-0000
- 81** APN 051-0030-012-0000
- 82** APN 051-0061-018-0000
- 83** APNs 065-0020-012-0000 & 065-0020-045-0000



Legend

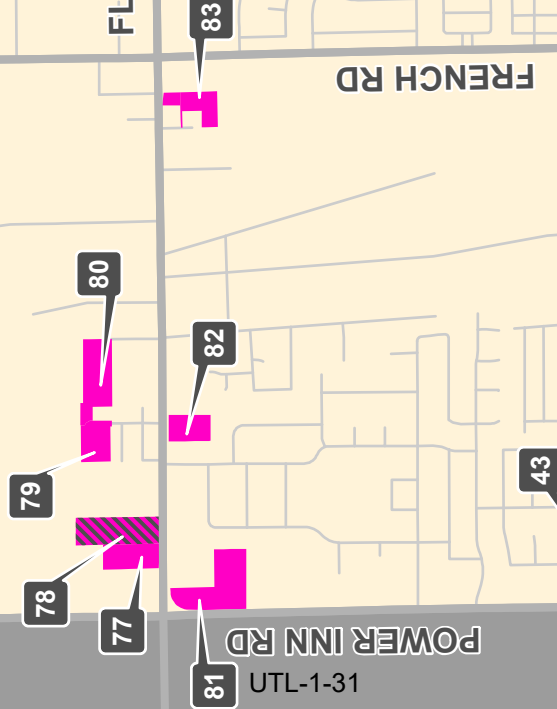
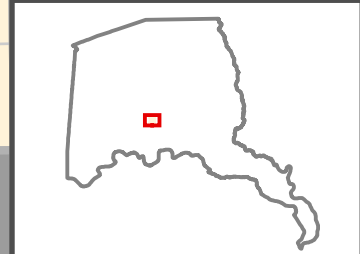
- Proposed Rezone Sites
- Partially Rezoned Site
- Community Boundaries
- Major Roads
- Local Roads

SOUTH SACRAMENTO

FLORIN RD

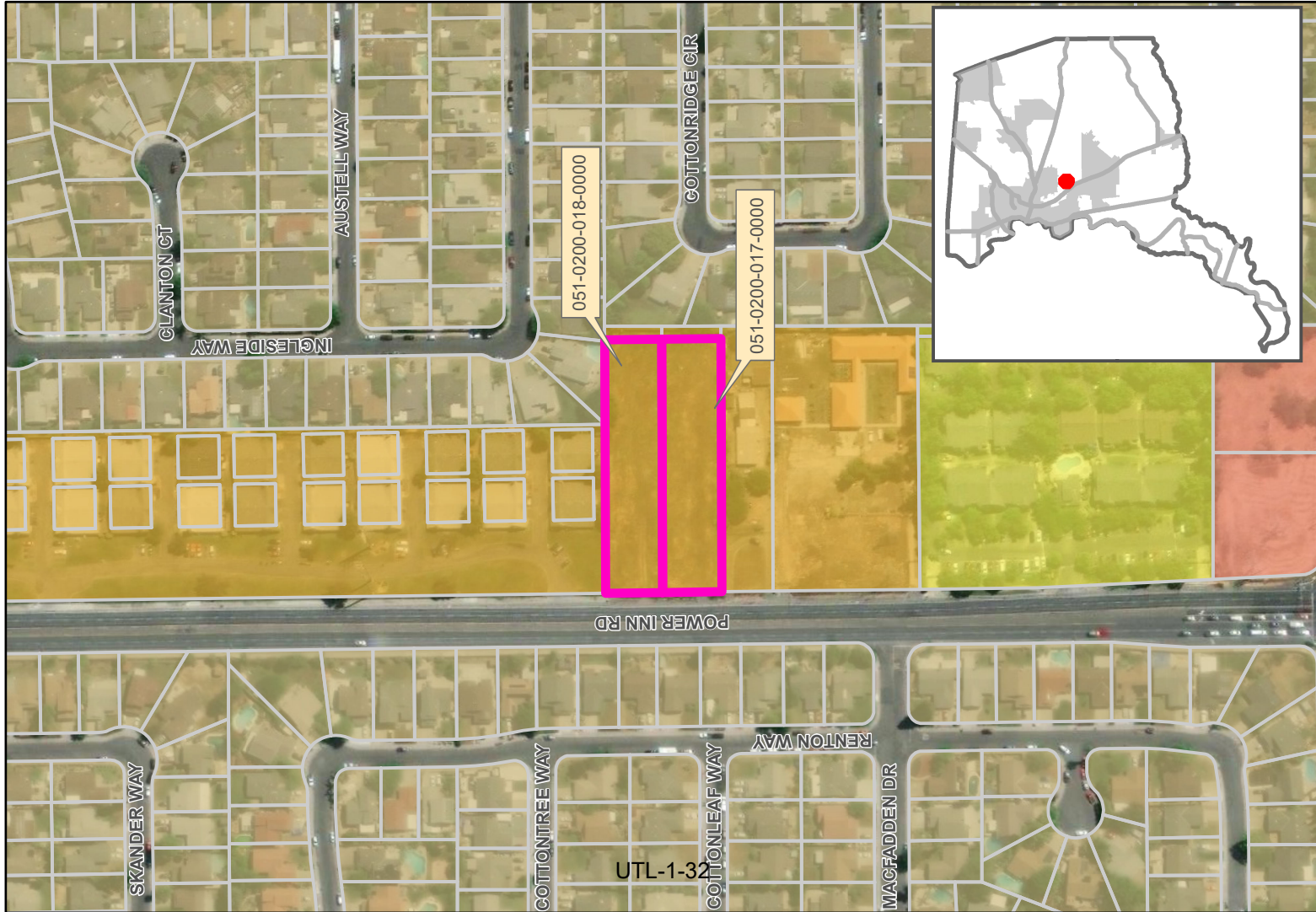
FRENCH RD

POWER INN RD
UTL-1-31



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

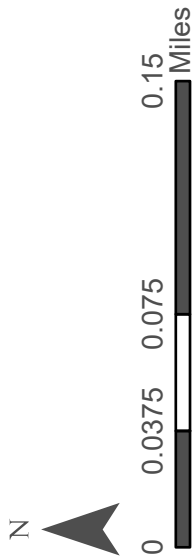
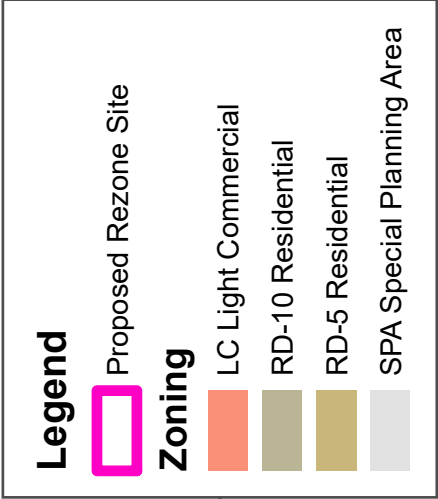
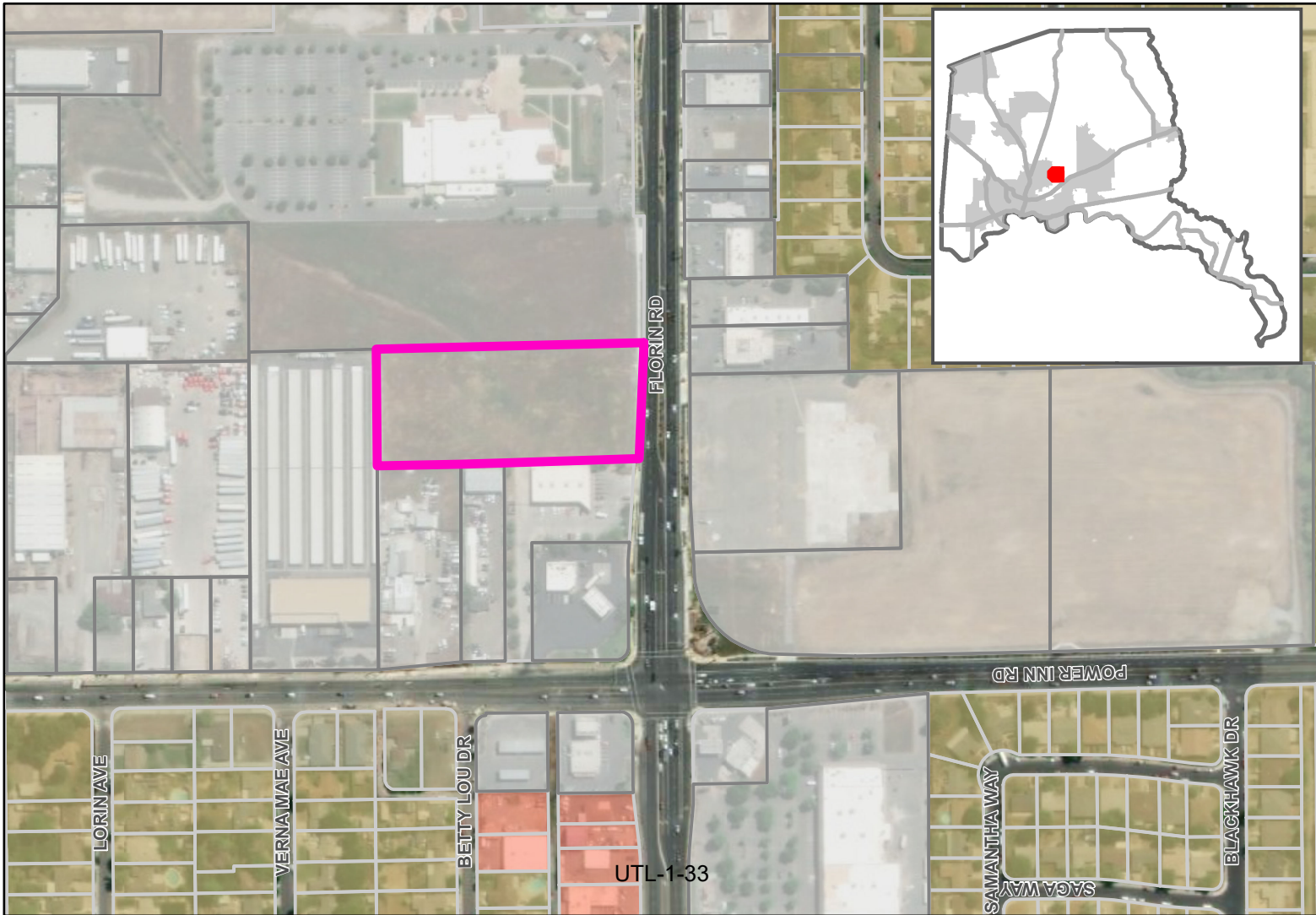


0 0.025 0.05 0.1 Miles

Site 77

APN 043-0070-005-0000

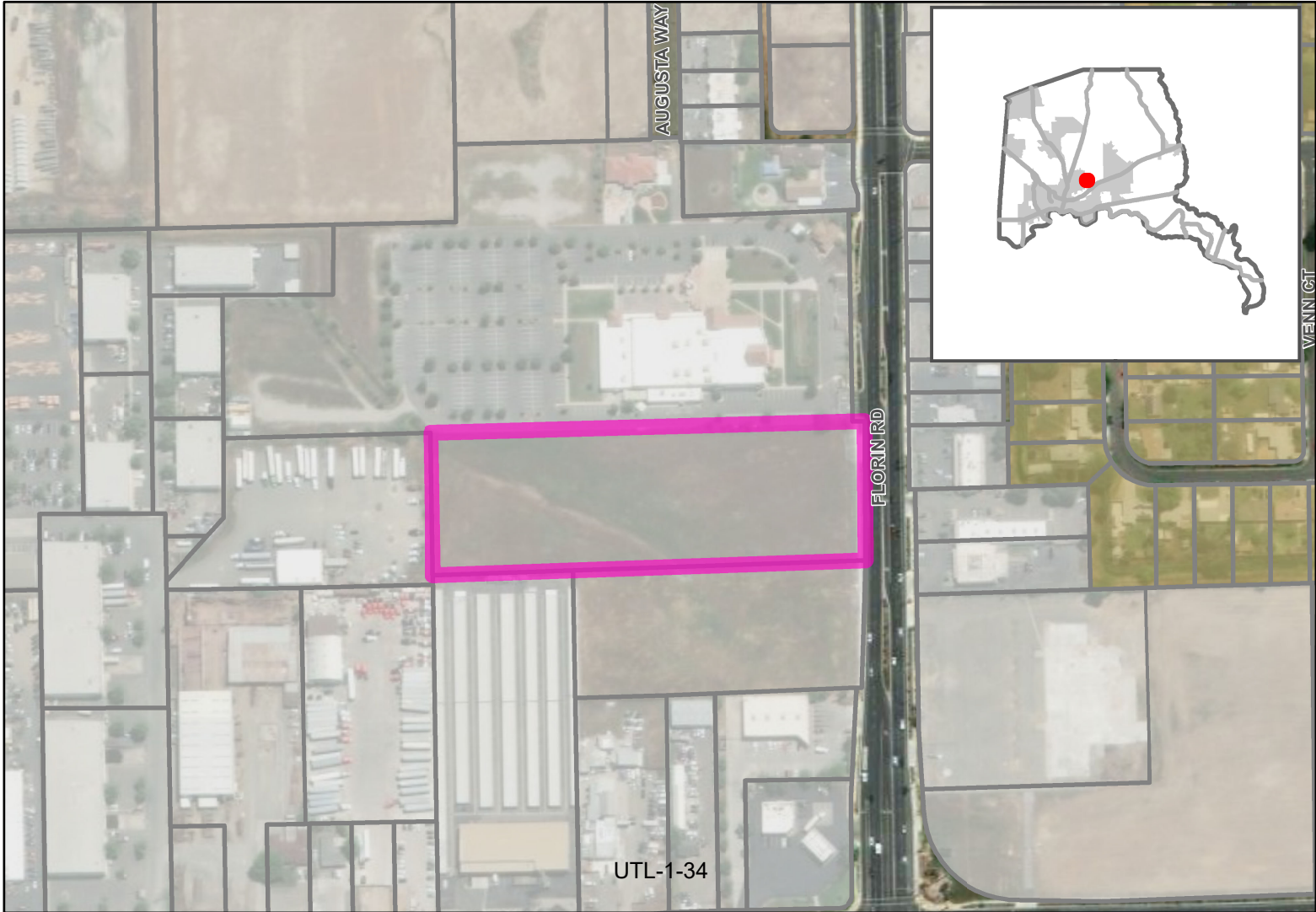
8149 Florin Road,
South Sacramento



Site 78

APN 043-0070-034-0000

8165 Florin Road,
South Sacramento





Legend

 Proposed Rezone Site

Zoning

 RD-10 Residential

 RD-5 Residential

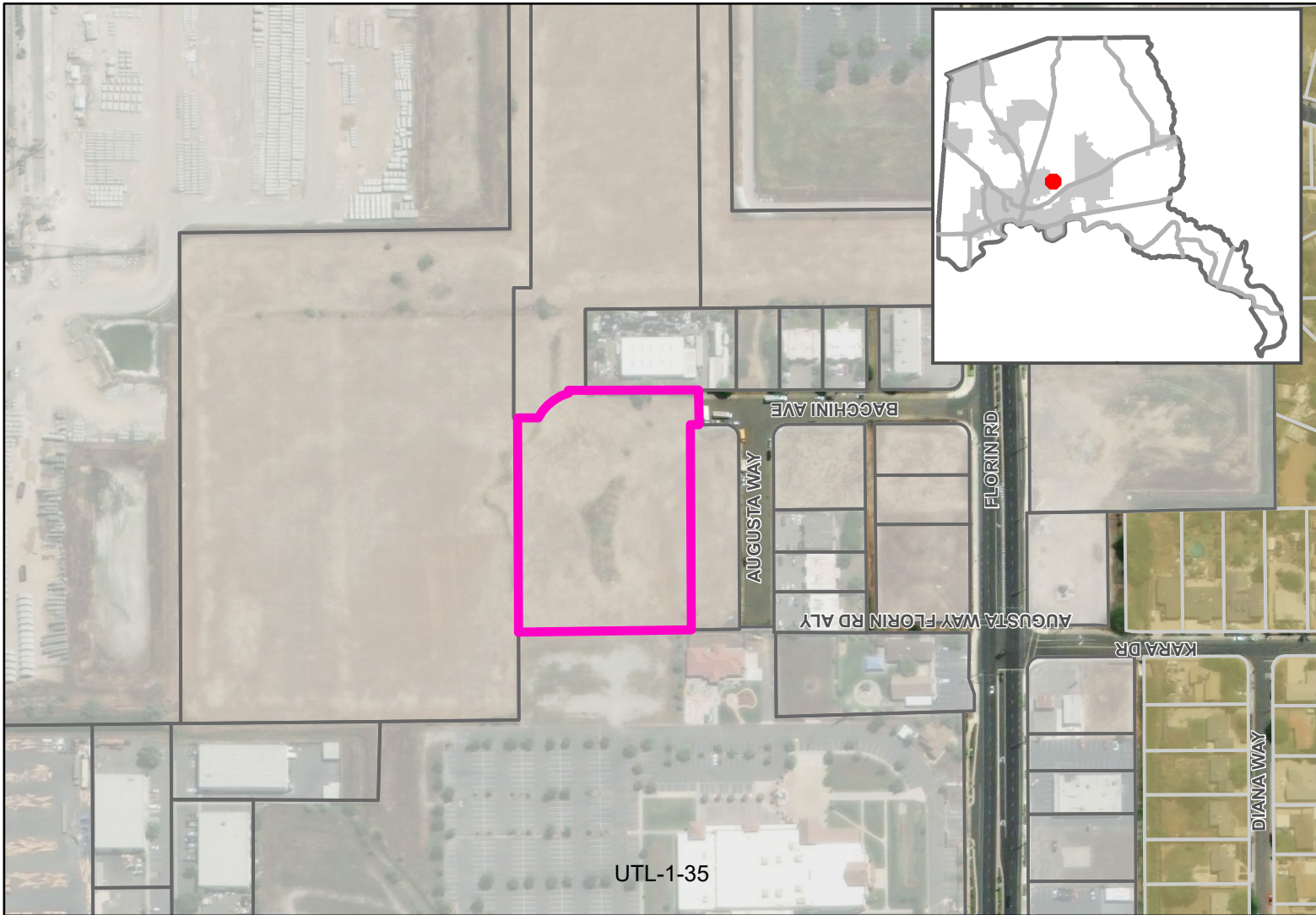
 SPA Special Planning Area




0 0.0375 0.075 0.15 Miles

Site 79

APN 043-0230-021-0000
90 feet North of Augusta Way/Bacchini Avenue,
South Sacramento



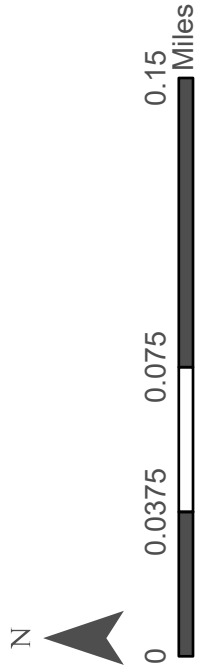
Legend

 Proposed Rezone Site

Zoning

 RD-5 Residential

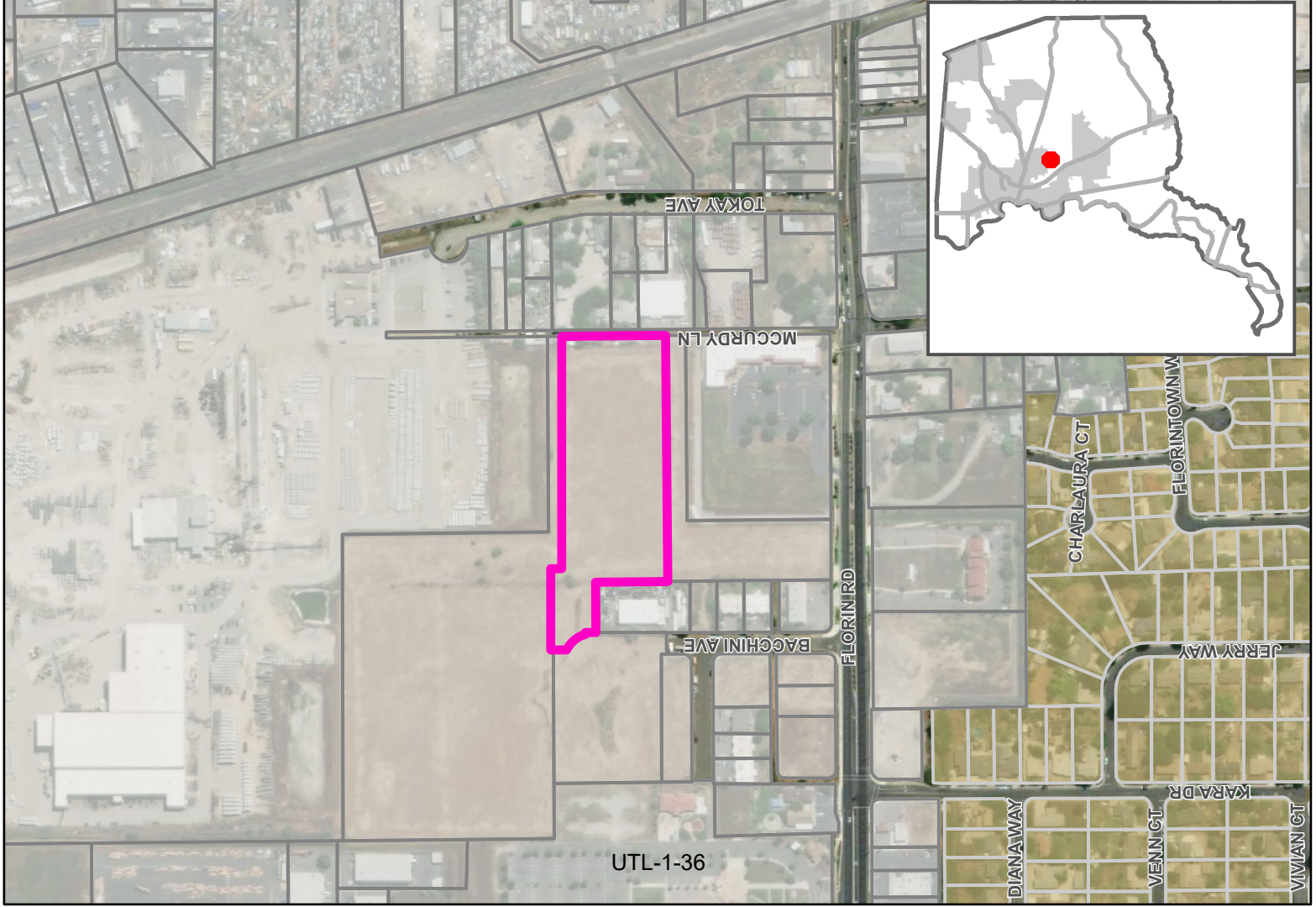
 SPA Special Planning Area




Site 80

APN 043-0230-022-0000


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




Legend

 Proposed Rezone Site

Zoning

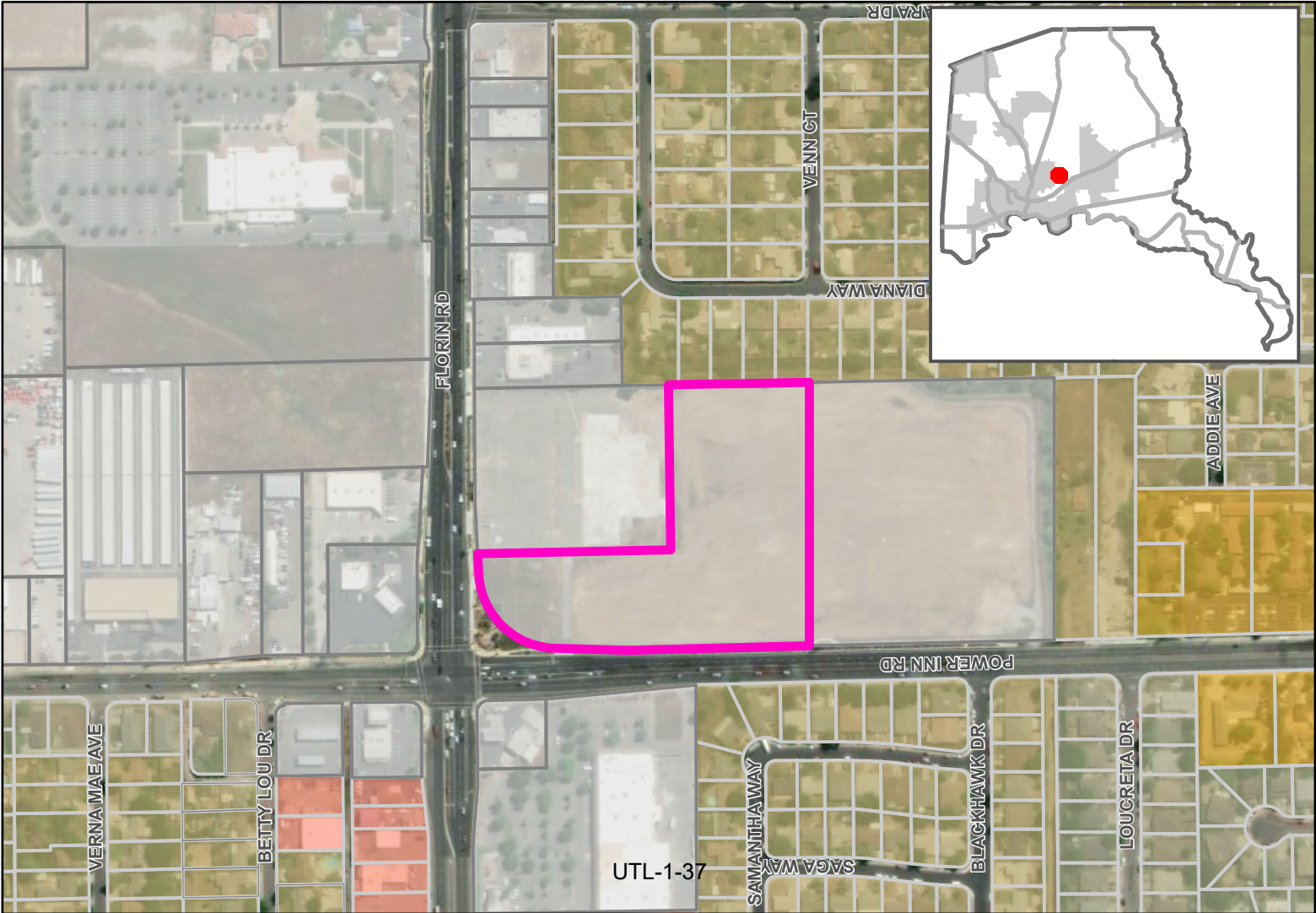
 RD-5 Residential

 SPA Special Planning Area



Site 81

APN 051-0030-012-0000
Southeast Power Inn Road/Florin Road,
South Sacramento



Legend

Proposed Rezone Site

Zoning

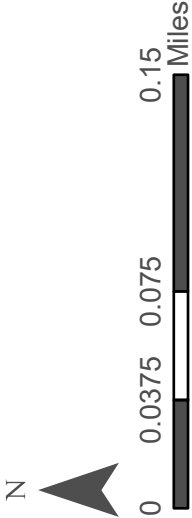
LC Light Commercial

RD-10 Residential

RD-20 Multiple Family Residential

RD-5 Residential

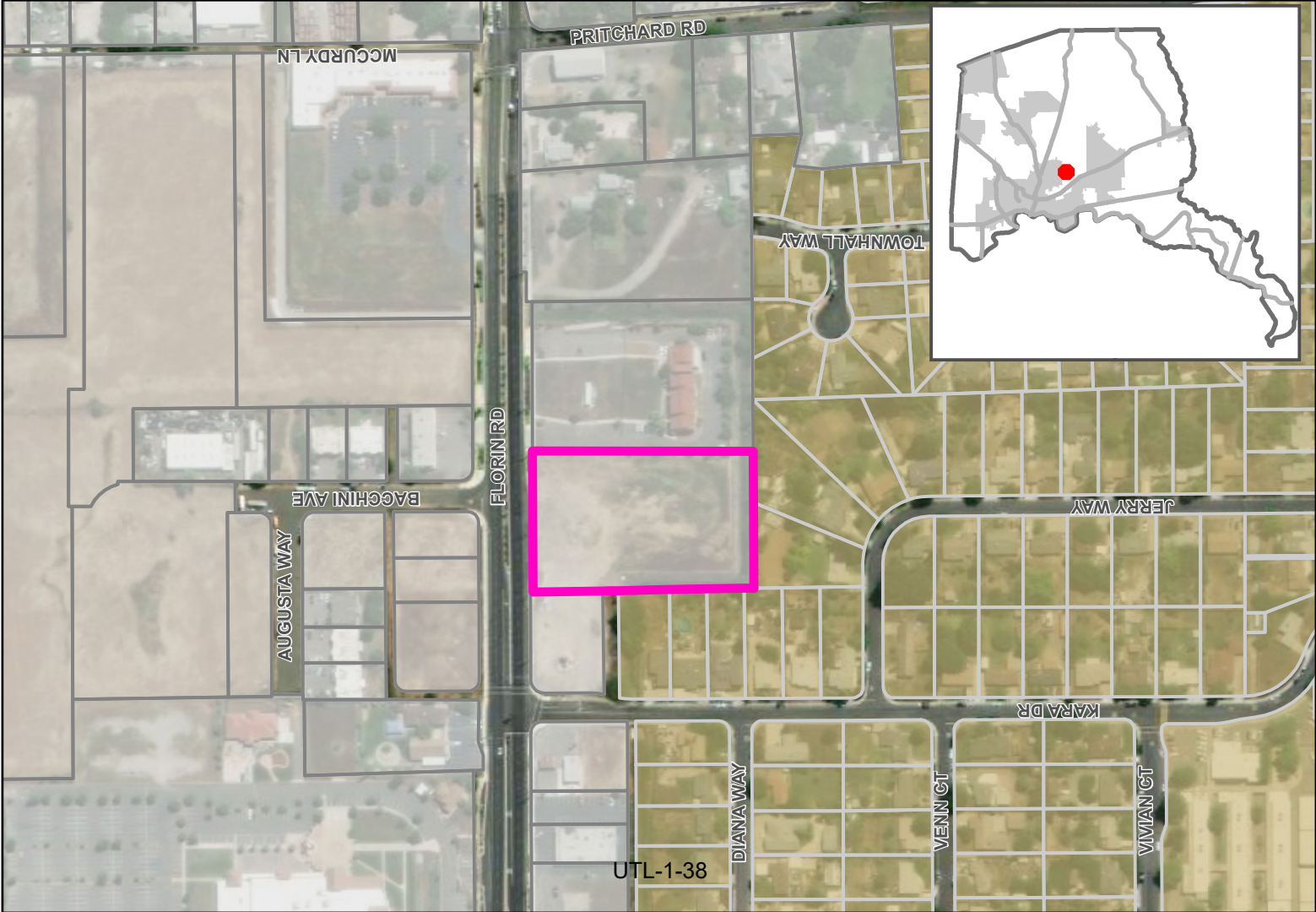
SPA Special Planning Area



Site 82

APN 051-0061-018-0000

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



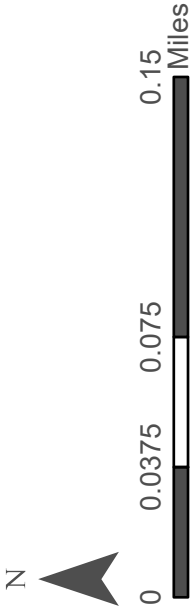
Legend

Proposed Rezone Site

Zoning

RD-5 Residential

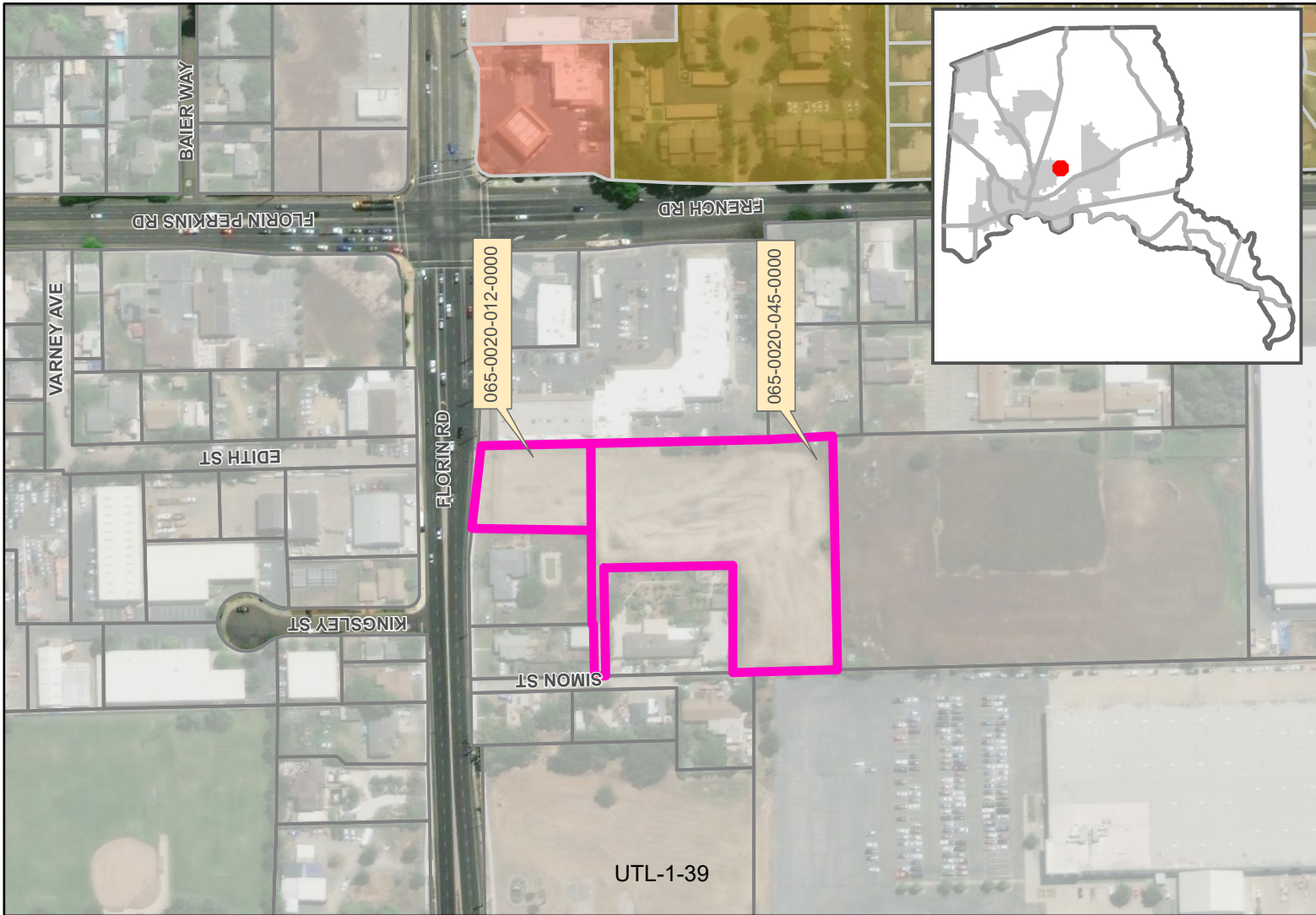
SPA Special Planning Area




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

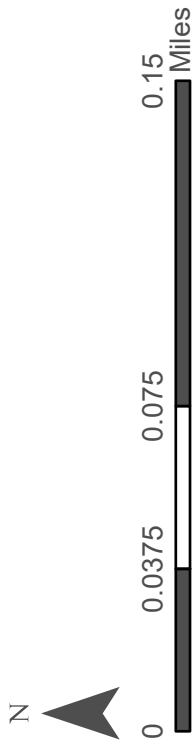
 GC General Commercial

 LC Light Commercial

 RD-30 Multiple Family Residential

 RD-5 Residential

 SPA Special Planning Area



From: [Edmond L](#)
To: [Shen, Jessie](#)
Cc: [Inman, Joelle](#); [Serafin, Nathan](#)
Subject: RE: ATTENTION: Request for Ability To Serve for PLNP2020-00042 - Sacramento County RHNA Rezone Project
Date: Monday, January 29, 2024 10:45:43 AM
Attachments: [image001.png](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Good Morning Jessie,

The Florin County Water District does have adequate water supply for your Rezone Project. However, would you please add the conditions we spoke about on the phone today. If you need anything else feel free to contact me.

Edmond Leggette

General Manager
Operator #52857

Florin County Water District
7090 McComber Street
Sacramento, CA 95828
Tel (916) 383-0808 Fax (916)383-6149

From: Serafin, Nathan <serafinn@saccounty.gov>
Sent: Tuesday, January 2, 2024 10:03 AM
To: Front Office <office@florincountywd.org>
Cc: Inman, Joelle <inmanj@saccounty.gov>; Shen, Jessie <ShenJ@saccounty.gov>
Subject: RE: ATTENTION: Request for Ability To Serve for PLNP2020-00042 - Sacramento County RHNA Rezone Project

Good morning, Lauren,

Thank you for reaching out to us about this. I have attached a different version of the document here and we'll make sure to update the email in our contacts. Should you have additional concerns or issues, please feel free to let me know.

Best,

Nathan Serafin, Planning Associate

Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.874-7708 (direct) | serafinn@saccounty.gov

www.per.saccounty.net



Planning and Environmental Review has several customer service options available and appointments can be made for most services. Please see our website at planning.saccounty.gov for the most current information on how to obtain services including office and public counter hours.

From: Front Office <office@florincountywd.org>

Sent: Tuesday, January 2, 2024 9:43 AM

To: Serafin. Nathan <serafinn@saccounty.gov>

Subject: RE: ATTENTION: Request for Ability To Serve for PLNP2020-00042 - Sacramento County RHNA Rezone Project

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Good Morning Nathan,

I was unable to open the attachment included in your email. Would you be able to resend as a PDF or Word Document please?

Also will you please update the email address for Florin County Water District to this email:
office@florincountywd.org

Thank you very much.

Lauren Bohanna – Office Assistant
Florin County Water District
7090 McComber Street
Sacramento, CA 95828
916-383-0808
916-383-6149 (fax)

From: Serafin. Nathan <serafinn@saccounty.gov>

Sent: Friday, December 29, 2023 10:38 AM

To: fcwd@sbcglobal.net

Cc: Shen. Jessie <ShenJ@saccounty.gov>; Inman. Joelle <inmanj@saccounty.gov>

Subject: ATTENTION: Request for Ability To Serve for PLNP2020-00042 - Sacramento County RHNA Rezone Project

Importance: High

Dear Edmond Legette,

Please find attached Sacramento County PER's Request for Ability to Serve the Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042).

Full details are included in the attached PDF, which include the request letter and a description of sites within your service area. Please reach out if you have any questions or issues accessing the document.

Best,

Nathan Serafin, Planning Associate

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

916.874-7708 (direct) | serafinn@saccounty.gov

www.per.saccounty.net



Planning and Environmental Review has several customer service options available and appointments can be made for most services. Please see our website at planning.saccounty.gov for the most current information on how to obtain services including office and public counter hours.

Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

December 29, 2023

Joe Duran, General Manager
Orange Vale Water Company
P.O. Box 620800
Orangevale, CA 95662
jduran@orangevalewater.com

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

Dear Joe Duran,

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 ± 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 ± 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.

Attachment 1 lists the 7 candidate rezone sites (Site 25-26 and 64-68) within Orange Vale Water Company's (OVWC's) service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 OVWC's service area, as well as individual site maps. In total, the Project is anticipated to result in a net

increase of 163 units (144 lower-income units and 19 moderate-income units) within OVWC's service area.

It is noted that Section 4.6 of the OVWC's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, does OVWC have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) OVWC 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 or 916.875.3711.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Shen', with a stylized flourish at the end.

Jessie Shen
Senior Planner

Attachments

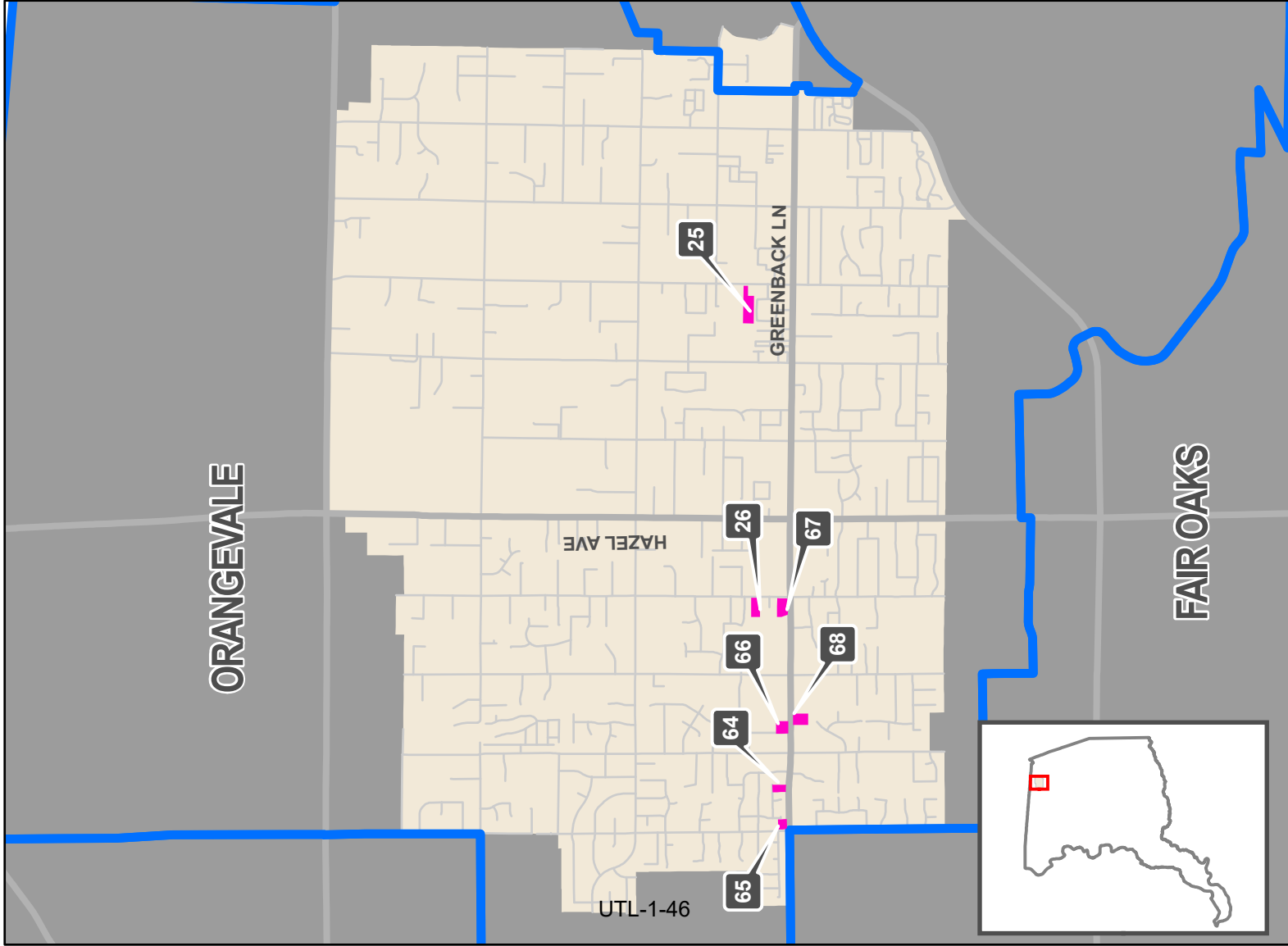
Attachment 1 – Orange Vale Water Company List of Candidate Rezone Sites

Attachment 2 – Orange Vale Water Company Map 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
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
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

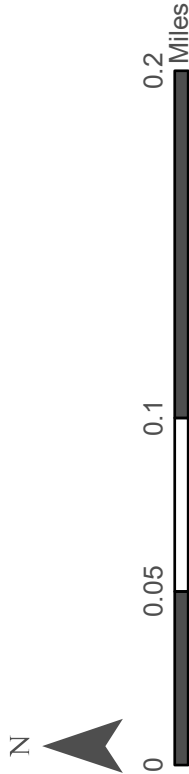
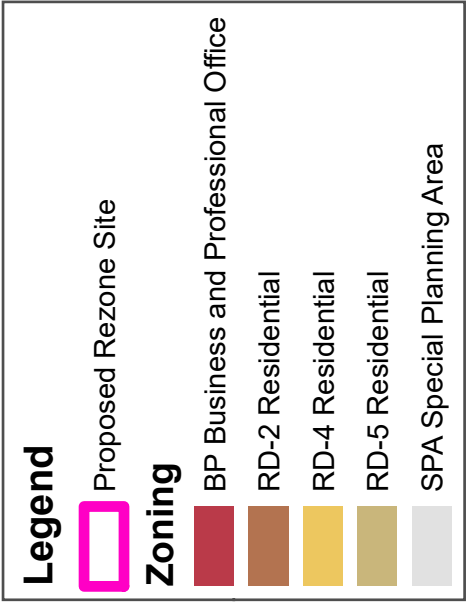
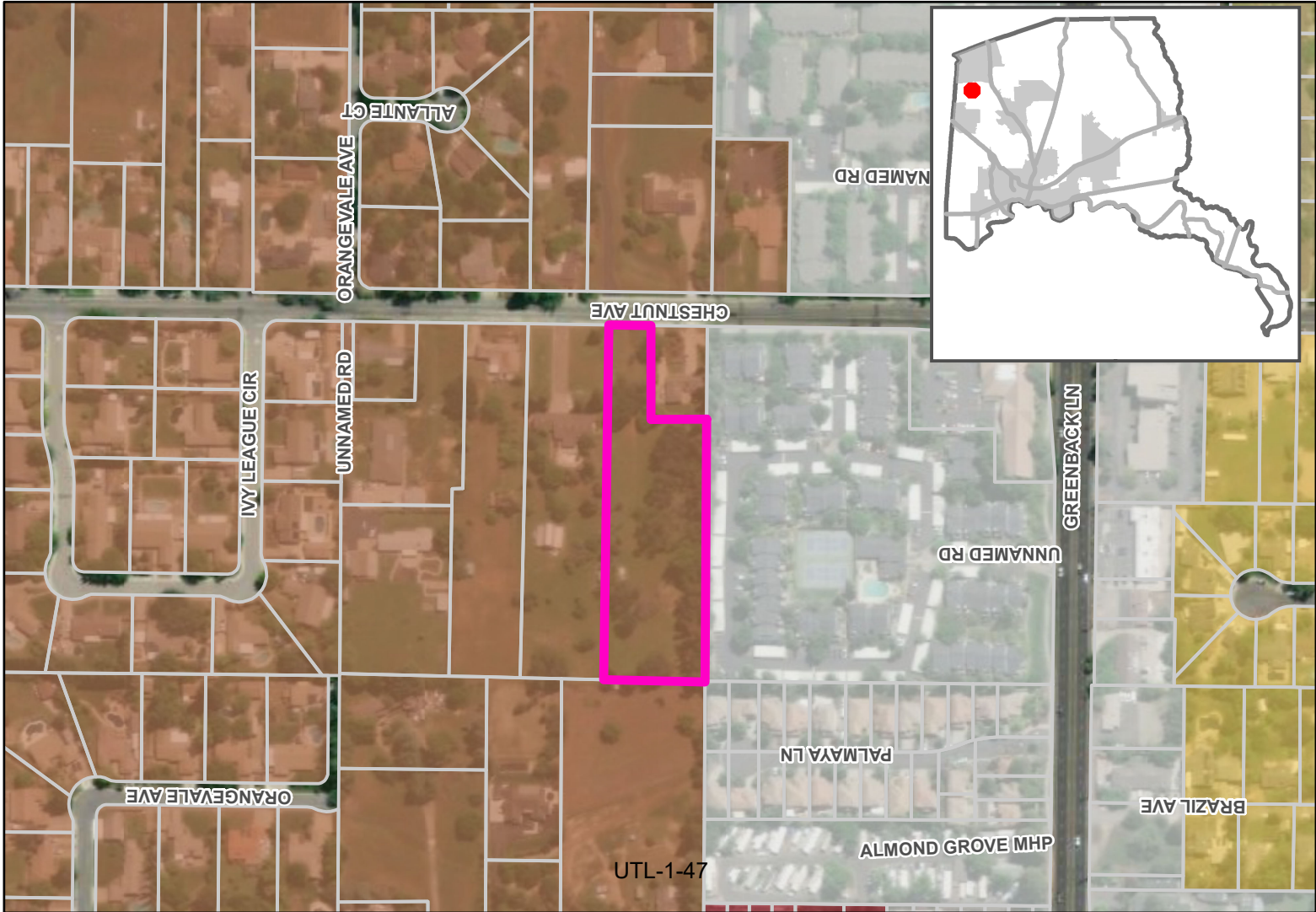
Orange Vale Water Company

- 25 APN 223-0092-028-0000
- 26 APN 261-0210-013-0000
- 64 APN 261-0160-018-0000
- 65 APN 261-0160-020-0000
- 66 APN 261-0160-034-0000
- 67 APN 261-0210-019-0000
- 68 APN 261-0220-038-0000



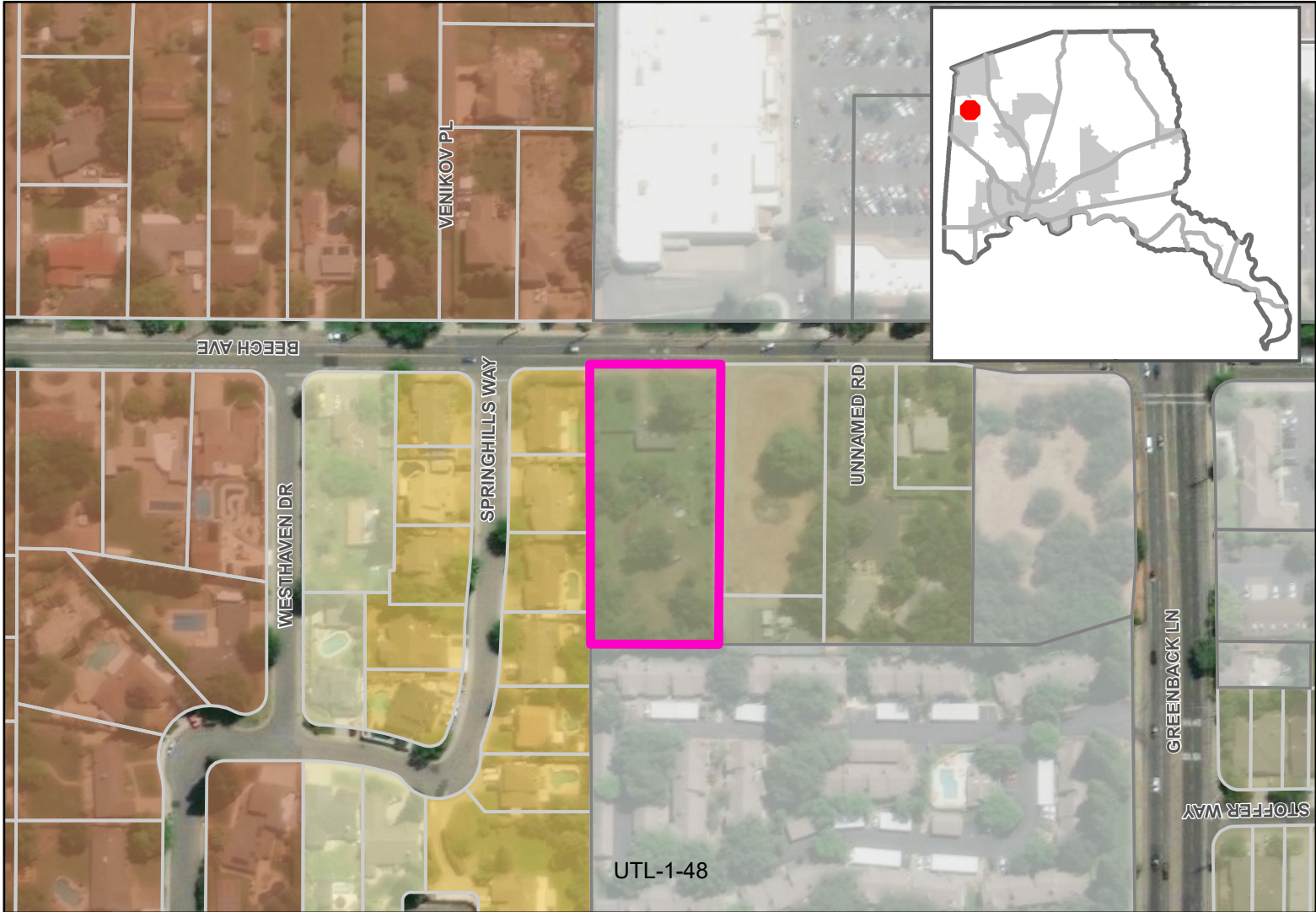
Site 25


APN 223-0092-028-0000
6321 Chestnut Avenue,
Orangevale








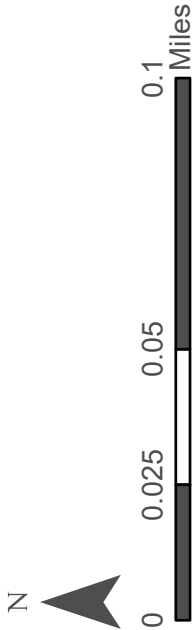
Site 26

APN 261-0210-013-0000
6245 Beech Avenue,
Orangevale



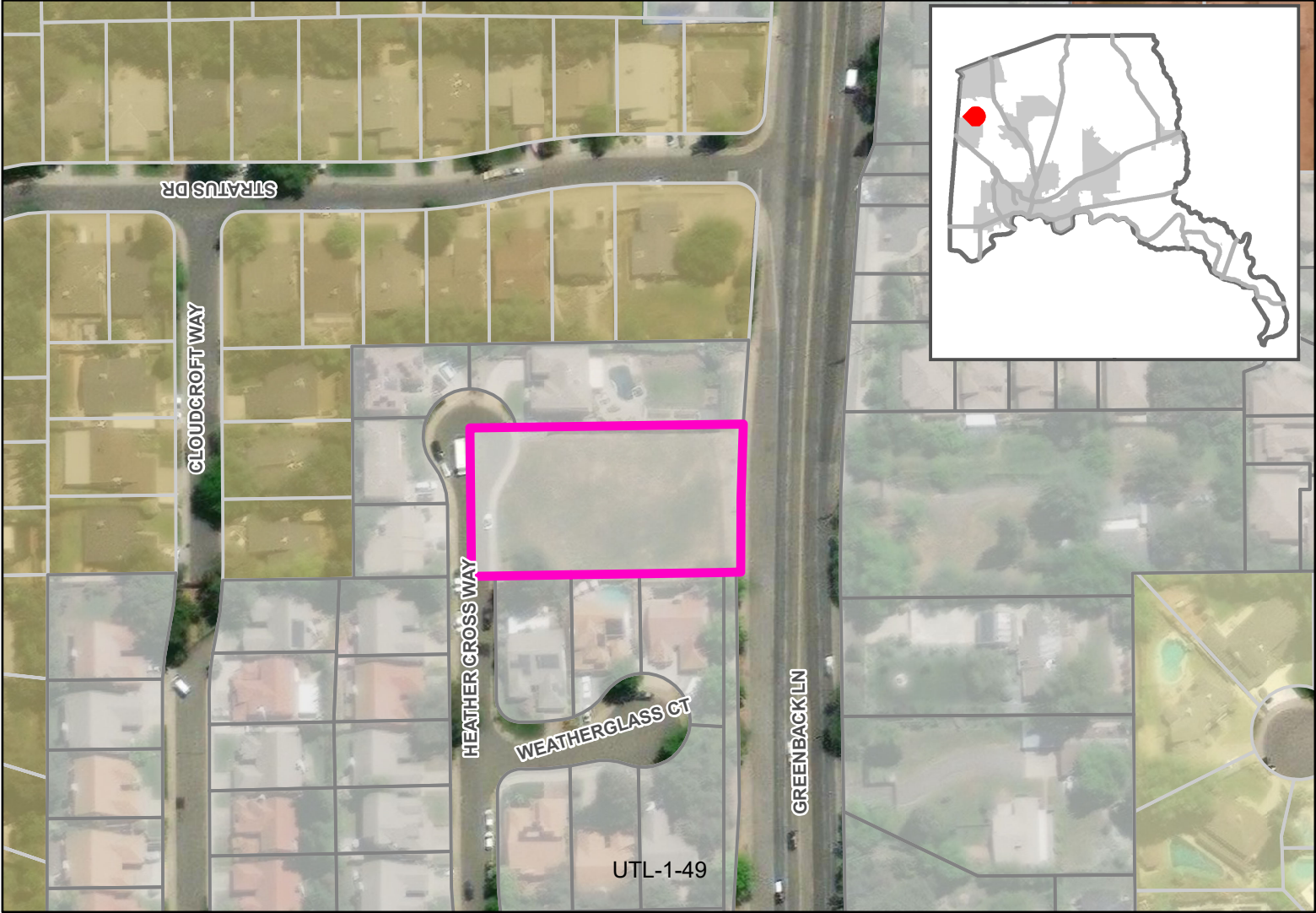
Legend
 Proposed Rezone Site

Zoning
 RD-2 Residential
 RD-3 Residential
 RD-4 Residential
 RD-5 Residential
 SPA Special Planning Area




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

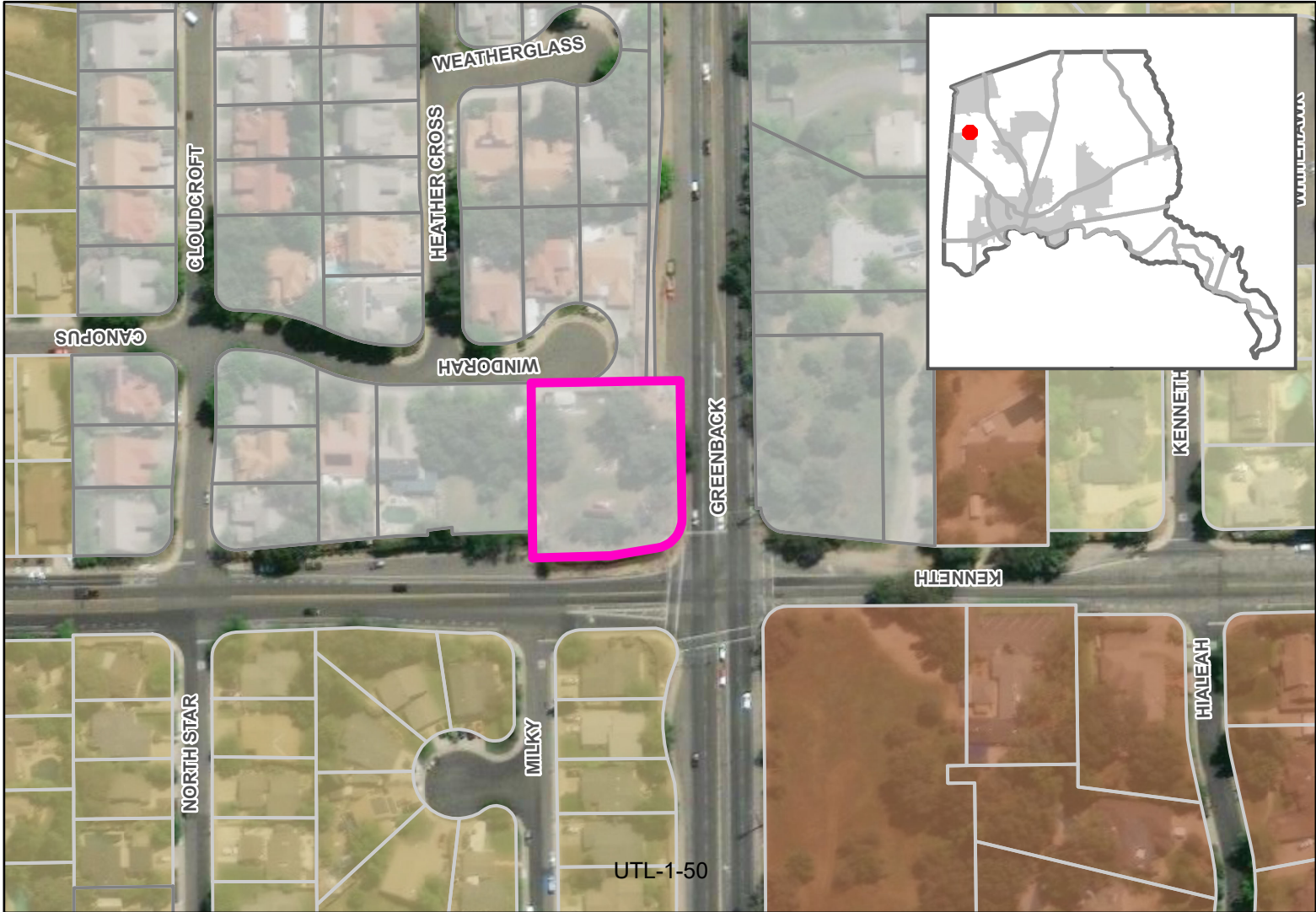
 SPA Special Planning Area




Site 65

APN 261-0160-020-0000


NE Greenback Lane/Kenneth Avenue,
Orangevale





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
 Proposed Rezone Site

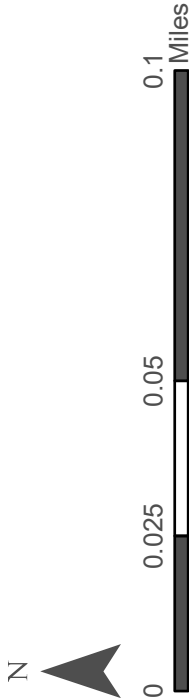
Zoning

 RD-2 Residential

 RD-3 Residential

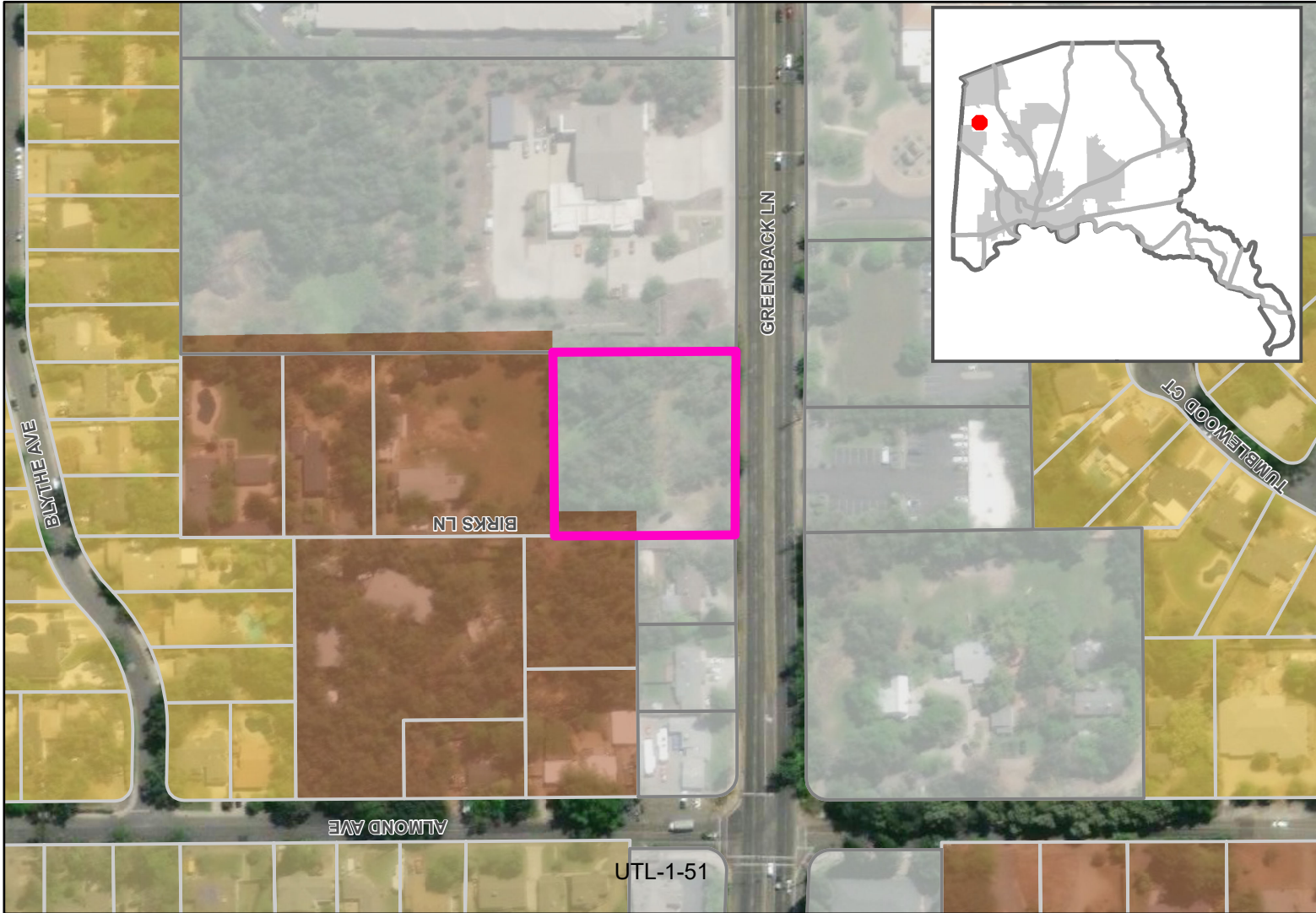
 RD-5 Residential

 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

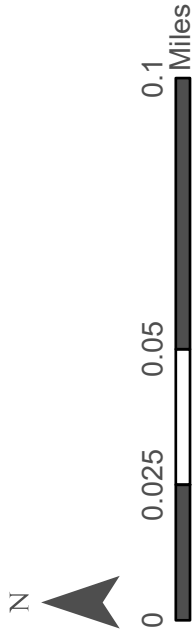
RD-2 Residential

RD-3 Residential

RD-4 Residential

RD-5 Residential

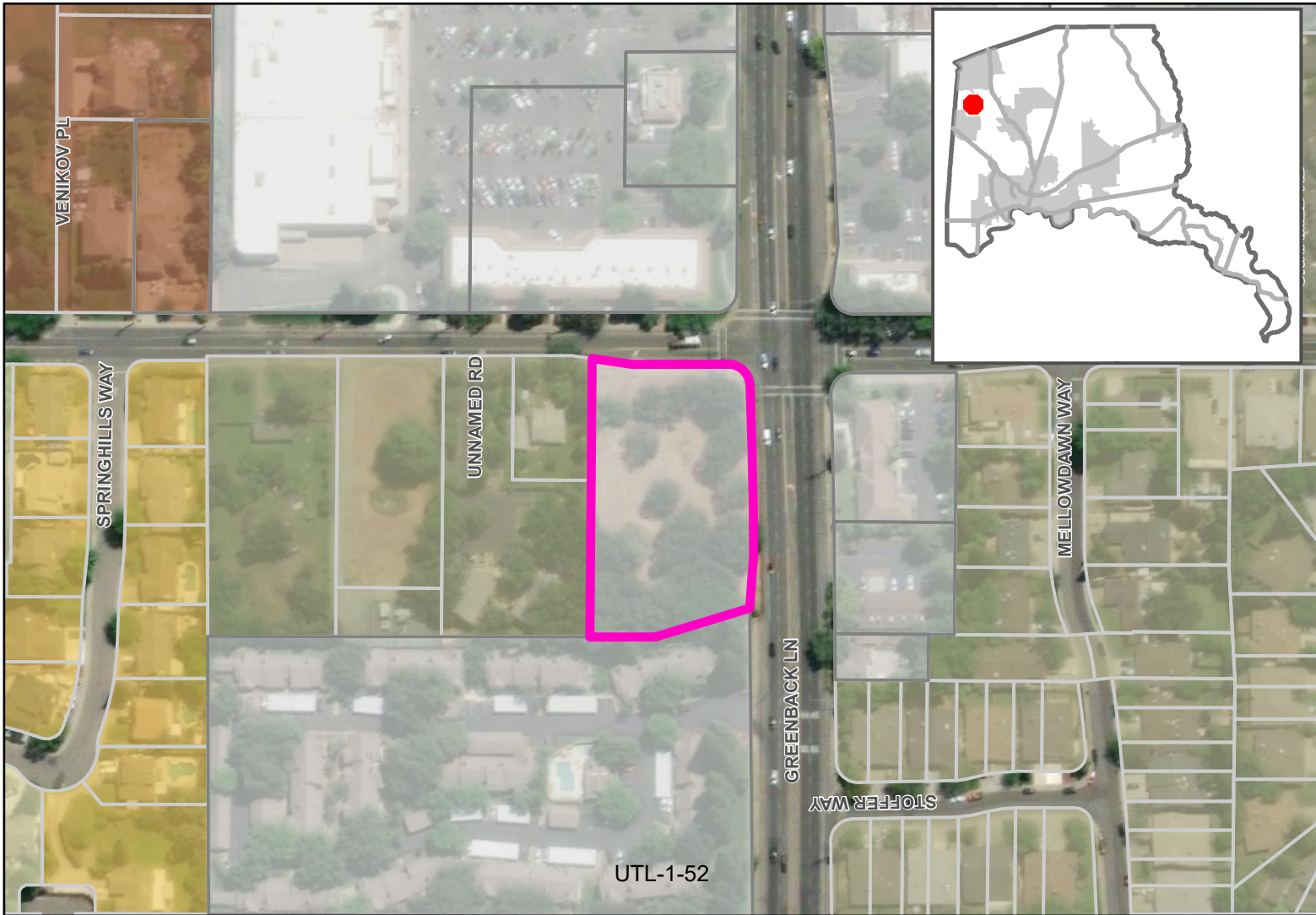
SPA Special Planning Area



Site 67

APN 261-0210-019-0000

Northwest Beech Avenue/Greenback Lane,
Orangevale



Legend

Proposed Rezone Site

Zoning

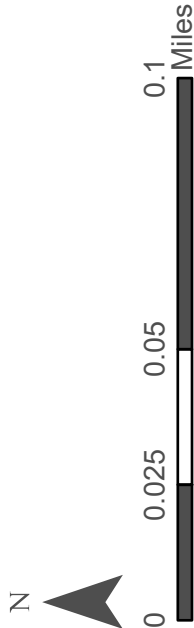
RD-2 Residential

RD-3 Residential

RD-4 Residential

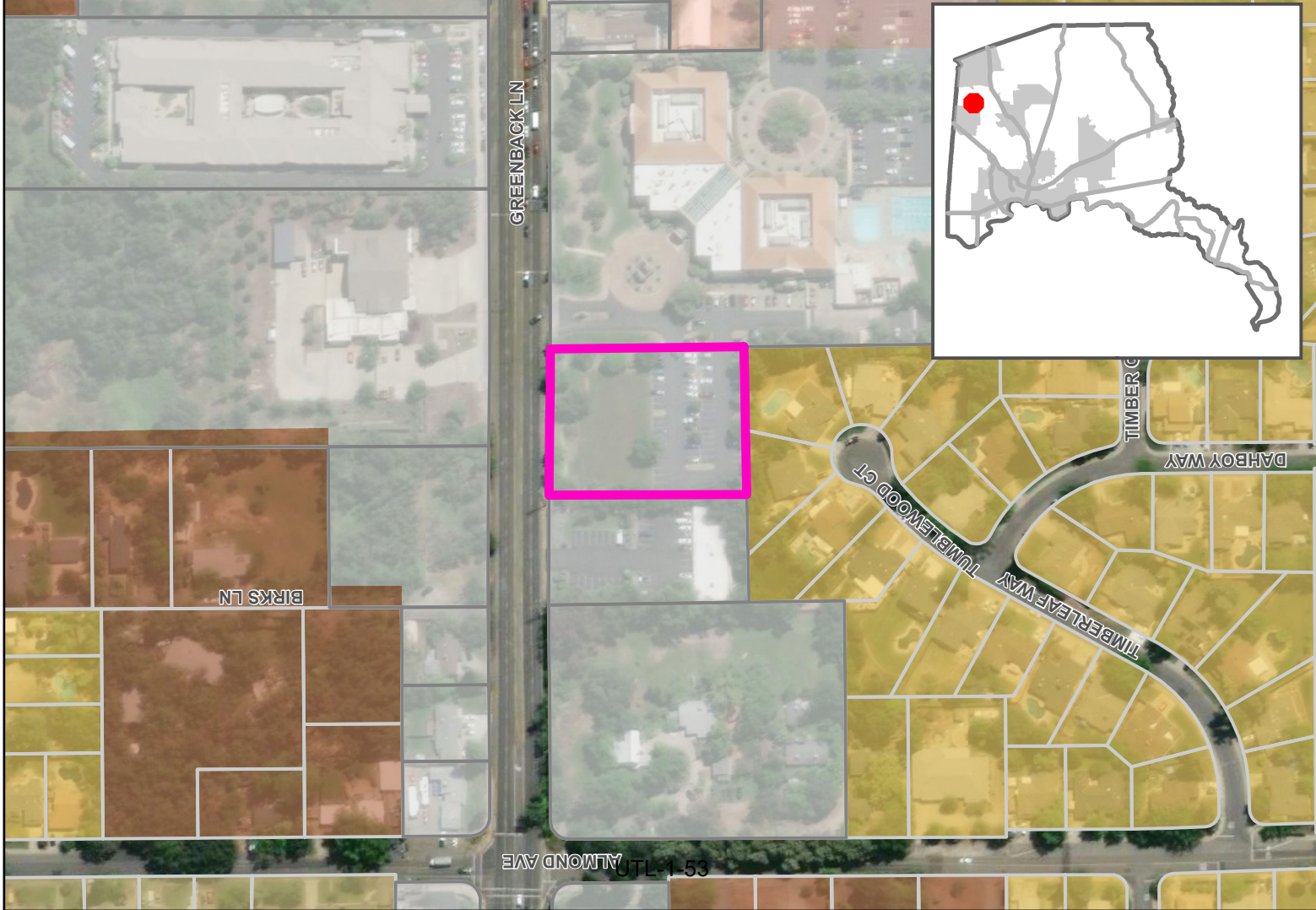
RD-5 Residential

SPA Special Planning Area



Site 68

APN 261-0220-038-0000
8646 Greenback Lane,
Orangevale



Legend

Proposed Rezone Site

Parcel Zone

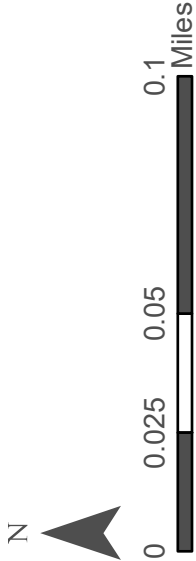
GC General Commercial

RD-2 Residential

RD-4 Residential

RD-5 Residential

SPA Special Planning Area



From: [Mark Dubose](#)
To: [Shen, Jessie](#)
Cc: [Mark Dubose](#); [Chris Shepard](#)
Subject: Request for ability to serve RHNA
Date: Monday, January 8, 2024 9:01:47 AM
Attachments: [image001.png](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Good morning Jessie,

I received your request for water availability to serve Sac County's RHNA project. I am not aware if this project was in our Urban Management plan, but I doubt it. We have plenty of capacity to cover all these projects. Our demands have gone down over past years due to metering and conservation efforts.

You may reach out to me directly if you have any other questions. Joe Duran is no longer with the company.

Sincerely,

Mark DuBose

Interim General Manager
Field Superintendent
Orange Vale Water Company
mdubose@orangevalewater.com
(916) 988-1693



Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

December 29, 2023

Tim Shaw, General Manager
Rio Linda/Elverta Community Water District
730 L Street
Rio Linda, CA 95673
GM@rlecwd.com

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

Dear Tim Shaw,

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 ± 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 ± 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.

Attachment 1 lists the 4 candidate rezone sites (Sites 29-30 and 69-70) within Rio Linda/Elverta Community Water District's (RLECWD's) service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 sites within RLECWD's service area, as well as individual site maps. In total, the Project is anticipated to result in a net increase of 118 lower-income units within RLECWD's service area.

It is noted that Section 4.2.4 of the RLECWD's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, does RLECWD have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) RLECWD 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 or 916.875.3711.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Shen', with a stylized flourish at the end.

Jessie Shen
Senior Planner

Attachments

- Attachment 1 – Rio Linda/Elverta Community Water District List of Candidate Rezone Sites
- Attachment 2 – Rio Linda/Elverta Community Water District Map of Candidate Rezone Sites

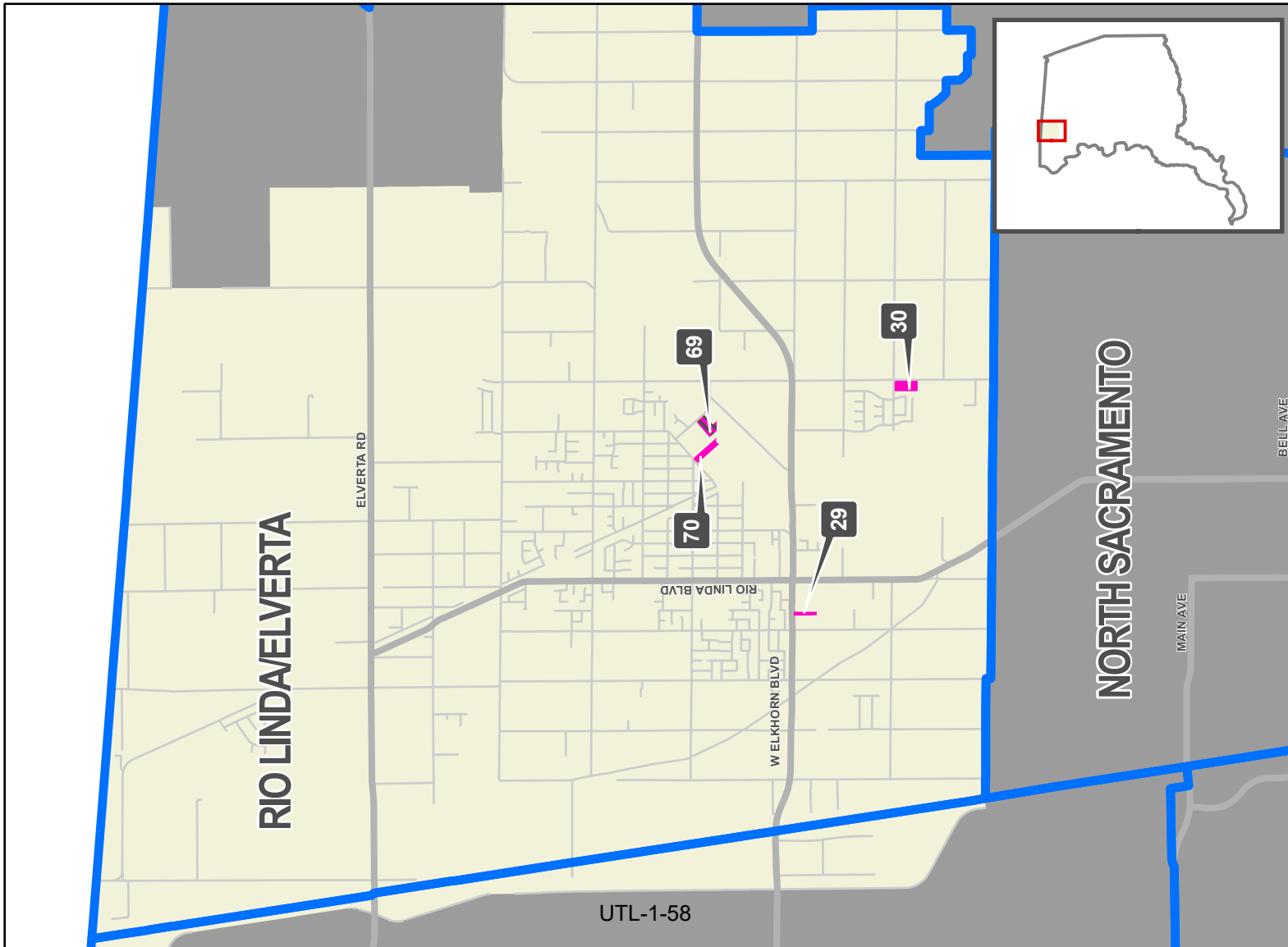
Site #	APN	Address/Siting Description	Lot size / Portion of Lot Rezoned (net acres)	Zoning Designation/SPA/ Specific or Master Plan Area (Current)	Zoning Designation (Proposed)	Net Increase
29	214-0092-019-0000	232 Elkhorn Boulevard	1.52	RD-20	RD-30	15
30	214-0160-061-0000	5919 Dry Creek Road	3.54	RD-20	RD-30	36
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

Rio Linda / Elverta Community Water District

- 29 APN 214-0092-019-0000
- 30 APN 214-0160-061-0000
- 69 APN 207-0141-015-0000
- 70 APN 207-0300-009-0000

Legend

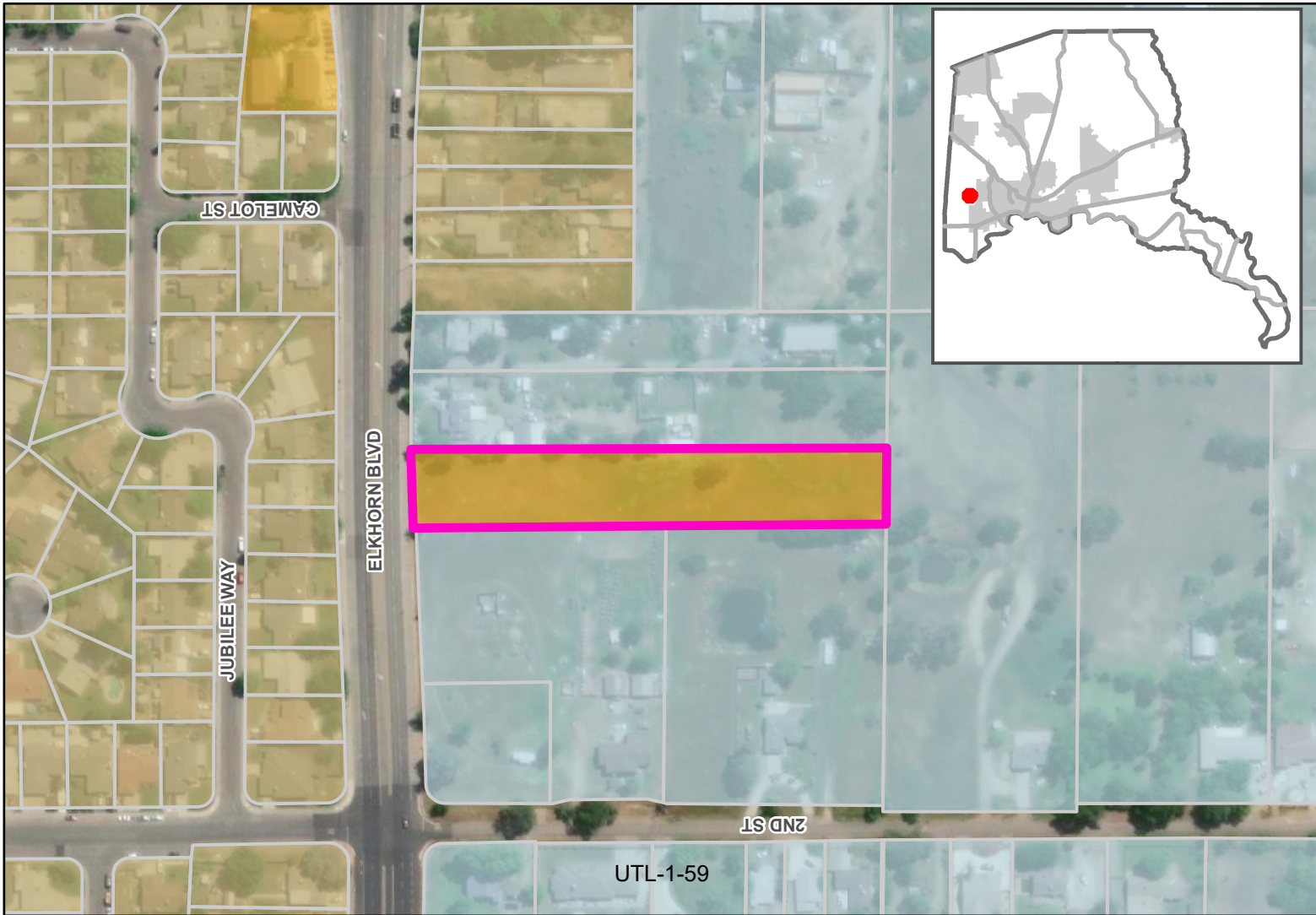
- Proposed Rezone Sites
- Partially Rezoned Site
- Community Boundaries
- Major Roads
- Local Roads




Site 29

APN 214-0092-019-0000


232 Elkhorn Boulevard,
Rio Linda/Elverta





Legend

 Proposed Rezone Site

Zoning

 AR-2 Agricultural-Residential - 2 Acres

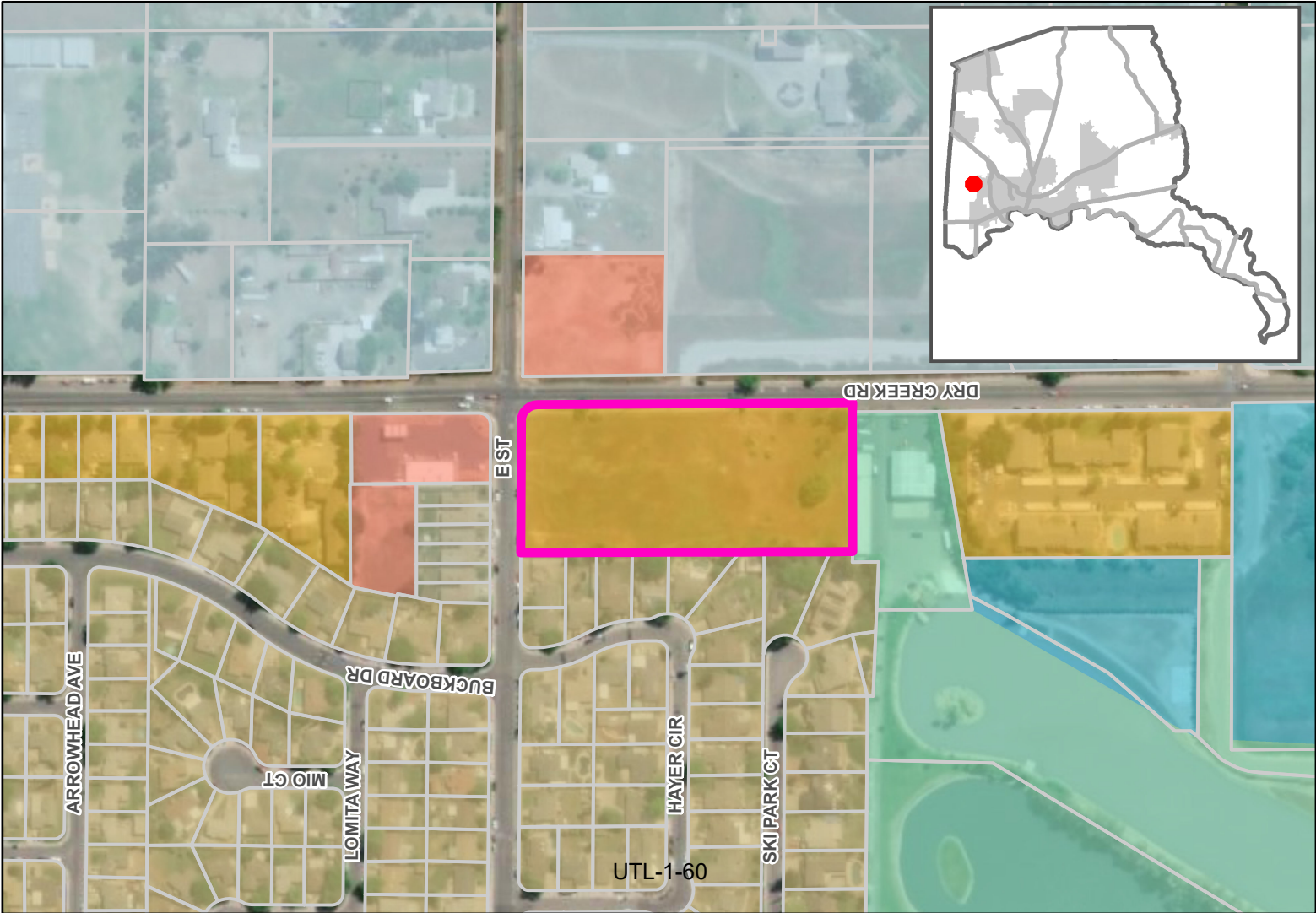
 RD-20 Multiple Family Residential

 RD-5 Residential



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

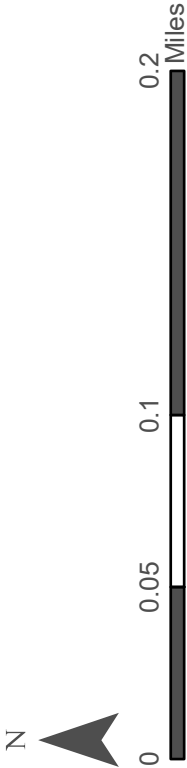
C-O Commercial Recreation

LC Light Commercial

RD-10 Residential

RD-20 Multiple Family Residential

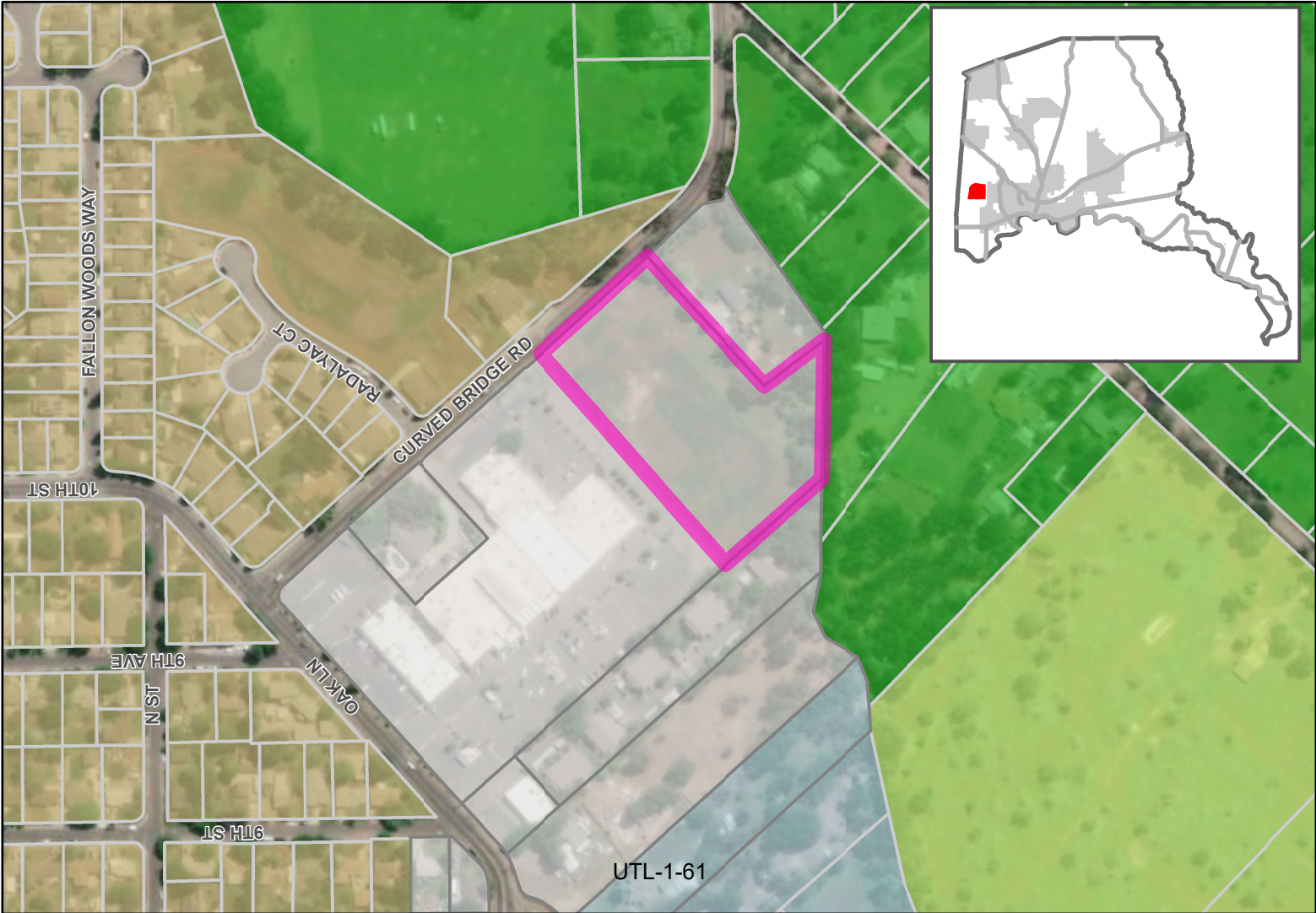
RD-5 Residential



Site 69

APN 207-0141-015-0000


970 Oak Lane,
Rio Linda/Elverta





Legend


 Proposed Rezone Site


Zoning

 AG-80 Agricultural - 80 Acres

 AR-2 Agricultural-Residential - 2 Acres

 RD-5 Residential

 RR Recreation Reserve

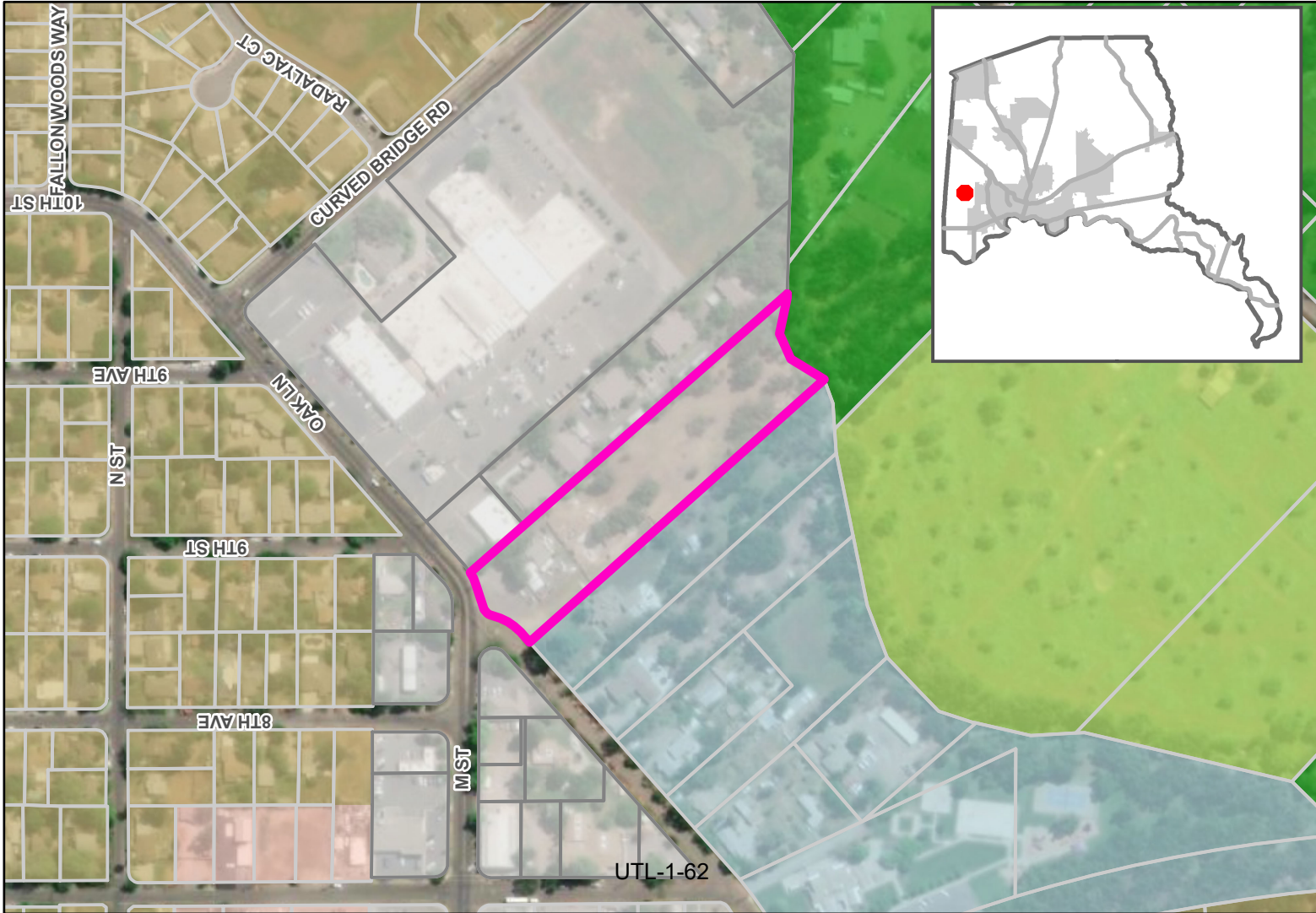
 SPA Special Planning Area




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



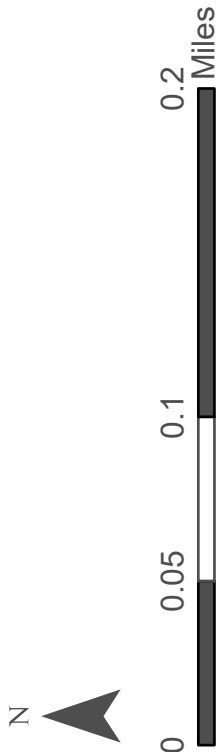
RD-5 Residential



RR Recreation Reserve



SPA Special Planning Area



From: [Tim Shaw](#)
To: [Serafin, Nathan](#)
Cc: [Shen, Jessie](#); [Inman, Joelle](#)
Subject: RE: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project
Date: Thursday, February 15, 2024 3:27:39 PM
Attachments: [image001.png](#)
[UWMP Section 4.2.1.2 Planned Development Withing Service Area.pdf](#)
[RLECWD UWMP Section 4.2.4 Water Use for Lower Income Households.pdf](#)
Importance: High

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Nathan and Jesse:

Firstly, thank you for your patience. My response has been delayed due to unscheduled, concerted demands associated with ongoing litigation. The litigation has been in process for eight years, and is now ratcheting up significantly. We are a small agency with limited resource to maintain more than a few spinning plates at the same time.

Secondly, I must apologize that your direct questions do not have correspondingly direct responses. Sometimes the world is not as conveniently black and white as we would like it to be. I have read and understand (I think) your request and the citations therein. In response, I provide the following information:

The attached Section 4.2.4 of the District's UWMP does provide projections. However, section 4.2.4 also stipulates the limitations to planning described in section 4.2.1 (relevant section also attached). Section 4.2.1 explains the severely protracted delay in long-planned residential development coming to fruition. At the center of this protracted delay is a Sacramento County planning document titled "Rio Linda Elverta Community Plan", which includes a restriction (PF-8) on continued use of groundwater. Simply put, the 1998 document stipulates "No net increase in groundwater pumping". Extending that premise, the document prescribes alternative water supplies, e.g. surface water, are needed to enable development.

In 2018, the District was in robust, recurring discussions with Elverta Specific Plan representatives to explore means of complying with the groundwater use restrictions delineated in the Rio Linda Elverta Community Plan. Consistently the Elverta Specific Plan developers were funding the District's participation in a project aimed at procuring surface water facilities. Unfortunately, the developers suddenly ceased financial support for the River Arc project citing "fiscal fatigue". Dialog with the developers acutely evaporated in 2018.

The Water Code sections you've cited in your request include, generally, that the District needs to describe its actions to procure sufficient supplies if such sufficiency does not yet exist. The District has adopted (in 2016) a capacity fee structure to include the projected, substantial costs for surface water facilities. However, those funds in that magnitude will NOT materialize unless and until a substantial number of residential units are constructed with each unit paying a drinking water capacity fee. Any units built on groundwater, with the promise of

future construction of surface water facilities, exposes the potential that home building can stop before sufficient funding is acquired.

In my considerable experience, the above described conundrum is typically assuaged via developers encumbering their land with a community facilities district (Mello-Roos). Such municipal funding methods mitigate the potential for broken promises. Unfortunately, the District inquired with the developers regarding the feasibility of Mello-Roos funding and their response was that their project does NOT have the bonding capacity for drinking water facilities. Expounding, they have so much infrastructure needs requiring bonds that there isn't enough room for water infrastructure funding. To illustrate, the developers conveyed, "if the County does not provide relief on transportation costs, we won't need any water".

Please contact me with any needed clarifications.

Timothy R. Shaw

General Manager

Rio Linda / Elverta Community Water District

(916) 991-8891

From: Tim Shaw

Sent: Friday, January 26, 2024 2:43 PM

To: Serafin. Nathan <serafinn@saccounty.gov>

Cc: Shen. Jessie <ShenJ@saccounty.gov>; Inman. Joelle <inmanj@saccounty.gov>

Subject: RE: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project

Nathan:

Still working on it. I'm enduring a lot of catch up after the holidays.

Timothy R. Shaw

General Manager

Rio Linda / Elverta Community Water District

(916) 991-8891

From: Serafin. Nathan <serafinn@saccounty.gov>

Sent: Friday, January 26, 2024 1:28 PM

To: Tim Shaw <GM@rlcwd.com>

Cc: Shen. Jessie <ShenJ@saccounty.gov>; Inman. Joelle <inmanj@saccounty.gov>

Subject: RE: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project

Good afternoon,

I'm following up on my previous email regarding our request for an Ability to Serve the Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042).

I'll be available if you have any questions or issues. Thank you!

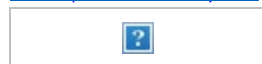
Nathan Serafin, Planning Associate

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

916.874-7708 (direct) | serafinn@saccounty.gov

www.per.saccounty.net



Planning and Environmental Review has several customer service options available and appointments can be made for most services. Please see our website at planning.saccounty.gov for the most current information on how to obtain services including office and public counter hours.

From: Serafin. Nathan

Sent: Friday, December 29, 2023 10:51 AM

To: GM@rlecwd.com

Cc: Shen. Jessie <ShenJ@saccounty.gov>; Inman. Joelle <inmanj@saccounty.gov>

Subject: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project

Importance: High

Dear Tim Shaw,

Please find attached Sacramento County PER's Request for Ability to Serve the Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042).

Full details are included in the attached PDF, which include the request letter and a description of sites within your service area. Please reach out if you have any questions or issues accessing the document.

Best,

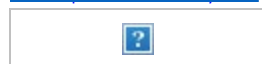
Nathan Serafin, Planning Associate

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

916.874-7708 (direct) | serafinn@saccounty.gov

www.per.saccounty.net



Planning and Environmental Review has several customer service options available and appointments can be

made for most services. Please see our website at planning.sacounty.gov for the most current information on how to obtain services including office and public counter hours.



4.2.1.2 Planned Development Within the Service Area

The District considered all anticipated growth within the District as a part of its demand projections. In order to verify that the selected growth assumptions appropriately include new developments, known planned developments were inventoried. The Elverta Specific Plan (ESP), which falls under the land use authority of Sacramento County, is currently the only known planned development within the District.² The ESP is a proposed 1,756-acre development located in the northeastern portion of the District's service area, consisting of residential, agricultural residential, commercial, office/professional, parks, and school land uses (Figure 3-3). In 2016, the District prepared a Water Supply Assessment (WSA) to support the development planning process. At that time, the demand associated with the project was estimated to be 944 AFY by 2017 and 4,303 AFY at full buildout by 2037 (Affinity Engineering and J. Crowley Group, 2016). However, construction of the ESP has not yet begun, and Sacramento County is in the process of updating the ESP. Since the updated land use plans for the ESP are not currently known, the demands associated with the ESP cannot be estimated at this time, and thus are not included in the District's projected water demands (Table 4-7). However, it is noted, that given the scale of the ESP, it is anticipated that the District will be required to prepare a revised WSA for the updated ESP, which will evaluate the availability of supply to meet all demands for the District, inclusive of the ESP and other anticipated growth. Additionally, it is noted that the District has the right to update its UWMP at any point, including outside of the 5-year regulatory-required update cycle, and that depending on the timing of the revised ESP, the District may opt to update or provide an amendment to the 2020 UWMP.

The annual growth rate of 0.38 percent, used as the basis for the growth in District demands, is anticipated to conservatively account for all anticipated growth within the District, outside of the ESP.

4.2.1.3 Water Demand Factors

Water use rates are influenced by a variety of factors, including weather, economic recession, and state and local regulations, among other drivers. Given this, selecting a "representative" baseline is important for developing the land-use based water demand factors to estimate baseline water use by existing customers, which can then be extrapolated and applied to future growth within the District.

Table 4-2 provides current and historical potable water demand and Table 4-1 provides historical water use by sector within the District. It is noted that the most recent water demand, for 2020 and 2021 was consistent with the pre-drought conditions of 2011-2013. However, in addition to climate and weather influences, customer water demands over the recent historical period are also influenced by water rates. In 2016, the District adopted a new water rate structure, that eliminated tiered rates and removed the rate-based incentive for customers to conserve water. In 2022, the District again adopted a

² Sacramento County Planning and Environmental Review – Elverta Specific Plan:
<https://planning.saccounty.net/LandUseRegulationDocuments/Pages/ElvertaSpecificPlan.aspx>



4.2.4 Water Use for Lower Income Households

☒ **CWC § 10631.1**

(a) The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.

(b) It is the intent of the Legislature that the identification of projected water use for single-family and multifamily residential housing for lower income households will assist a supplier in complying with the requirements under Section 65589.7 of the Government Code to grant a priority for the provision of service to housing units affordable to lower income households.

The water demands presented in Section 4.1.2 include projected future water use by lower income households. Per Health and Safety Code 50079.5, a lower income household is defined as a household with lower than 80 percent of the District's median income.

The water demand for lower income households was based on the number of needed extremely-low, very-low, and low-income units for 2021-2029 housing cycle identified in Sacramento County for the Sacramento Area Council of Governments' (SACOG) 2020 Regional Housing Needs Plan (RHNP). As presented in the Sacramento County Housing Element of 2021-2029, the RHNP identified a need for 2,233 extremely-low income, 2,233 very-low income, and 2,692 low-income units by 2029, or approximately 33 percent of households out of the total planned 21,272 units for unincorporated Sacramento County (Sacramento County, 2022). Since the District falls within the unincorporated Sacramento County area it is therefore assumed that approximately 33 percent of SFR and MFR residential water demands within the District's service area will be associated with lower income households.

The projected water demand for lower income households within the District's service area is presented in Table 4-9 for five-year increments between 2020 and 2040, which is estimated as 33 percent of the projected water demands of the associated sectors presented in Table 4-6. The total water demand for lower income households in 2045 is estimated to be 811 AFY.

Table 4-9 Projected Potable Water Demand for Lower-Income Households

Sector	2025	2030	2035	2040	2045
Single Family	725	746	766	783	798
Multi-Family	12	12	12	13	13
TOTAL	737	758	778	796	811
NOTES: (a) Volumes are in units of AF. (b) Per the District's 2021-2029 housing cycle identified in Sacramento County for the Sacramento Area Council of Governments' (SACOG) 2020 Regional Housing Needs Plan (RHNP), 33 percent of housing units served lower income households. It is assumed that approximately 33 percent of the future residential water demand will be associated with lower income households.					

Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

December 29, 2023

Kerry Schmitz, Division Chief, Water Supply
Sacramento County Water Agency
10151 Florin Road
Sacramento, CA 95829
schmitzk@saccounty.gov

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

Dear Kerry Schmitz,

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.saccounty.gov/PlansandProjectsIn-Progress/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 ± 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 ± 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.

Attachment 1 lists the 5 candidate rezone sites (Sites 45-47 and 60-61) within Sacramento County Water Agency's (SCWA's) service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. 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 SCWA's service area, as well as individual site maps. In total, the Project is anticipated to result in a net increase of 347 lower-income units within SCWA's service area.

It is noted that Section 4.6 of the SCWA's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, does SCWA have adequate capacities to serve the Project?

Additionally, PER requests any comments (including conditions of approval or advisories) Sacramento County Water Agency 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 or 916.875.3711.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JShen', with a stylized, flowing script.

Jessie Shen
Senior Planner

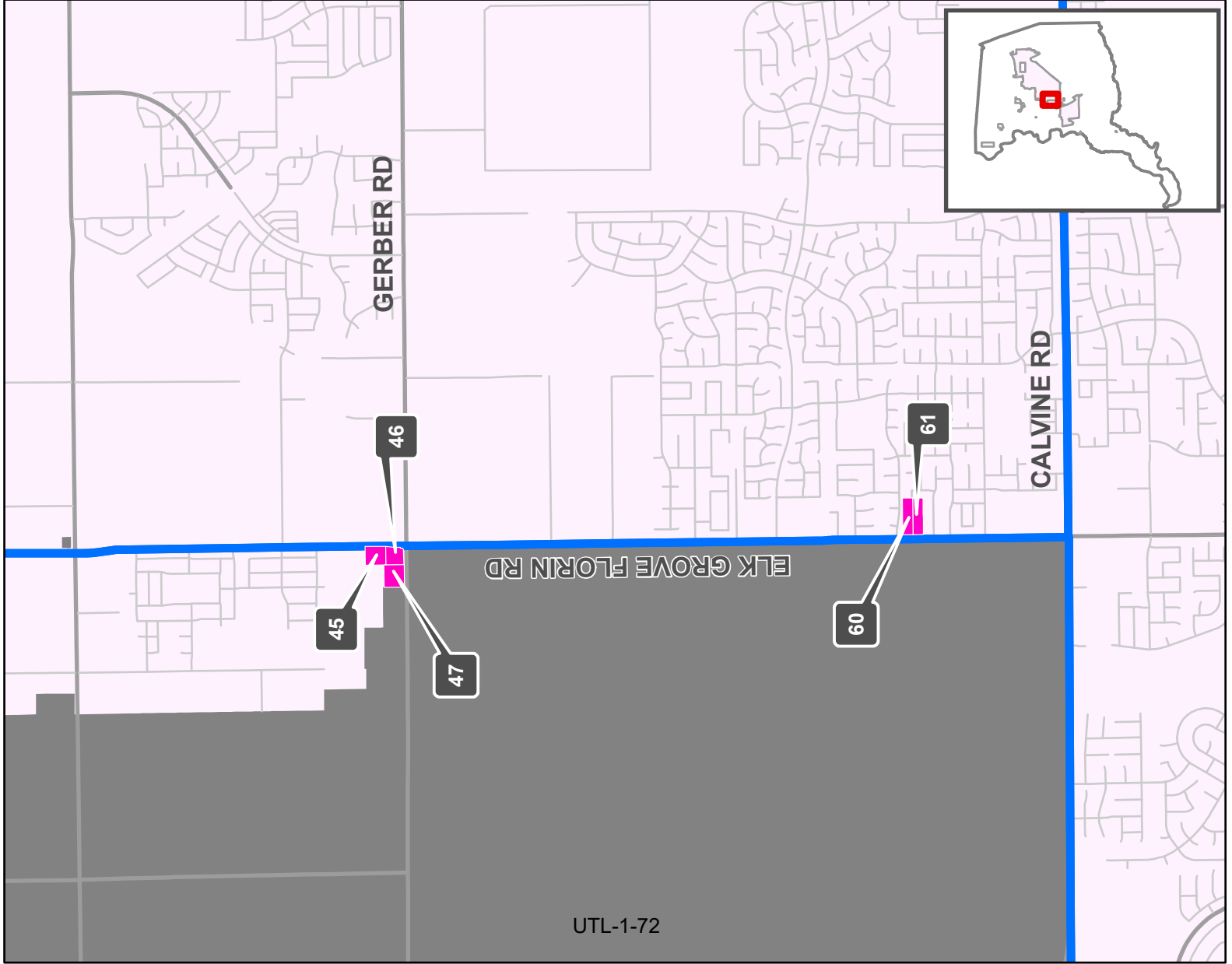
Attachments

- Attachment 1 – Sacramento County Water Agency List of Candidate Rezone Sites
- Attachment 2 – Sacramento County Water Agency Map 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
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
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

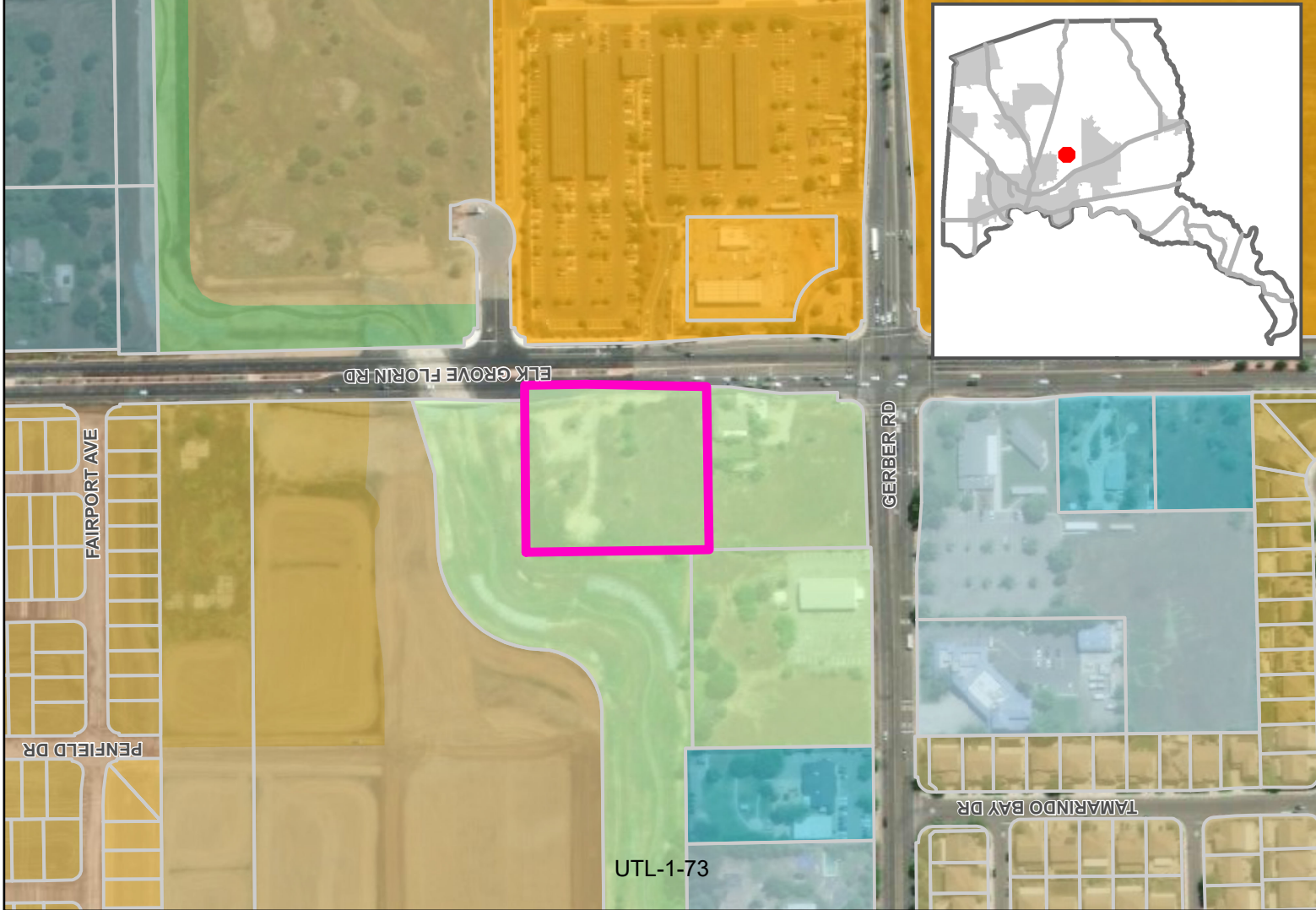
Sacramento County Water Agency

- 45 APN 065-0070-009-0000
- 46 APN 065-0070-010-0000
- 47 APN 065-0070-011-0000
- 60 APN 121-0120-001-0000
- 61 APN 121-0120-002-0000



Site 45










APN 065-0070-009-0000
7572 Elk Grove Florin Road,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

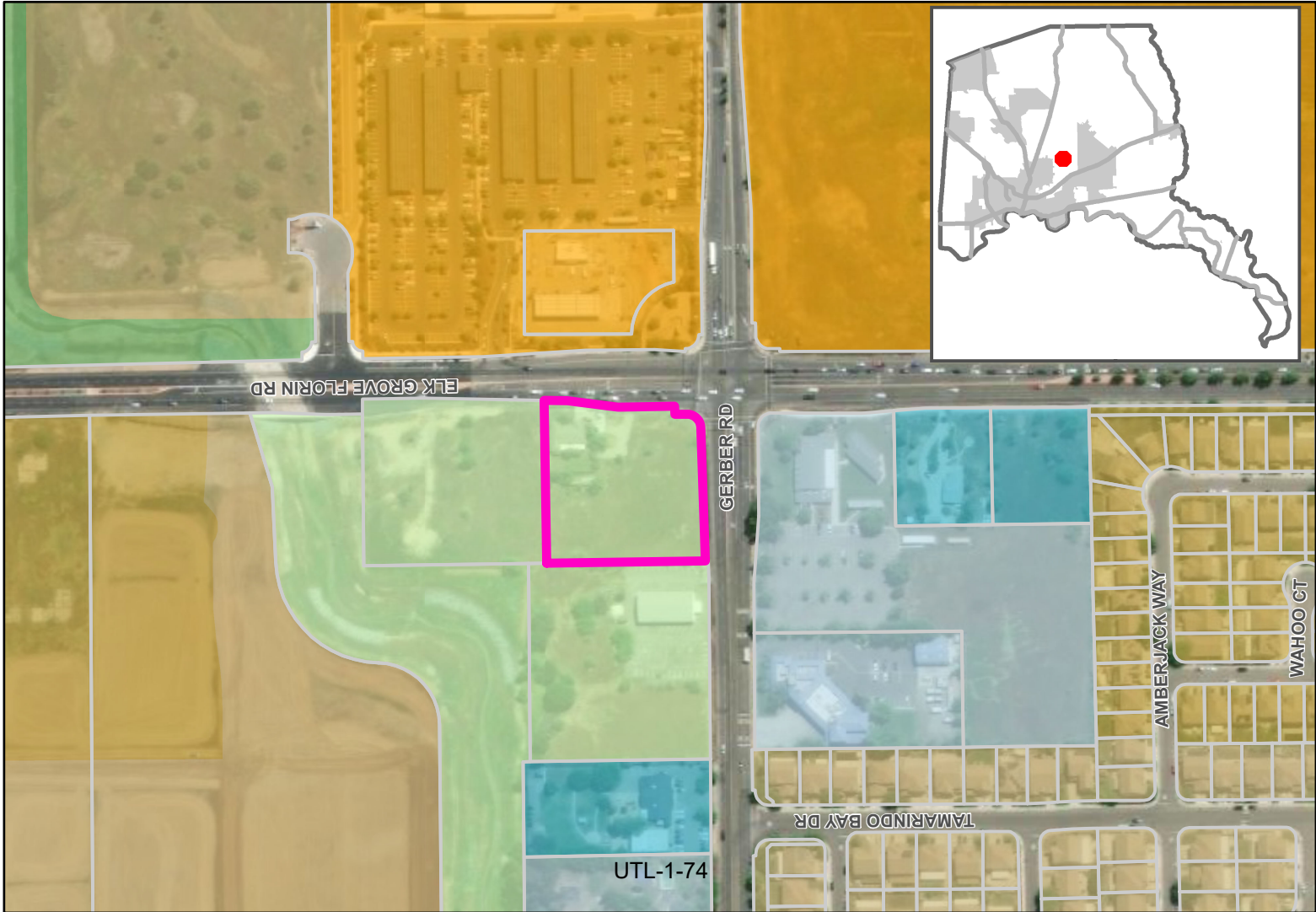
-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  AR-5 Agricultural-Residential - 5 Acres
-  O Recreation
-  RD-4 Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



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

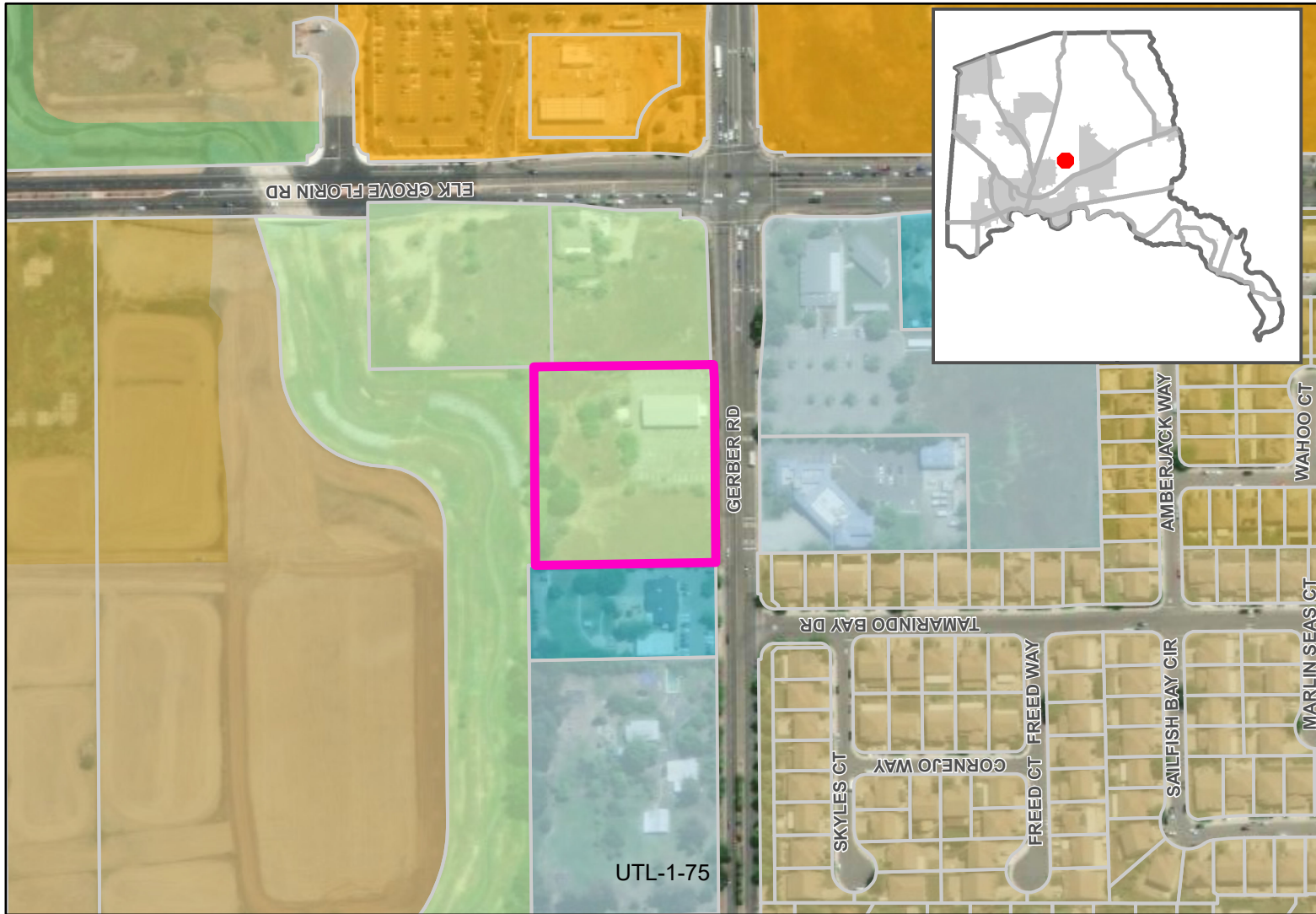


0 0.0375 0.075 0.15 Miles


Site 47

APN 065-0070-011-0000










8831 Gerber Road,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

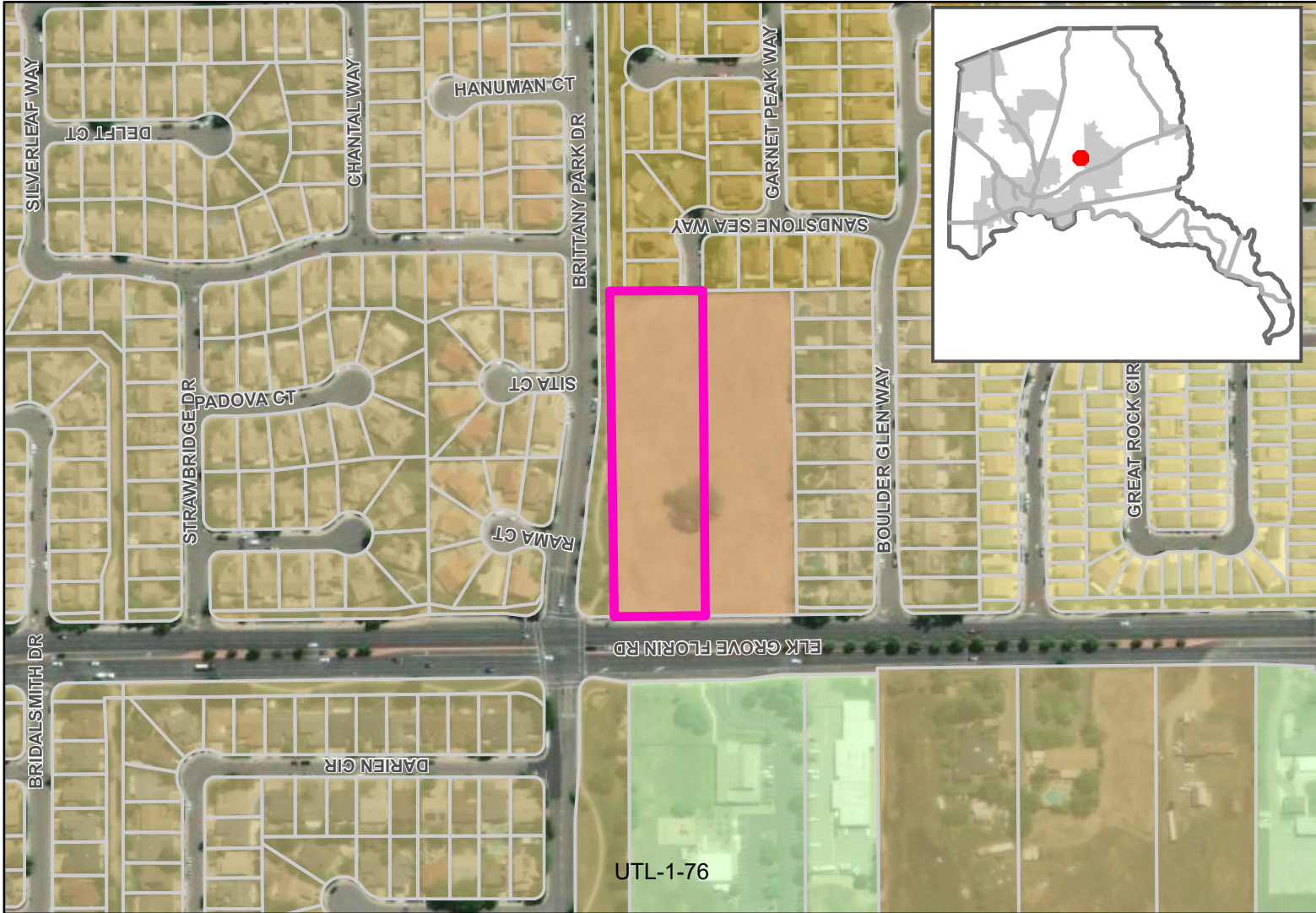
-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  AR-5 Agricultural-Residential - 5 Acres
-  O Recreation
-  RD-4 Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



0 0.0375 0.075 0.15 Miles

Site 60






APN 121-0120-001-0000
8207 Elk Grove Florin Road,
Vineyard



Legend

 Proposed Rezone Site

Zoning

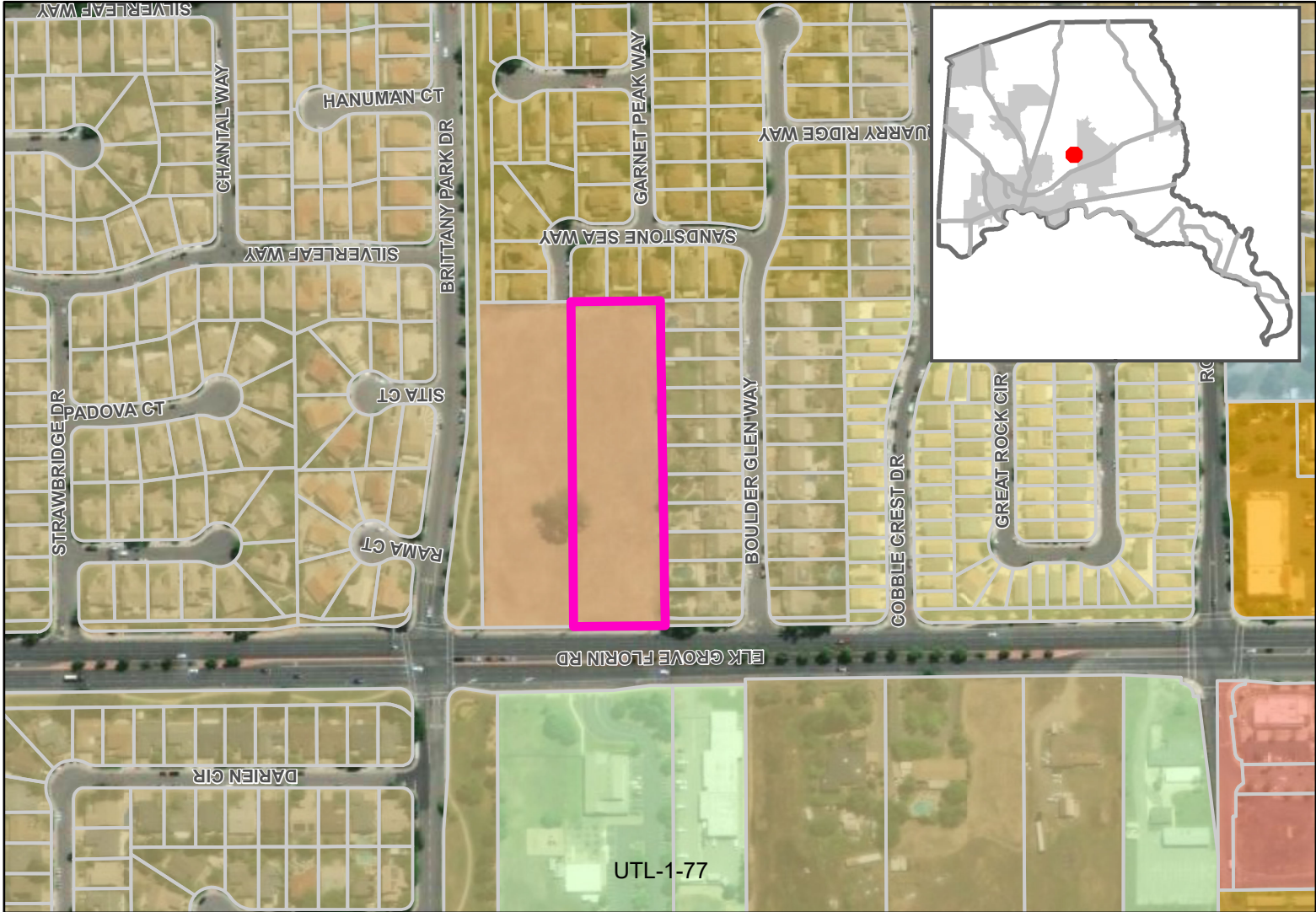
-  A-10 Agricultural Holding Zone
-  RD-15 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  UR Urban Reserve




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

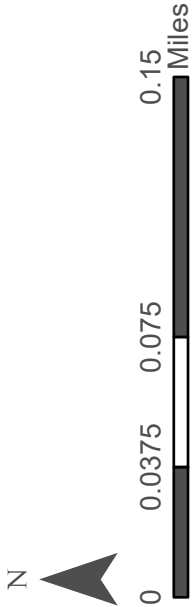
RD-20 Multiple Family Residential

RD-5 Residential

RD-7 Residential

SC Shopping Center

UR Urban Reserve



From: [Grinstead, Michael](#)
To: [Shen, Jessie](#)
Cc: [Steeg, Bob](#); [Kinyua, Esther](#); [Inman, Joelle](#)
Subject: RE: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval
Date: Wednesday, February 28, 2024 2:38:14 PM
Attachments: [FW ATTENTION Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project.msg](#)
[image001.png](#)
[image002.png](#)

Jessie,

The attached email still stands. With three of the five parcels removed the following is still true:

“The 2020 UWMP predicts an increase in the number of connections (and therefore water used) and does not tie that increase to any specific project much less any specific APN. The UWMP also predicts an increase in overall demands due to growth that is lower than what the WSIP predicts. Long story short, the 2020 UWMP predicted an increase in connections that is below what has occurred and predicts a new level of demand that is lower than what our WSIP predicts. So, the increase in DUs associated with this change in zoning, while not explicitly studied in any planning document, would fit within the growth analyzed in the 2020 UWMP and SCWA will have adequate water supplies to serve the project. “

Please continue to work with Bob Steeg on condition language.

Thank you,

Mike Grinstead
Sacramento County Water Agency
827 7th Street Room 301
Sacramento, CA 95814
Office – 916 875 7276
Cell – 916 215 8046

From: Shen, Jessie <ShenJ@saccounty.gov>
Sent: Wednesday, February 28, 2024 1:55 PM
To: Grinstead, Michael <GrinsteadM@saccounty.gov>
Cc: Steeg, Bob <steegb@saccounty.gov>; Kinyua, Esther <KinyuaE@saccounty.gov>; Inman, Joelle <inmanj@saccounty.gov>
Subject: RE: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval

Hi Mike,

Apologies for the delay in circling back on the email below - since we last connected in mid-January, we dropped 3 sites from this current rezone package. This means there are now only 2 sites resulting in a net increase of 141 lower-income multifamily units within SCWA's service boundaries for the

current rezone package. These two sites are:

1. APN 121-0120-001 / 8207 Elk Grove Florin Road, 2.42 acres, existing UR zoning, proposed RD-30 zoning, net increase of 71 units
2. APN 121-0120-002 / 8225 Elk Grove Florin Road, 2.39 acres, existing UR zoning, proposed RD-30 zoning, net increase of 70 units

Based on [SCWA's 2020 UWMP](#), on page 4-20, the multifamily residential demand factor is 0.17 af/du = 0.15 af/du for indoor + 0.02 sf/du for outdoor. The increase in water demand for 141 multifamily units would be 23.97 afy = 141 du * 0.17 af/du. Note this is the type of analysis we need to include in the EIR. Based on previous correspondence, SWCA indicated adequate water supplies to serve the project when it consisted of 5 rezone sites. Can you please confirm this is still the case now that there are only 2 rezone sites?

-
Hi **Bob** – apologies in the delay in connecting with you re: SCWA conditions for these sites. In a nutshell, our project is proposing to rezone the 2 sites listed above to create additional capacity for lower-income category units (to meet our Regional Housing Needs Assessment obligations). The project does not propose any actual development on these sites and you will see plans for actual development when a developer comes in for non-discretionary design review.

At this point, if SCWA would like to include conditions on the rezone, your standard conditions look pretty good as a starting point. Attached are SCWA conditions – I mined three entitlement projects (PLNP2021-00149, Gerber Creek Unit 2; PLNP2019-00020, Spring Gardens; and PLNP2022-00144, Chandon 13) and revised slightly for our Rezone Project (note future development on rezone sites will not likely include maps and if future maps were proposed, these would be subject to a future discretionary entitlement SWCA would review and condition). Please let me know if you'd like these conditions added for SCWA's two parcels, and if you have any edits - thank you!

Jessie Shen, Senior Planner

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

916.875.3711 (direct) | shenj@saccounty.gov

www.per.saccounty.net



Planning and Environmental Review has several customer service options available and appointments can be made for most services. Please see our website at planning.saccounty.gov for the most current information on how to obtain services including office and public counter hours.

From: Grinstead, Michael <GrinsteadM@saccounty.gov>

Sent: Thursday, January 18, 2024 6:51 AM

To: Shen, Jessie <ShenJ@saccounty.gov>

Cc: Steeg, Bob <steegb@saccounty.gov>; Kinyua, Esther <KinyuaE@saccounty.gov>

Subject: Re: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval

Yes. You can also work Bob Steeg (ccd along with his supervisor) to craft the language. Bob has been conditioning projects for decades and is a real resource. He has a long list of standard conditions to choose from as well as the ability to suggest new ones.

He would benefit from the parcel list. Would start with SCWA parcels and then move on to the rest. We will need to think about two points of connection to the water system, upsizing any existing pipes, following standards, etc.

Thanks,

Mike

From: Shen. Jessie <ShenJ@saccounty.gov>

Sent: Wednesday, January 17, 2024 10:30:18 PM

To: Schmitz. Kerry <schmitzk@saccounty.gov>

Cc: Grinstead. Michael <GrinsteadM@saccounty.gov>

Subject: RE: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval

Thank you, Kerry!

Mike – since you’ve already provided a response to our letter, we’re all good on any needs from SCWA at this time. Do you have any thoughts on conditions SCWA would like to put on the candidate rezone properties? My supervisor and I were considering drafting some standard conditions for water districts (i.e., obtain will-serve letters prior to improvement plan approval) to review and consider if they’d like added to the rezone sites within their jurisdiction. Is that something you’d be interested in taking a look at? Let me know and I can share when drafted, thanks!

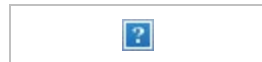
Jessie Shen, Senior Planner

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From: Schmitz. Kerry <schmitzk@saccounty.gov>

Sent: Friday, January 12, 2024 11:47 AM

To: Shen. Jessie <ShenJ@saccounty.gov>

Cc: Grinstead. Michael <GrinsteadM@saccounty.gov>

Subject: RE: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and

Request for Conditions of Approval

Hi Jessie – please add Mike Grinstead to the distribution. He'll be covering this for Sacramento County Water Agency. Thanks!

*Kerry Schmitz, Water Supply Division Chief
Sacramento County Water Agency
Office - (916) 874-4681
Cell – (916) 764-1768*

From: Shen. Jessie <ShenJ@saccounty.gov>

Sent: Friday, January 12, 2024 11:02 AM

To: Mezentsev. Dmitry <mezentsevd@saccounty.gov>; Johnson. Michael <johnsonm@saccounty.gov>; Rodriguez. Luis <RodriguezLu@saccounty.gov>; Durkee. Michael <durkeem@saccounty.gov>; Holt. Ashley <holta@saccounty.gov>; Alba. Leonardo <albal@saccounty.gov>; Evawere. Kelvin <evawerek@saccounty.gov>; Schmitz. Kerry <schmitzk@saccounty.gov>; Satow. Matt <satowma@saccounty.gov>; Peterson. Todd <petersont@saccounty.gov>; DEP-Virgil. Alyssa <virgila@saccounty.gov>; lucasje@saccounty.gov

Cc: Inman. Joelle <inmanj@saccounty.gov>; Smith. Todd <smithtodd@saccounty.gov>

Subject: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval

Hello Water Resources,

I wanted to reach out to see if we could schedule a virtual meeting with Water Resources staff the week of 1.23 or 1.29 to discuss the Project, primarily to answer any questions you may have in crafting conditions of approval/advisories for the Project. Apologies for the long list persons on this email – I haven't been as involved in PRC initial/condition review for a while, so am not familiar with who from Water Resources generally staffs these meetings.

If you are able to identify the Water Resources staff that would be involved in reviewing/conditioning this Project and can provide a few days/times of availability the week of 1.23 or 1.29, I can get the meeting scheduled – thank you so much!

Jessie Shen, Senior Planner

Planning and Environmental Review

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From: Shen. Jessie <ShenJ@saccounty.gov>

Sent: Friday, January 12, 2024 10:32 AM

To: Inman. Joelle <inmanj@saccounty.gov>; Smith. Todd <smithtodd@saccounty.gov>; Defanti. David <defantid@saccounty.gov>; Givans. Troy <GivansT@saccounty.gov>; Vicari. Ron <vicarir@saccounty.gov>; Darrow. Matthew <DarrowM@saccounty.gov>; Shew. Cameron <ShewC@saccounty.gov>; Wade. Claudia <wadec@saccounty.gov>; Lieberman. Vanessa <liebermanv@saccounty.gov>; Zaragoza. Javier <zaragozaj@saccounty.gov>; Scarpa. Jon <scarpaj@saccounty.gov>; Schmitz. Kerry <schmitzk@saccounty.gov>; Satow. Matt <satowma@saccounty.gov>; Peterson. Todd <petersont@saccounty.gov>; Grinstead. Michael <GrinsteadM@saccounty.gov>; Bethke. Crystal <BethkeC@saccounty.gov>; Bowman. Chelsea <bowmanch@saccounty.gov>; Rickelton. Glen <RickeltonG@saccounty.gov>; Philley. Paul <pphilley@airquality.org>; Hudson. Kim <hudsonk@saccounty.gov>; Monasterio. Jennea <MonasterioJ@saccounty.gov>

Cc: projectreview@airquality.org; Plane Noise Info <PlaneNoiseInfo@saccounty.gov>; Mezentsev. Dimitry <mezentsevd@saccounty.gov>; Johnson. Michael <johnsonm@saccounty.gov>; Rodriguez. Luis <RodriguezLu@saccounty.gov>; Durkee. Michael <durkeem@saccounty.gov>; Holt. Ashley <holta@saccounty.gov>; Alba. Leonardo <albal@saccounty.gov>; Evawere. Kelvin <evawerek@saccounty.gov>; TRD. Plan <trdplan@saccounty.gov>; TRD. TIS <trdtis@saccounty.gov>; TRD. CSA1 <trdcsa1@saccounty.gov>; Floyd. Megan <FloydM@saccounty.gov>; Nguyen. Leana <NguyenL@saccounty.gov>; Hicks. James (SacSheriff) <jahicks@sacsheriff.com>; Cortes. James <CortesJa@saccounty.gov>; Byrum. Jimmy <byrumj@saccounty.gov>; wbonner@shra.org; Weichert. Christine <CWeichert@SHRA.org>; Armstrong. Robert <armstrongro@sacsewer.com>; SacSewer Interceptor Development Services <InterceptorDevServices@sacsewer.com>; PER-Long Range <PER-LongRange@saccounty.gov>; PER-Principals <PER-Principals@saccounty.gov>; Romo. Jose (romoj@SacCounty.NET) <romoj@saccounty.net>; Hashigami. Jody <hashigamij@saccounty.gov>; Richard Muzzy <RMuzzy@airquality.org>; Cullison. James <cullisonj@saccounty.gov>; DEP-Virgil. Alyssa <virgila@saccounty.gov>; lucasje@saccounty.gov; Gasperi. Gary <GasperiG@saccounty.gov>; Fung. Leslie <FungL@saccounty.gov>; Kokkinis. Pete <kokkinisp@saccounty.gov>; Nguyen. Danny <nguyendann@saccounty.gov>; Ramirez. Ashley <RamirezAs@saccounty.gov>; Almaraz. Jeff <AlmarazJ@saccounty.gov>; rainsm@saccounty.net; Middleton. Michael <MiddletonM@saccounty.gov>; Grassick. Joe <grassickj@saccounty.gov>; Pimentel. Dawn <pimenteld@saccounty.gov>; entitlements@smud.org; Kacey.Koons@smud.org; crrd. staff <crrdstaff@metrofire.ca.gov>; Nygren. Amy <Nygren.Amy@metrofire.ca.gov>; Schmidt. Diana <Schmidt.Diana@metrofire.ca.gov>; Hicks. James (SacSheriff) <jahicks@sacsheriff.com>; King. Vince <vking@southgaterecandpark.net>; Pham Saechao in Facilities <psaechao@egusd.net>

Subject: RE: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval

Hello,

Thank you to the agencies/departments that attended the Project's scoping meeting last Thursday, 1.4.24. For those who were unable to attend, a recording of the scoping meeting is available for on the Project's website (**highlighted** in yellow below).

As mentioned at the scoping meeting, we will be distributing Project materials (list of the 83 candidate rezone sites in a spreadsheet and maps) for your agency/department's review/use in

formulating conditions of approval and advisories for the Project. These materials will be provided in a subsequent email. If your agency/department has issues accessing/downloading, or would like us to tailor information specific to your needs, please reach out to Nathan (serafinn@saccounty.gov).

I will be reaching out to each agency/department to schedule 1-on-1 meetings so we keep the ball rolling on formulating conditions of approval and advisories for the Project (due Friday, March 1, 2024). Thanks all!

Jessie Shen, Senior Planner

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814

916.875.3711 (direct) | shenj@saccounty.gov

www.per.saccounty.net



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From: Inman. Joelle <inmanj@saccounty.gov>

Sent: Thursday, December 28, 2023 12:14 PM

To: Smith. Todd <smithtodd@saccounty.gov>; Defanti. David <defantid@saccounty.gov>; Givans. Troy <GivansT@saccounty.gov>; Vicari. Ron <vicarir@saccounty.gov>; Darrow. Matthew <DarrowM@saccounty.gov>; Shew. Cameron <ShewC@saccounty.gov>; Wade. Claudia <wadec@saccounty.gov>; Lieberman. Vanessa <liebermanv@saccounty.gov>; Zaragoza. Javier <zaragozaj@saccounty.gov>; Scarpa. Jon <scarpaj@saccounty.gov>; Schmitz. Kerry <schmitzk@saccounty.gov>; Satow. Matt <satowma@saccounty.gov>; Peterson. Todd <petersont@saccounty.gov>; Grinstead. Michael <GrinsteadM@saccounty.gov>; Bethke. Crystal <BethkeC@saccounty.gov>; Bowman. Chelsea <bowmanch@saccounty.gov>; Rickelton. Glen <RickeltonG@saccounty.gov>; Philley. Paul <pphilley@airquality.org>; Hudson. Kim <hudsonk@saccounty.gov>; Monasterio. Jennea <MonasterioJ@saccounty.gov>

Cc: projectreview@airquality.org; Plane Noise Info <PlaneNoiseInfo@saccounty.gov>; Mezentsev. Dmitry <mezentsevd@saccounty.net>; Johnson. Michael <johnsonm@saccounty.gov>; Rodriguez. Luis <RodriguezLu@saccounty.gov>; Durkee. Michael <durkeem@saccounty.gov>; Holt. Ashley <holta@saccounty.gov>; Alba. Leonardo <albal@saccounty.gov>; Evawere. Kelvin <evawerek@saccounty.gov>; TRD. Plan <trdplan@saccounty.gov>; TRD. TIS <trdtis@saccounty.gov>; TRD. CSA1 <trdcsa1@saccounty.gov>; Floyd. Megan <FloydM@saccounty.gov>; Nguyen. Leana <NguyenL@saccounty.gov>; Hicks. James (SacSheriff) <jahicks@sacsheriff.com>; Cortes. James <CortesJa@saccounty.gov>; Byrum. Jimmy <byrumj@saccounty.gov>; wbonner@shra.org; Weichert. Christine <CWeichert@SHRA.org>; Armstrong. Robert <armstrongro@sacsewer.com>; SRCSD Development Services <srcsddevservices@SacCounty.NET>; Shen. Jessie <ShenJ@saccounty.gov>; PER-Long Range <PER-LongRange@saccounty.gov>; PER-Principals <PER-Principals@saccounty.gov>; Romo. Jose (romoj@SacCounty.NET) <romoj@saccounty.net>; Hashigami. Jody <hashigamij@saccounty.gov>

Subject: Regional Housing Need Allocation (RHNA) Countywide Rezone Scoping Meeting and Request for Conditions of Approval

Importance: High

Hello,

Planning and Environmental Review (PER) is currently processing the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project to address the County's shortfall of lower income category units. A Notice of Preparation of an environmental document for the Project was originally issued in June 2023; however, given Project refinements, specifically the decrease in acreages proposed for rezone, there is a need to reissue the NOP. The revised NOP is available for review at the link below.

As currently proposed, PER is undertaking a rezone of ±248.33 acres comprising of 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 itself would not construct any housing units, but would allow for additional housing units to be constructed.

During the 30-day NOP comment period, PER will hold one scoping meeting tailored to agencies for the Project on Thursday, January 4, 2024 from 10:00 AM to 12:00 PM (noon) virtually via Zoom (<https://saccounty-net.zoomgov.com/j/1615249340?pwd=K3pLbE1LOFV0dTRsM0c0c2tGbUZTQT09>). PER encourages your agency's/department's attendance at the meeting to further understand the Project to be able to provide conditions of approval and advisories tailored to the Project on your agency's/department's behalf.

Pertinent Project information, including the NOP and scoping meeting information, may be viewed online at: <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/Countywide-Rezone-Program.aspx>.

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

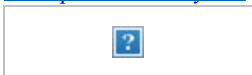
***Joelle Inman, Principal Planner
Long Range Planning***

Planning and Environmental Review

827 7th Street, Room 225, Sacramento, CA 95814 | (916) 874-7575 (direct)

For zoning inquiries, e-mail: sacplan@saccounty.net

www.per.saccounty.net/



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From: [Grinstead, Michael](#)
To: [Serafin, Nathan](#)
Cc: [Schmitz, Kerry](#); [Shen, Jessie](#); [Inman, Joelle](#)
Subject: FW: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project
Date: Friday, January 12, 2024 11:36:00 AM
Attachments: [PLNP2020-00042_Ability to Serve Letter_SCWA.pdf](#)
[image001.png](#)
[Copy of UWMP Demands_Land Use Changes.xlsx](#)
Importance: High

Nathan,

Given that the changes PER is seeking to make with the rezoning are new, they are not contemplated explicitly in any SCWA planning document. The attached spreadsheet shows that the difference in demands between what is proposed in the letter and what was planned for show an increase in use for the specific APN acreage than what had been projected, although this is based upon an internal planning document called the Water System Infrastructure Plan (WSIP.)

The 2020 UWMP predicts an increase in the number of connections (and therefore water used) and does not tie that increase to any specific project much less any specific APN. The UWMP also predicts an increase in overall demands due to growth that is lower than what the WSIP predicts. Long story short, the 2020 UWMP predicted an increase in connections that is below what has occurred and predicts a new level of demand that is lower than what our WSIP predicts. So, the increase in DUs associated with this change in zoning, while not explicitly studied in any planning document, would fit within the growth analyzed in the 2020 UWMP and SCWA will have adequate water supplies to serve the project.

SCWA will need to include the updated demands in a build out model to determine if any changes to infrastructure (i.e. if pipes need to be bigger in the location of the projects.) We do not at this point know if there will be some changes to pipe diameters associated with the project. This will be accomplished over the next two years as the update to the Master Plan is completed. That update is slated to begin mid-2024.

Please let me know if you have any questions,

Mike Grinstead
Sacramento County Water Agency
827 7th Street Room 301
Sacramento, CA 95814
Office – 916 875 7276
Cell – 916 215 8046

Mike Grinstead
Sacramento County Water Agency
827 7th Street Room 301
Sacramento, CA 95814
Office – 916 875 7276

Cell – 916 215 8046

From: Schmitz. Kerry <schmitzk@saccounty.gov>
Sent: Tuesday, January 2, 2024 8:11 AM
To: Kinyua. Esther <KinyuaE@saccounty.gov>; Grinstead. Michael <GrinsteadM@saccounty.gov>
Subject: FW: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project
Importance: High

*Kerry Schmitz, Water Supply Division Chief
Sacramento County Water Agency
Office - (916) 874-4681
Cell – (916) 764-1768*

From: Serafin. Nathan <serafinn@saccounty.gov>
Sent: Friday, December 29, 2023 10:55 AM
To: Schmitz. Kerry <schmitzk@saccounty.gov>
Cc: Shen. Jessie <ShenJ@saccounty.gov>; Inman. Joelle <inmanj@saccounty.gov>
Subject: ATTENTION: Request for Ability To Serve the PLNP2020-00042 - Sacramento County RHNA Rezone Project
Importance: High

Dear Kerry Schmitz,

Please find attached Sacramento County PER's Request for Ability to Serve the Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042).

Full details are included in the attached PDF, which include the request letter and a description of sites within your service area. Please reach out if you have any questions or issues accessing the document.

Best,

Nathan Serafin, Planning Associate

Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814
916.874-7708 (direct) | serafinn@saccounty.gov
www.per.saccounty.net



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UWMP Factor **1.70** **af** **connection**

^a The UWMP's connection projections for the year 2025 are much greater than the actual number of connections to-date (the UWMP projects connections in 5-year increments). It therefore appears that the increased demands due to the proposed changes in land use types for the parcels in question, can be met.

UTL-1-87

