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

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

Todd Smith, Planning Director

Planning and Environmental
Review



Troy Givans, Director

Department of Community
Development

County of Sacramento

January 4, 2024

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

huotm@sacsewer.com / sasdddevservices@sacsewer.com / srcsdddevservices@sacsewer.com

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

Dear Mike Huot,

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

All 83 candidate rezone sites are located within the Sacramento Area Sewer District's and the Sacramento Regional County Sanitation District's (collectively known as SacSewer) service area. Attachment 1 provides a list of the candidate rezone sites (Sites 1-83) and information regarding site acreage, existing and proposed zoning designations, and net increase in units. The net increase in residential units is calculated as the difference between an existing zoning designation's maximum density and the proposed zoning designation's maximum density. For example, a 1-acre site currently zoned RD-20 (maximum density of 20 units per acre) with a proposed zoning of RD-30 (maximum density of 30 units per acre) nets 10 additional units with a rezone. Attachment 2 depicts the locations of these candidate rezone sites within the SacSewer service

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

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

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

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

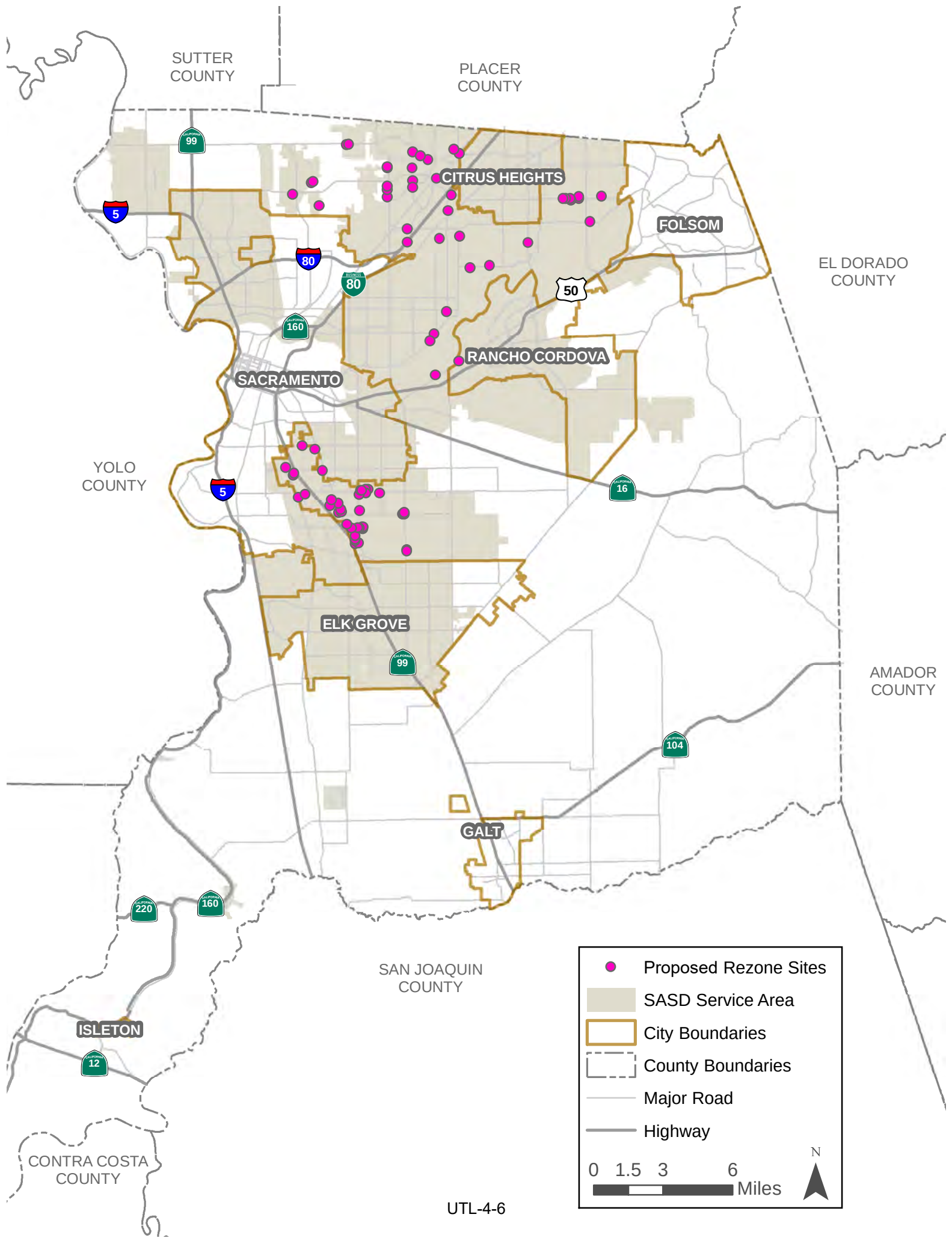
Attachments

Attachment 1 – SacSewer List of Candidate Rezone Sites

Attachment 2 – Maps of Candidate Rezone Sites

Site #	APN	Address/Siting Description	Lot size / Portion of Lot Rezoned (net acres)	Zoning Designation/SPA/ Specific or Master Plan Area (Current)	Zoning Designation (Proposed)	Net Increase
1	203-0110-047-0000	0.3 miles W of Antelope Road/Walerga Road	10.00 RD-20	RD-30	RD-30	100
2	203-0110-069-0000	0.2 miles S of Elverta Road/Walerga Road	4.66 UR		RD-30	128
3	203-0120-089-0000	S Antelope Road/Elverta Road	9.69 RD-20	RD-40	RD-40	194
4	203-0260-064-0000	7907 Antelope Road North Road	5.80 RD-20 RD-77/O	RD-30	RD-40	58
5	209-0720-027-0000	370 feet N Roseville Road/Antelope Road	5.28 MP	RD-40	RD-40	211
6	268-0010-007-0000, 268-0010-008-0000 & 268-0010-009-0000	2328 Edison Avenue, 2332 Edison Avenue & 2336 Edison Avenue	1.98 RD-20	RD-30	RD-30	20
7	220-0025-002-0000	6344 Verner Avenue	1.80 RD-5	RD-30	RD-30	45
8	220-0311-019-0000	5804 Garfield Avenue	0.89 RD-20	RD-30	RD-30	9
9	230-0091-056-0000	4921 Hemlock Street	1.32 RD-20	RD-30	RD-30	13
10	236-0051-073-0000	5817 Muldrow Road	1.33 RD-5	RD-10	RD-10	7
11	240-0050-026-0000	5108 Pasadena Avenue	3.01 RD-2	RD-15	RD-15	39
12	247-0220-004-0000	8545 Fair Oaks Boulevard	3.00 RD-2	RD-30	RD-30	84
13	283-0020-016-0000 & 283-0020-017-0000	2421 Garfield Avenue & 2413 Garfield Avenue	1.84 RD-5	RD-30	RD-30	46
14	289-0042-005-0000	5020 Arden Way	0.72 RD-2	RD-10	RD-10	6
15	289-0600-022-0000	4845 Fair Oaks Boulevard	1.46 RD-4	RD-15	RD-15	16
16	075-0020-015-0000	9425 Folsom Boulevard	11.45 RD-20/O	RD-40/O	RD-40/O	229
17	075-0440-024-0000	450 feet NE Folsom Boulevard/Paseo Rio Way	2.45 RD-20(PC)	RD-40	RD-40	49
18	235-0060-010-0000 & 235-0060-011-0000	8933 Madison Avenue & 8937 Madison Avenue	1.26 RD-2	RD-30	RD-30	35
19	244-0058-025-0000 & 244-0058-028-0000	4746 Sunrise Boulevard & 4742 Sunrise Boulevard	1.63 BP	RD-30	RD-30	16
20	219-0032-004-0000	NW Walerga Road/Blackjack Way	0.97 BP	RD-20	RD-20	0
21	219-0033-001-0000	SW Walerga Road/Don Julio Boulevard	5.70 RD-20/BP	RD-30	RD-30	57
22	219-0042-019-0000	NW Walerga Road/Galbraith Drive	3.36 BP	RD-30	RD-30	33
23	222-0024-001-0000 & 222-0024-041-0000	E Roseville Road/Elkhorn Boulevard overpass	9.96 RD-10	RD-30	RD-30	199
24	228-0182-005-0000	5140 Harrison Street	1.22 BP	RD-30	RD-30	12
25	223-0092-028-0000	6321 Chestnut Avenue	2.18 RD-2	RD-30	RD-30	61
26	261-0210-013-0000	6245 Beech Avenue	1.05 RD-10	RD-40	RD-40	32
27	203-0080-021-0000	120 feet W of Elverta Road/Bellingrath Drive	1.15 RD-5	RD-30	RD-30	29
28	203-0080-027-0000	480 feet W of Elverta Road/Bellingrath Drive	5.86 AR-5	RD-30	RD-30	174
29	214-0092-019-0000	232 Elkhorn Boulevard	1.52 RD-20	RD-30	RD-30	15
30	214-0160-061-0000	5919 Dry Creek Road	3.54 RD-20	RD-30	RD-30	36
31	022-0252-018-0000	4541 Fruitridge Road	1.77 RD-20	RD-30	RD-30	18
32	026-0102-023-0000	5903 Southwest Avenue	2.13 RD-20	RD-40	RD-40	43
33	037-0242-027-0000 & 037-0242-038-0000	SE 45th Avenue/Franklin Boulevard & 6301 Franklin Boulevard	1.73 LC	RD-30	RD-30	0
34	039-0054-001-0000	4001 48th Avenue	3.51 RD-20	RD-30	RD-30	35
35	039-0072-016-0000	NE 49th Avenue/Wesley Avenue	1.39 RD-20	RD-30	RD-30	14
36	039-0241-001-0000	240 feet W of 47th Avenue/Stockton Boulevard	2.14 RD-20	RD-30	RD-30	22
37	050-0010-076-0000	180 feet SE of Franklin Boulevard/Meadowgate Drive	1.05 6C	RD-40	RD-40	11
38	050-0010-077-0000	7236 E Parkway	2.08 RD-20	RD-30	RD-30	21
39	050-0311-028-0000	630 feet W of 66th Avenue/Stockton Boulevard	4.39 RD-20	RD-40	RD-40	88
40	050-0331-003-0000	6130 Orange Avenue	2.35 RD-5	RD-30	RD-30	59
41	050-0391-006-0000	6707 Stacy Avenue	1.10 RD-5	RD-30	RD-30	28
42	051-0160-014-0000	NE Stockton Boulevard/Walter Avenue	1.68 RD-20	RD-40	RD-40	34
43	051-0200-017-0000 & 051-0200-018-0000	7525 Power Inn Road & 7521 Power Inn Road	1.43 RD-20	RD-30	RD-30	14
44	051-0630-021-0000	NE Stockton Boulevard/Whitewillow Drive	3.21 RD-20	RD-40	RD-40	64
45	065-0070-009-0000	7572 Elk Grove Florin Road	2.31 A-10	RD-30	RD-30	68
46	065-0070-010-0000	7590 Elk Grove Florin Road	1.99 A-10	RD-30	RD-30	58
47	065-0070-011-0000	8831 Gerber Road	2.71 A-10	RD-30	RD-30	80
48	115-0061-007-0000	7604 Elsie Avenue	1.22 RD-5	RD-15	RD-15	12
49	115-0062-026-0000	7825 Robinette Road	3.08 RD-5	RD-40	RD-40	108
50	115-0073-001-0000	SE Elsie Avenue/Power Inn Road	1.78 RD-5	RD-15	RD-15	18
51	115-0073-010-0000	SW Elsie Avenue/Iona Way	0.73 RD-5	RD-15	RD-15	7
52	115-0073-011-0000	140 feet W of Elsie Avenue/Iona Way	0.84 RD-5	RD-15	RD-15	8
53	115-0073-012-0000	220 feet S of Elsie Avenue/Iona Way	0.94 RD-5	RD-15	RD-15	10
54	115-0073-013-0000	350 feet S of Elsie Avenue/Iona Way	1.87 RD-5	RD-15	RD-15	19
55	115-0201-012-0000	7901 Stevenson Avenue	6.51 RD-5	RD-30	RD-30	163
56	115-0201-018-0000	7516 Rangeview Lane	6.98 RD-5	RD-40	RD-40	245
57	115-0202-018-0000 & 115-0202-019-0000	8016 Stevenson Avenue & 540 feet S of Stevenson Avenue/Power Inn Road	2.65 RD-5	RD-30	RD-30	66
58	115-0210-010-0000	540 feet W of Lenhart Road/Power Inn Road	4.13 RD-5	RD-15	RD-15	41
59	115-1980-003-0000	7333 Elsie Avenue	3.64 RD-20	RD-40	RD-40	73
60	121-0120-001-0000	8207 Elk Grove Florin Road	2.42 UR	RD-30	RD-30	71
61	121-0120-002-0000	8225 Elk Grove Florin Road	2.39 UR	RD-30	RD-30	70
62	051-0640-049-0000	NE Stockton Boulevard/Orange Avenue	2.26 RD-20 NPA (Stockton Blvd)	RD-40	RD-40	45
63	115-0202-002-0000 & 115-0202-005-0000	8095 E Stockton Boulevard & 8099 E Stockton Boulevard	4.66 RD-5/NPA (Victory Avenue)	RD-30	RD-30	116
64	261-0160-018-0000	NE Greenback Lane	0.68 SPA (Greenback Ln - RD-5)	RD-15	RD-15	7
65	261-0160-020-0000	NE Greenback Lane/Kenneth Avenue	0.69 SPA (Greenback Ln - RD-2)	RD-10	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	RD-10	7
67	261-0210-019-0000	NW Beech Avenue/Greenback Lane	1.31 SPA (Greenback Ln - RD-10)	RD-40	RD-40	39
68	261-0220-038-0000	8646 Greenback Lane	1.17 SPA (Greenback Ln - BP)	RD-30	RD-30	12

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



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

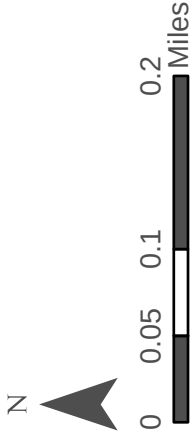
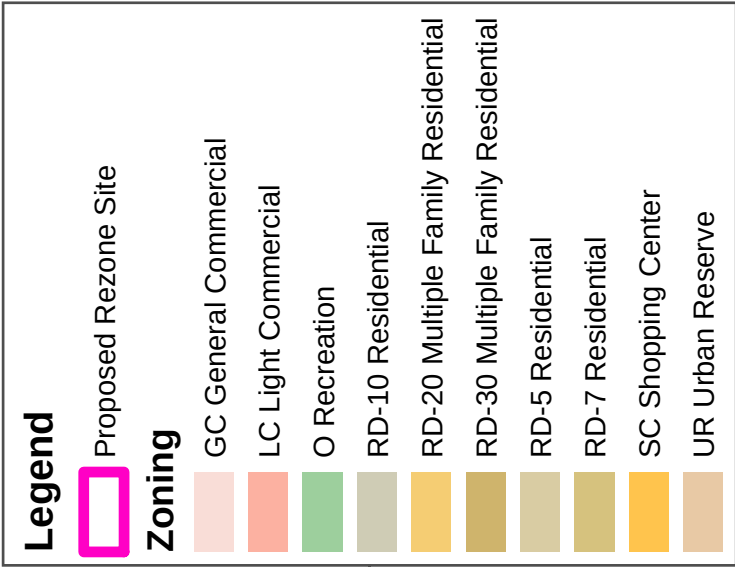
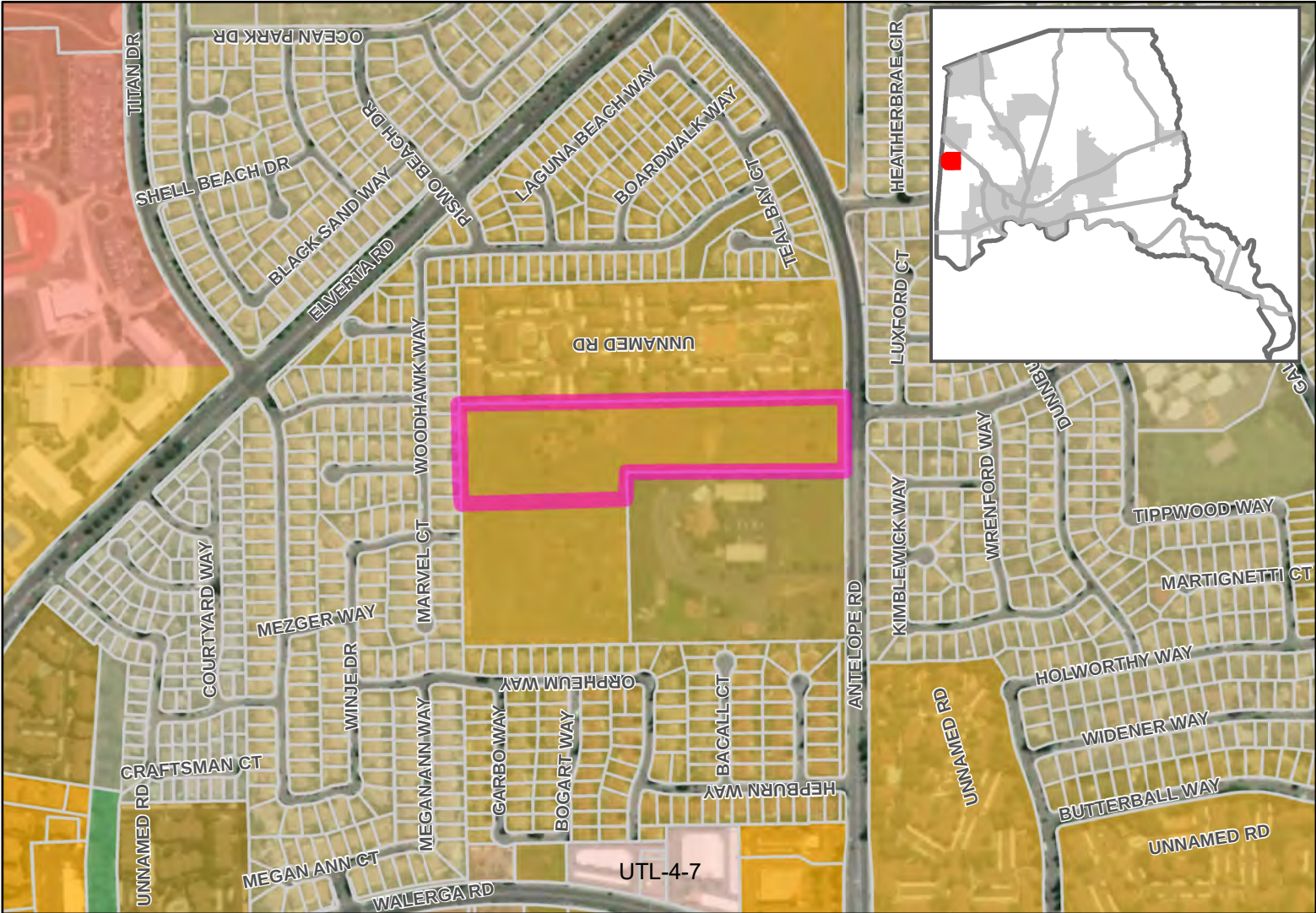
0 1.5 3 6 Miles

N

Site 1

APN 203-0110-047-0000

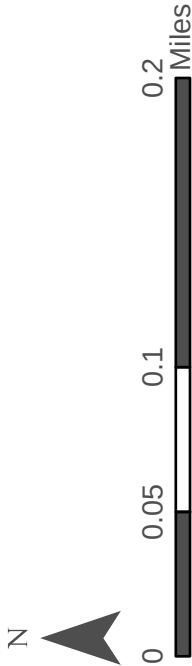
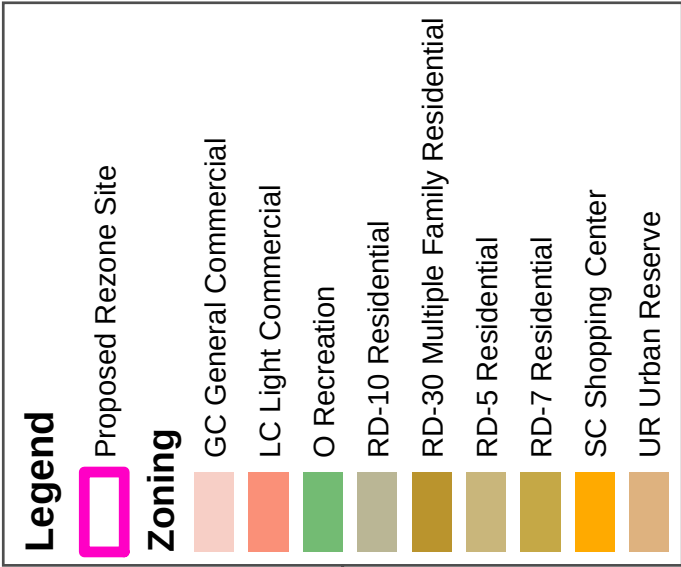
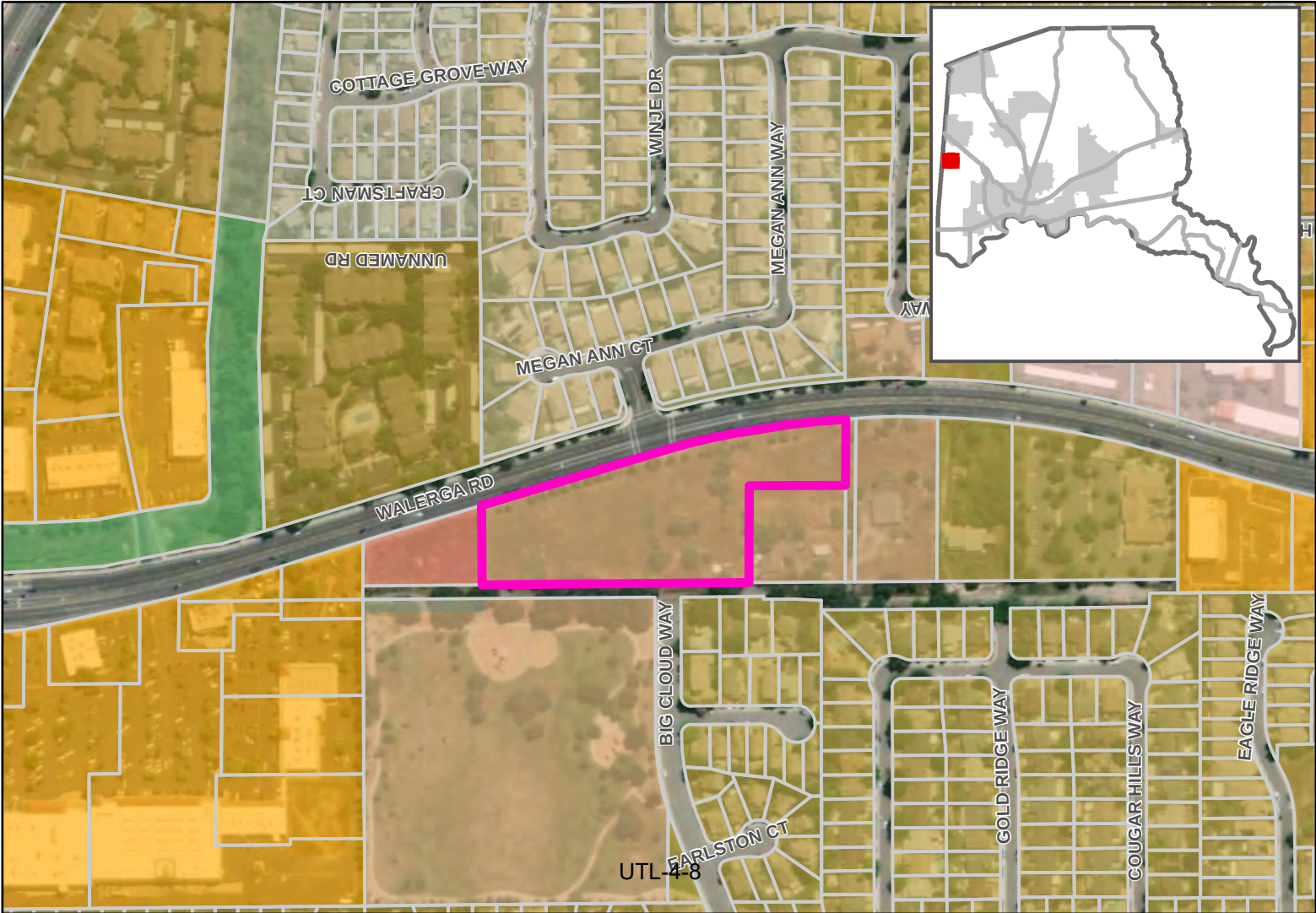
0.3 miles West of Antelope Road/Walerga Road,
Antelope



Site 2

APN 203-0110-069-0000

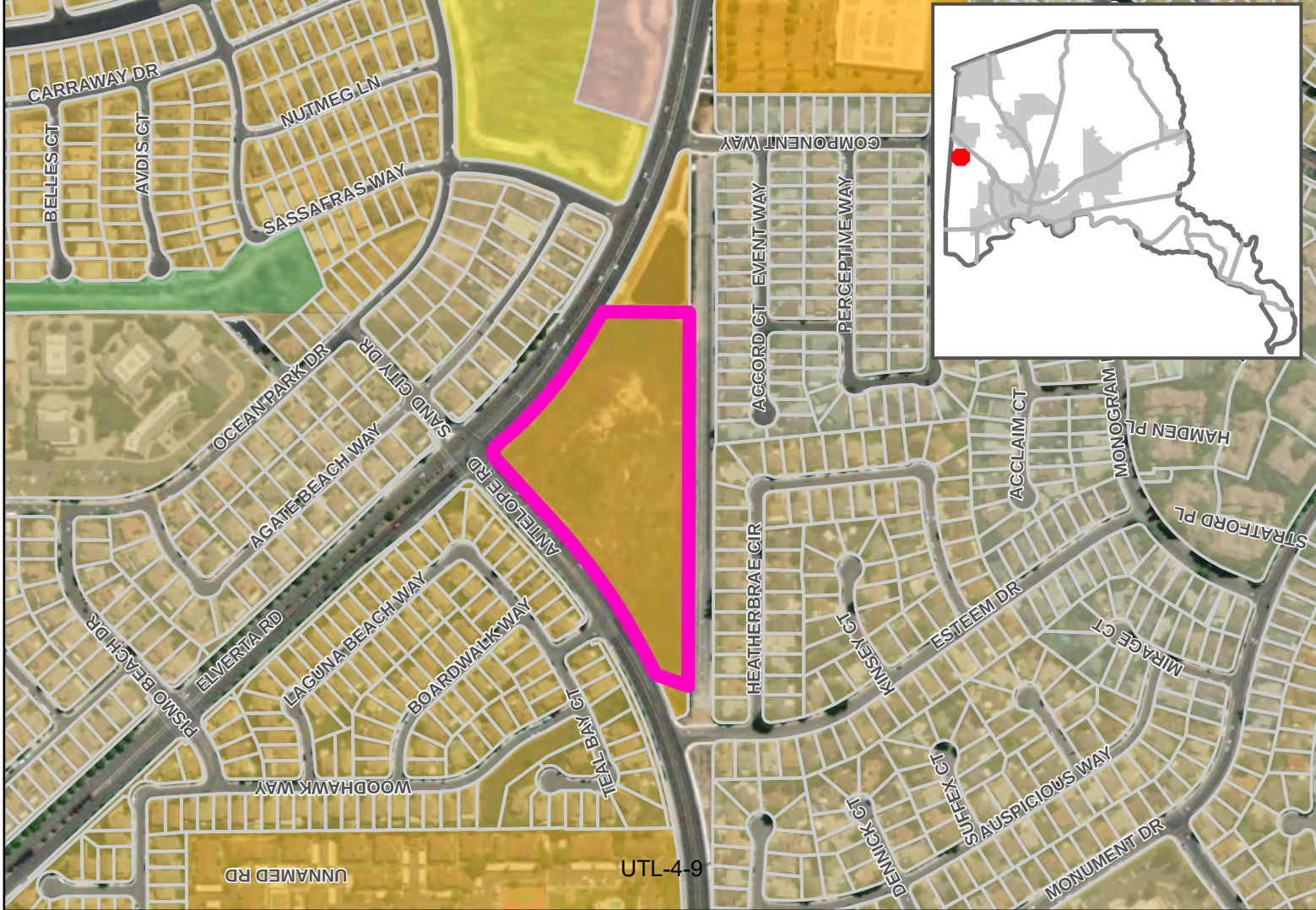
0.2 miles South of Elverta Road/Walerga Road,
Antelope



Site 3

APN 203-0120-089-0000

South Antelope Road/Elverta Road,
Antelope



Legend

 Proposed Rezone Sites

Zoning

 GC General Commercial

 O Recreation

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-25 Multiple Family Residential

 RD-5 Residential

 RD-7 Residential

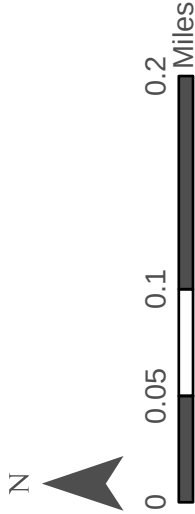
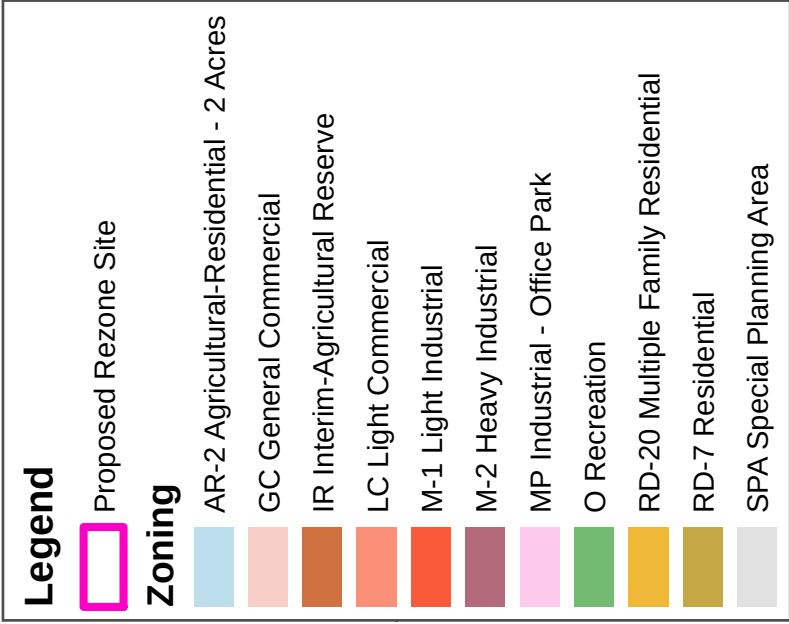
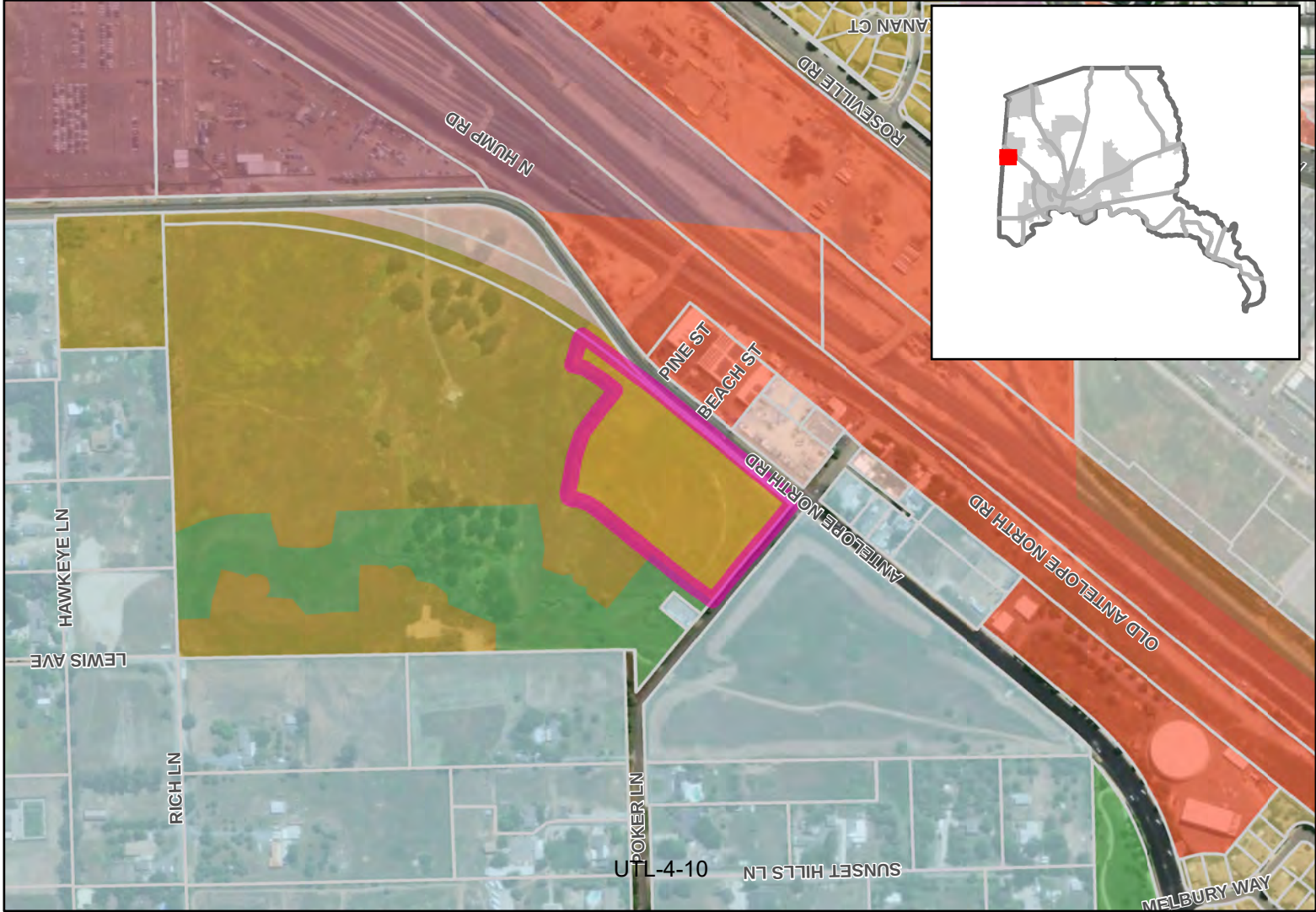
 SC Shopping Center



Site 4

APN 203-0260-064-0000 7907

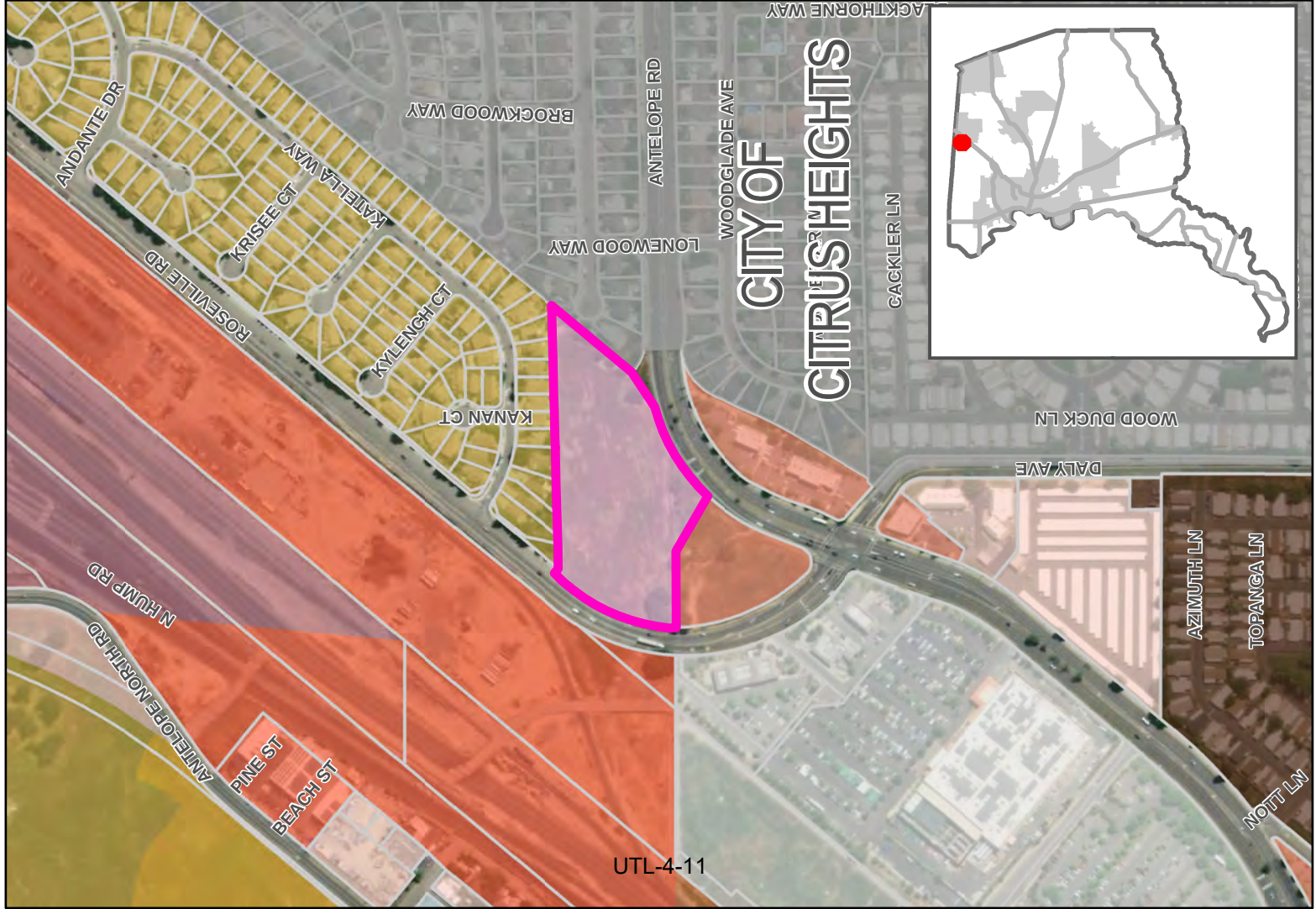
Antelope North Road,
Antelope



Site 5

APN 209-0720-027-0000

370 feet North of Roseville Road/Antelope Road,
Antelope



Legend

Proposed Rezone Site

Zoning

AR-2 Agricultural-Residential - 2 Acres

GC General Commercial

IR Interim-Agricultural Reserve

LC Light Commercial

M-1 Light Industrial

M-2 Heavy Industrial

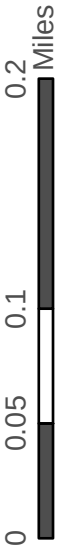
MP Industrial - Office Park

RD-20 Multiple Family Residential

RD-7 Residential

RM-1 Mobile Home Subdivision

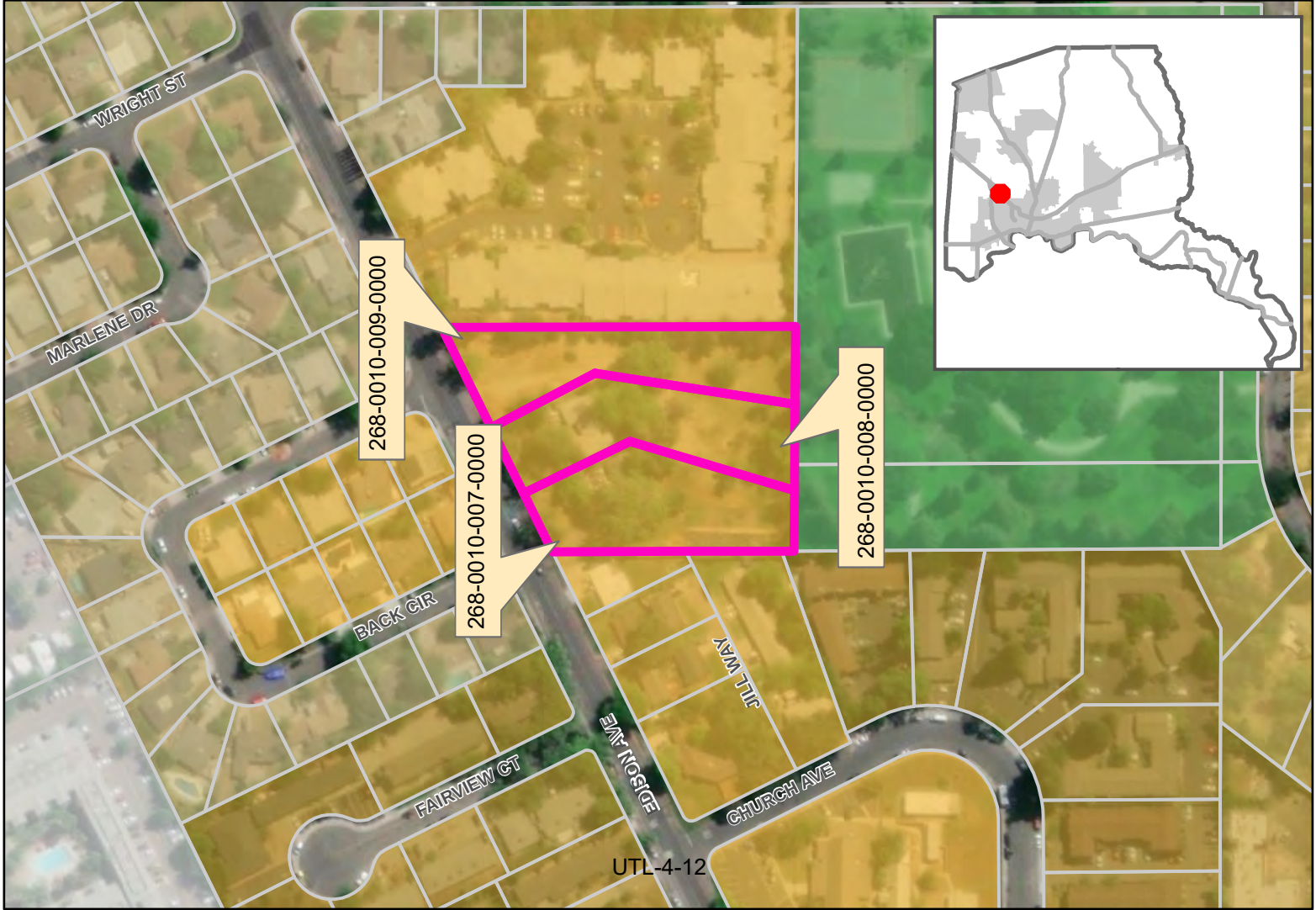
SPA Special Planning Area



Site 6

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

2328, 2332, & 2336 Edison Avenue,
Arden Arcade



Legend

Proposed Rezone Site

Zone

O Recreation

RD-20 Multiple Family Residential

RD-30 Multiple Family Residential

RD-4 Residential

RD-5 Residential

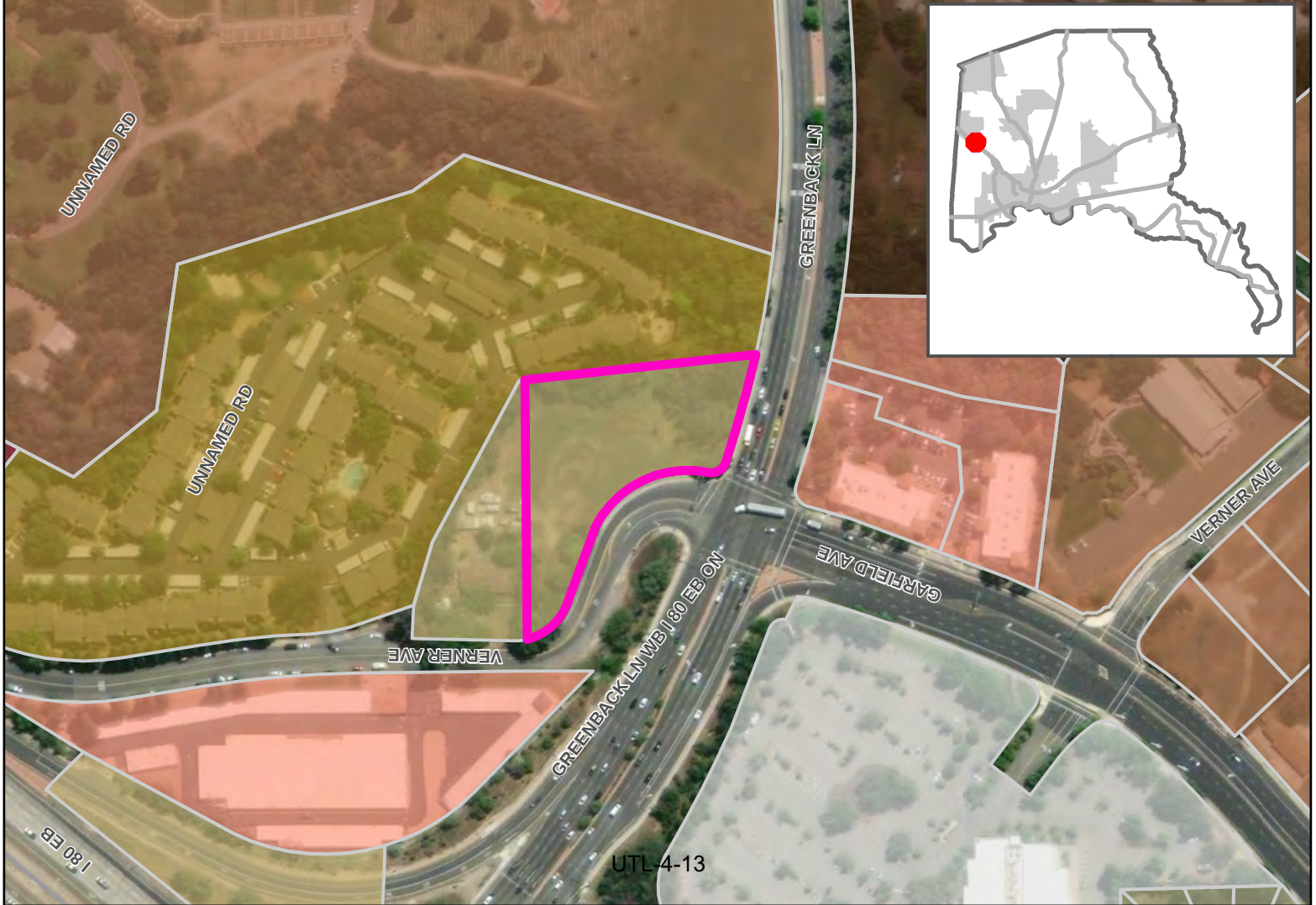
SPA Special Planning Area



0 0.025 0.05 0.1 Miles

Site 7

APN 220-0025-002-0000
6344 Verner Avenue,
Carmichael/Old Foothill Farms



Legend

Proposed Rezone Site

Zoning

BP Business and Professional Office

LC Light Commercial

RD-10 Residential

RD-2 Residential

RD-30 Multiple Family Residential

RD-5 Residential

RM-1 Mobile Home Subdivision

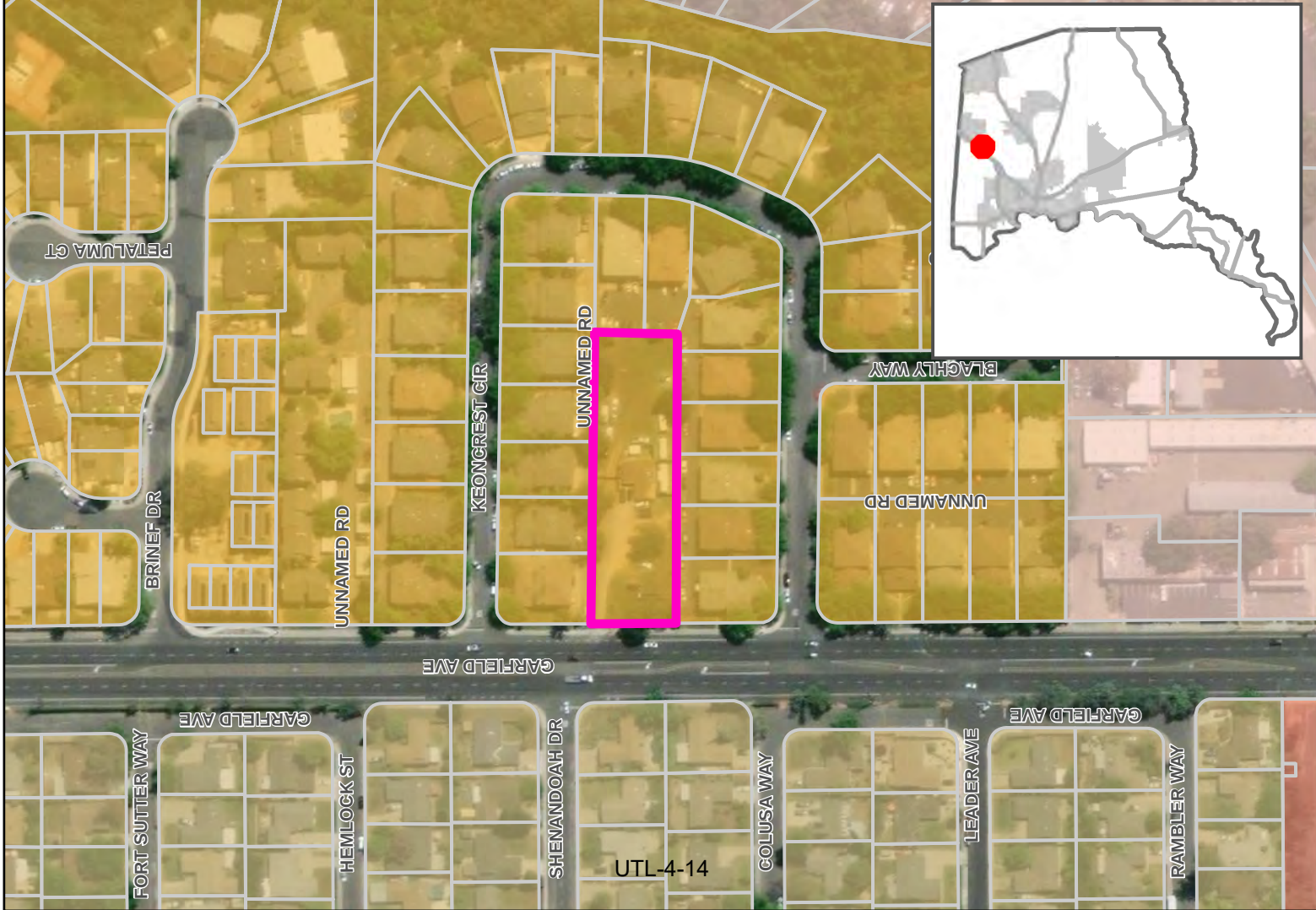
SPA Special Planning Area



Site 8

APN 220-0311-019-0000

5804 Garfield Avenue,
Carmichael/Old Foothill Farms



Legend

 Proposed Rezone Site

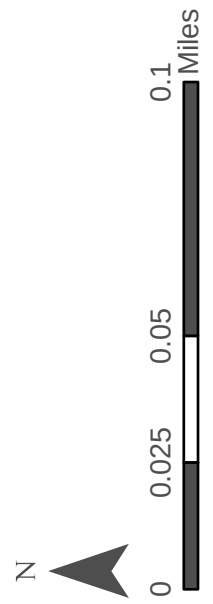
Zoning

 GC General Commercial

 LC Light Commercial

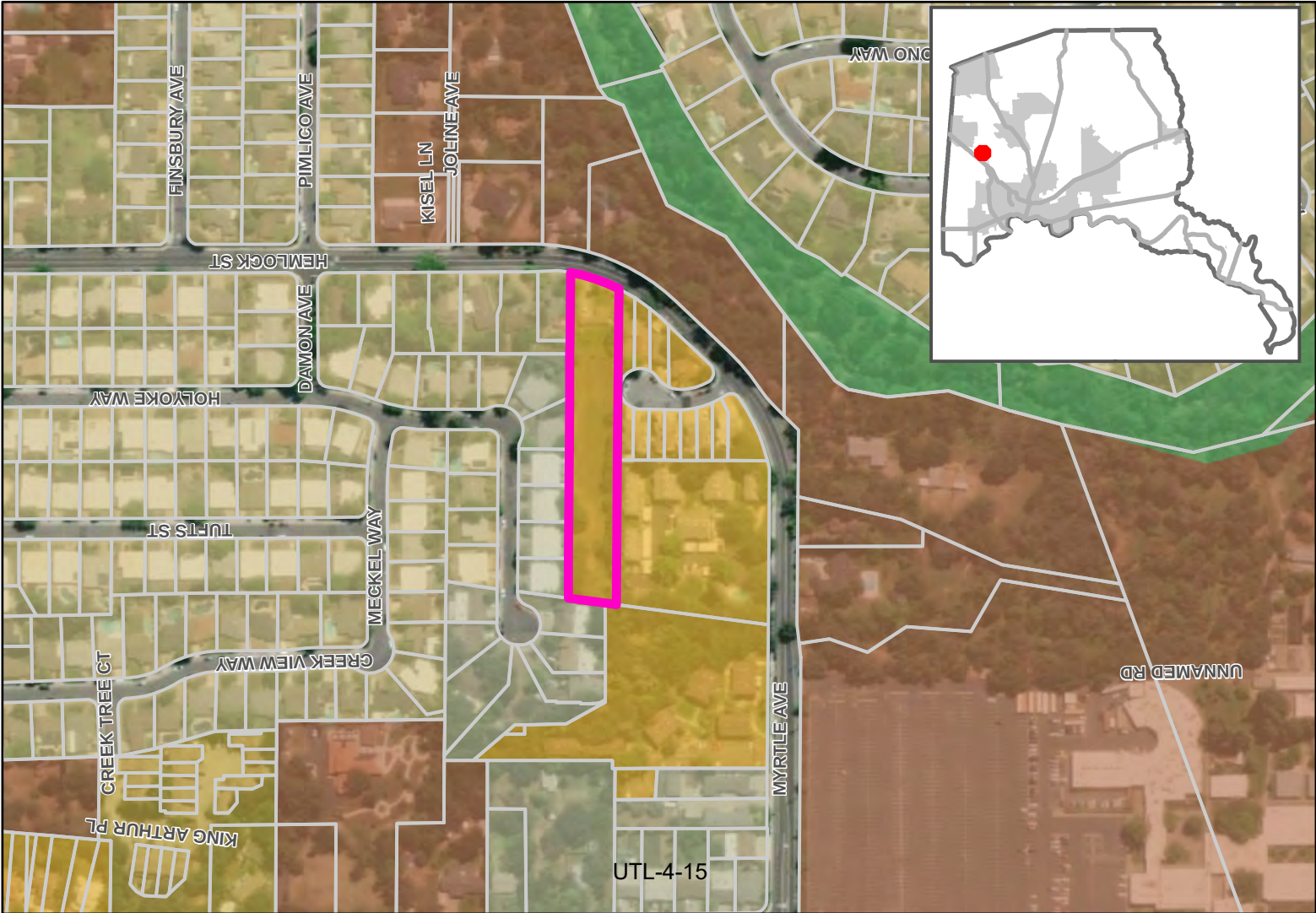
 RD-20 Multiple Family Residential

 RD-5 Residential



Site 9

APN 230-0091-056-0000
4921 Hemlock Street,
Carmichael/Old Foothill Farms



Legend

Proposed Rezoning Site

Zoning

O Recreation

RD-10 Residential

RD-2 Residential

RD-20 Multiple Family Residential

RD-5 Residential

RD-7 Residential

N



0

0.05

0.1

0.2

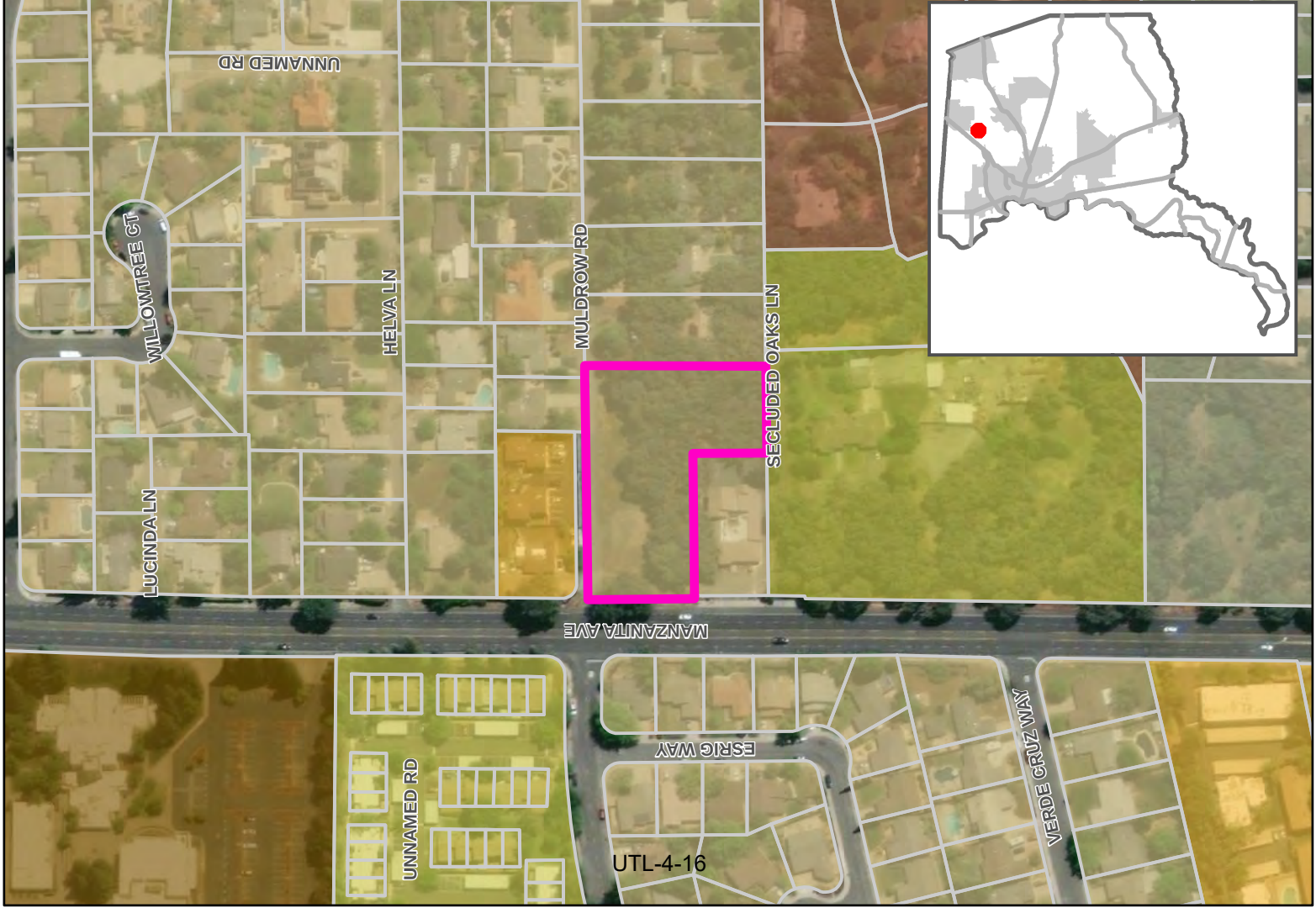
Miles

Site 10

APN 236-0051-073-0000

5817 Muldrow Road,

Carmichael/Old Foothill Farms



Legend

Proposed Rezone Site

Zoning

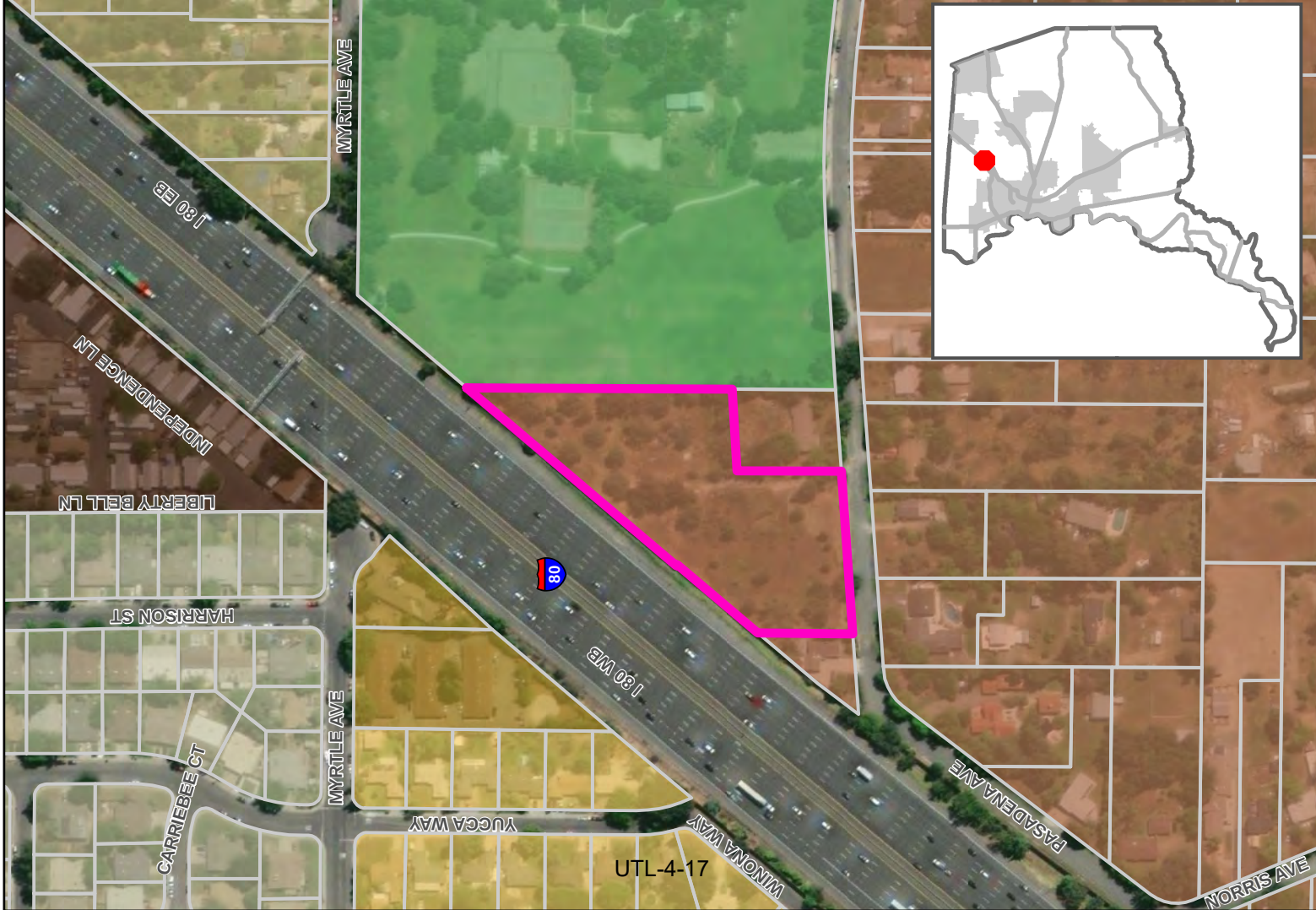
- R-2-A Multiple Family Residential Zone
- RD-1 Residential
- RD-10 Residential
- RD-2 Residential
- RD-20 Multiple Family Residential
- RD-40 Multiple Family Residential
- RD-5 Residential



0 0.025 0.05 0.1 Miles

Site 11

APN 240-0050-026-0000
5108 Pasadena Avenue,
Carmichael/Old Foothill Farms

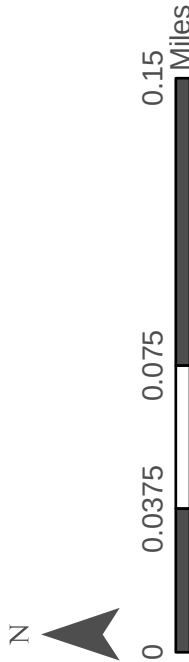


Legend

 Proposed Rezone Site

Zoning

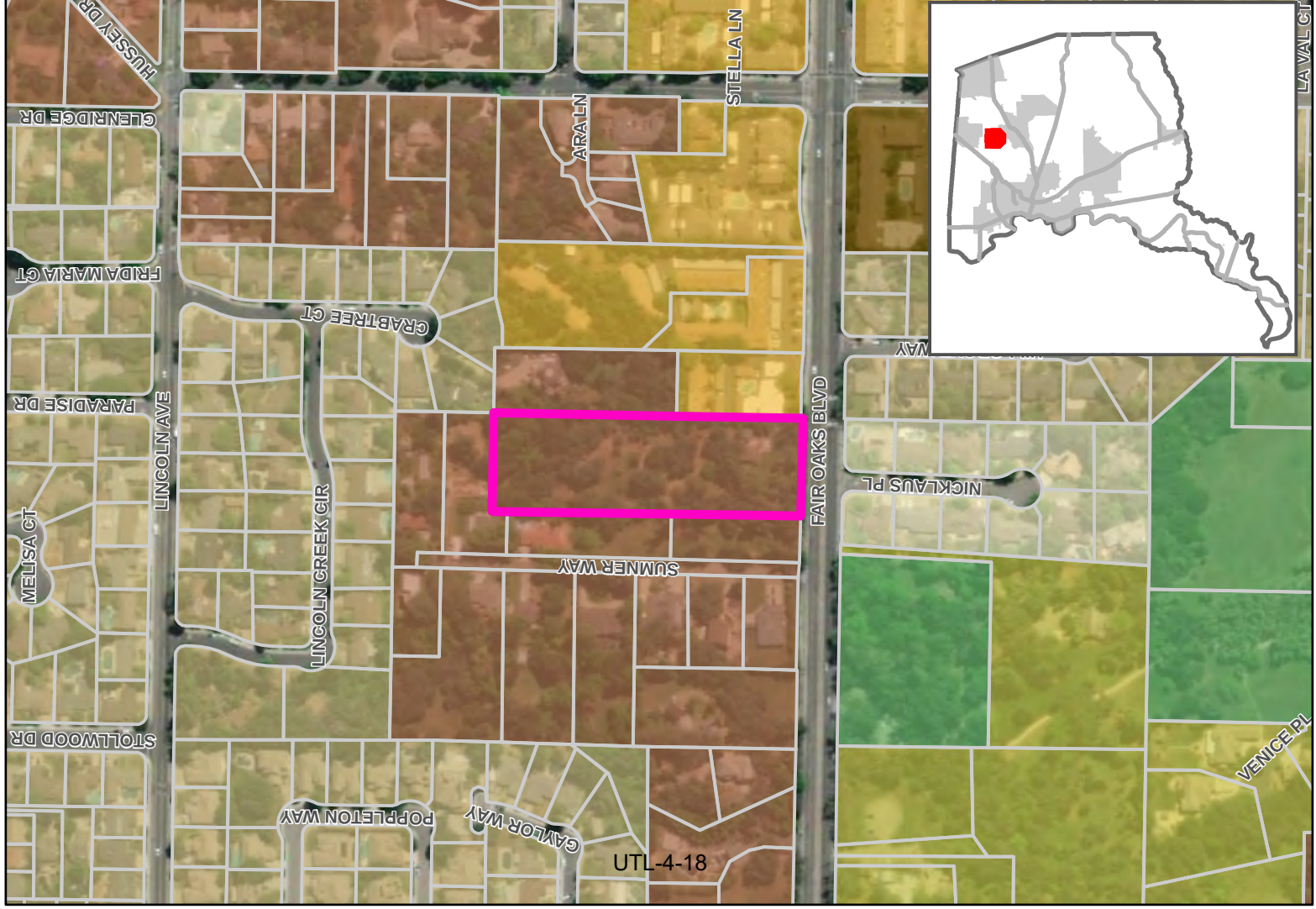
	O Recreation
	RD-10 Residential
	RD-2 Residential
	RD-30 Multiple Family Residential
	RD-4 Residential
	RD-5 Residential
	RM-1 Mobile Home Subdivision



Site 12

APN 247-0220-004-0000

8545 Fair Oaks Boulevard,
Carmichael/Old Foothill Farms



Legend

Proposed Rezone Site

Zoning

O Recreation

RD-1 Residential

RD-2 Residential

RD-20 Multiple Family Residential

RD-3 Residential

RD-40 Multiple Family Residential

RD-5 Residential

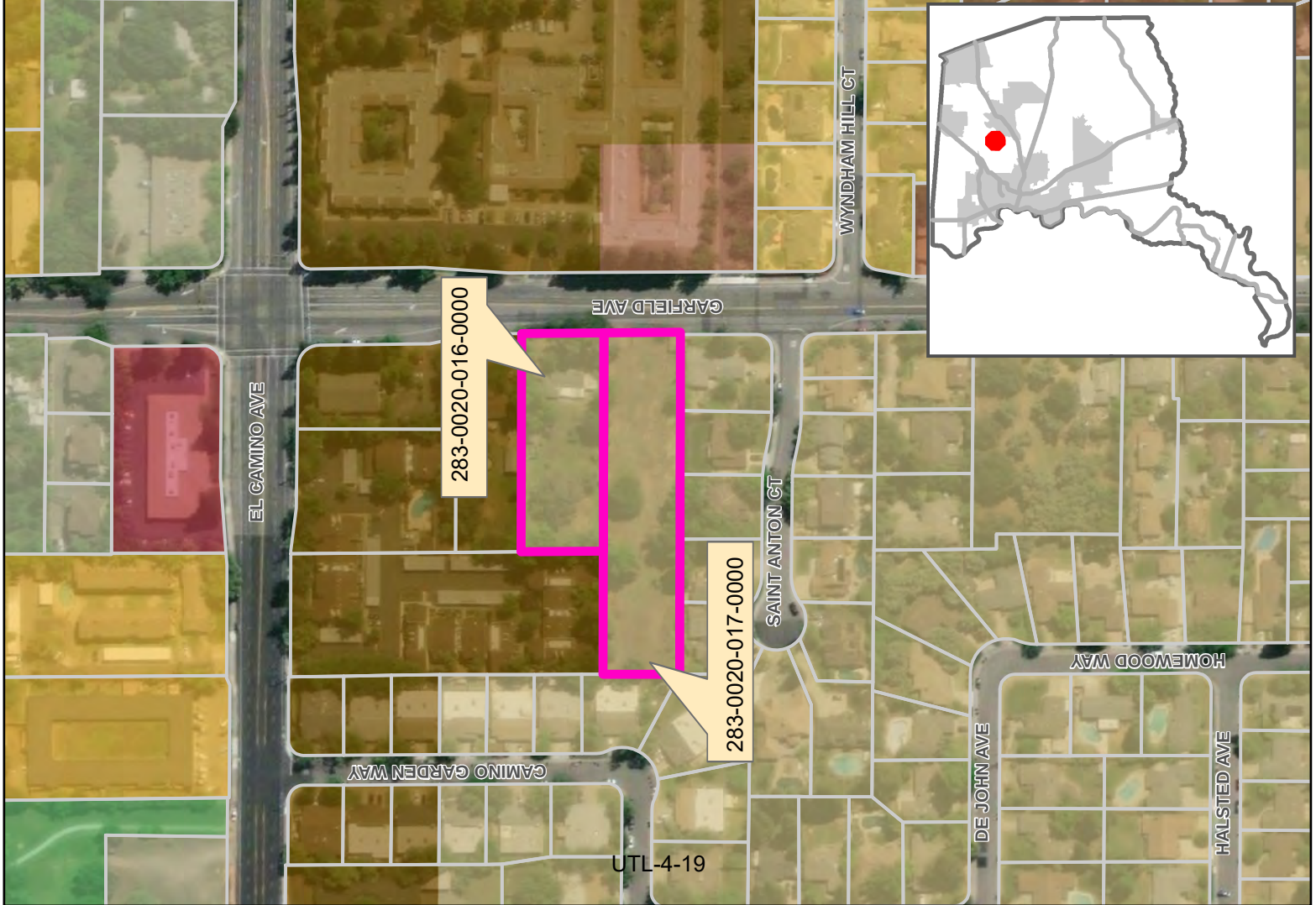


0 0.05 0.1 0.2 Miles

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

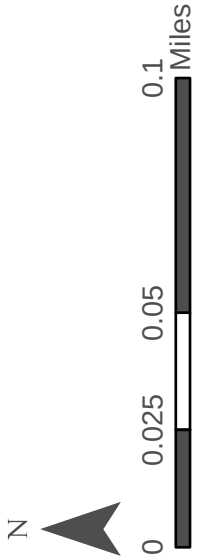
 RD-2 Residential

 RD-20 Multiple Family Residential

 RD-4 Residential

 RD-40 Multiple Family Residential

 RD-5 Residential

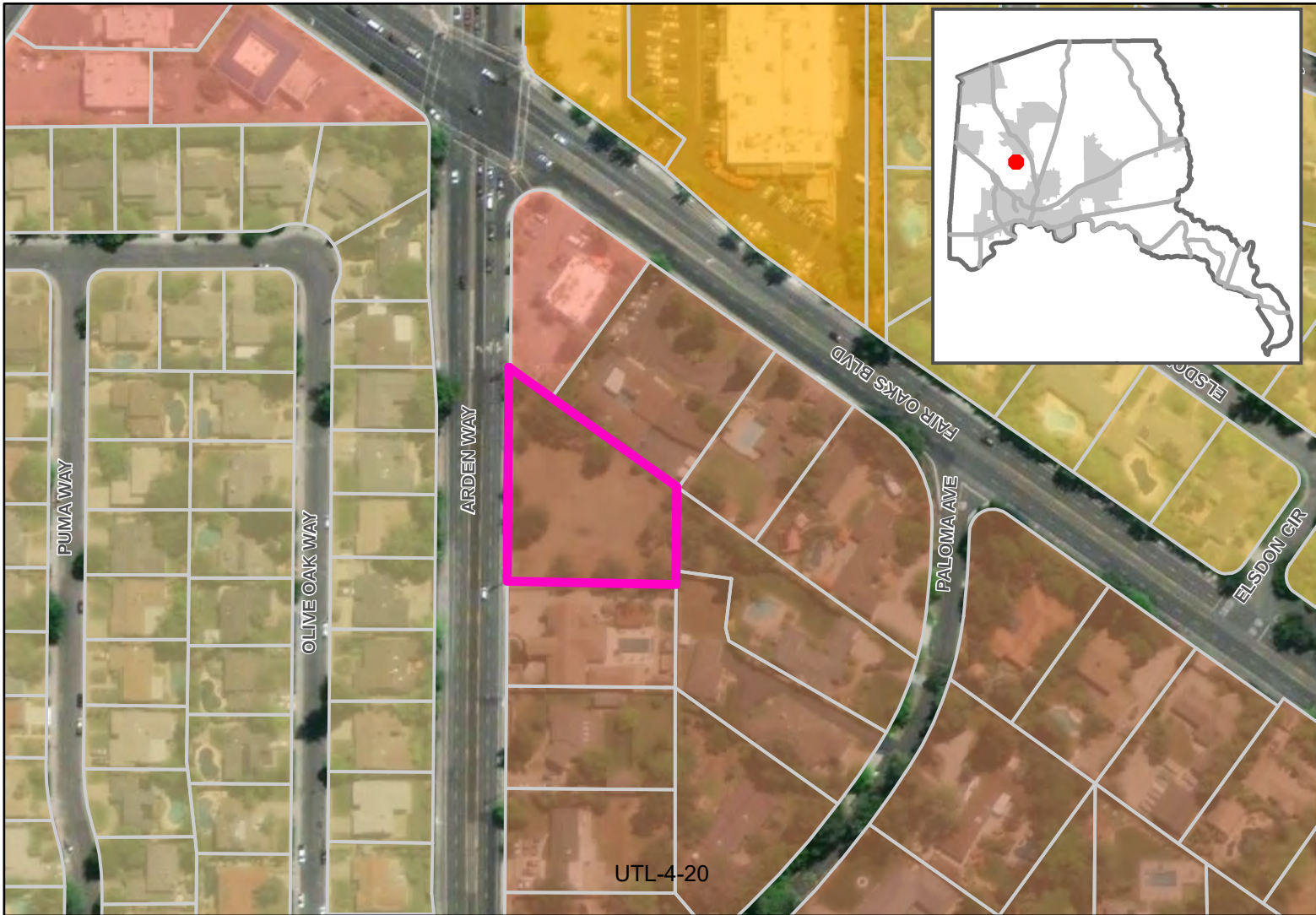


Site 14

APN 289-0042-005-0000

5020 Arden Way,

Carmichael/Old Foothill Farms



Legend

 Proposed Rezone Site

Zoning

 LC Light Commercial

 RD-2 Residential

 RD-4 Residential

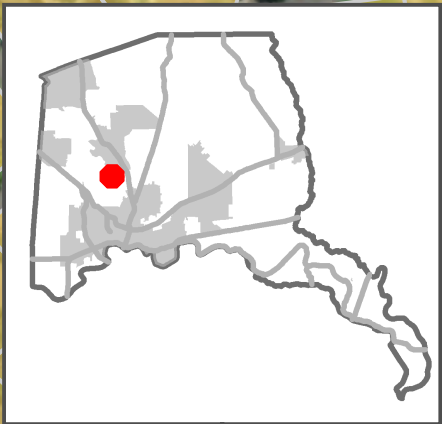
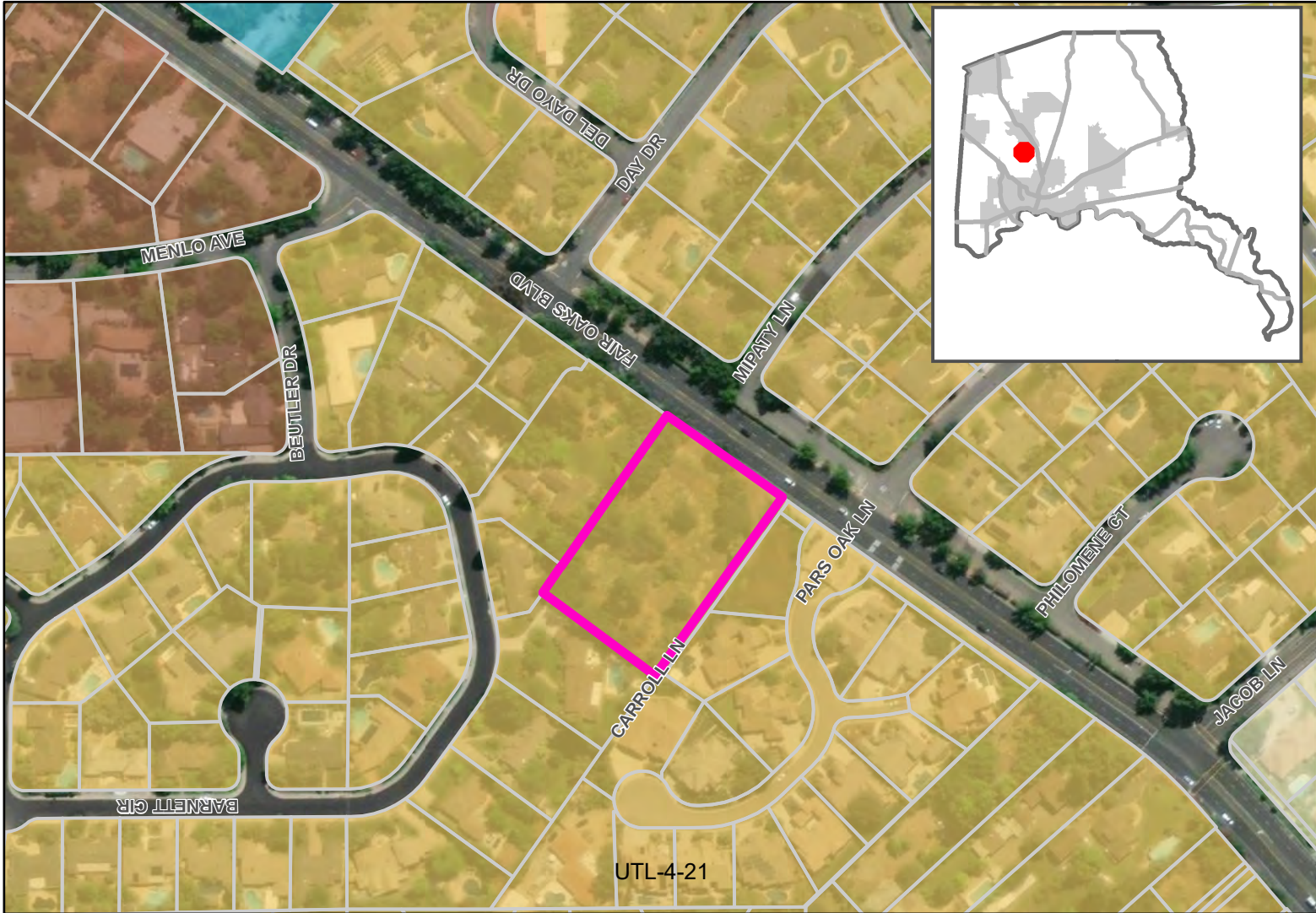
 RD-5 Residential

 SC Shopping Center



Site 15

APN 289-0600-022-0000
4845 Fair Oaks Boulevard,
Carmichael/Old Foothill Farms



Legend

 Proposed Rezone Site

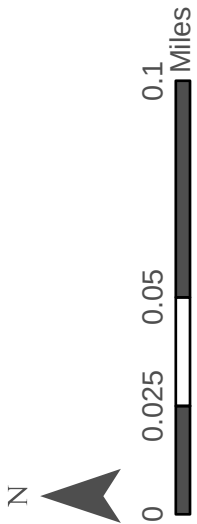
Zoning

 AR-1 Agricultural-Residential - 1 Acre

 RD-2 Residential

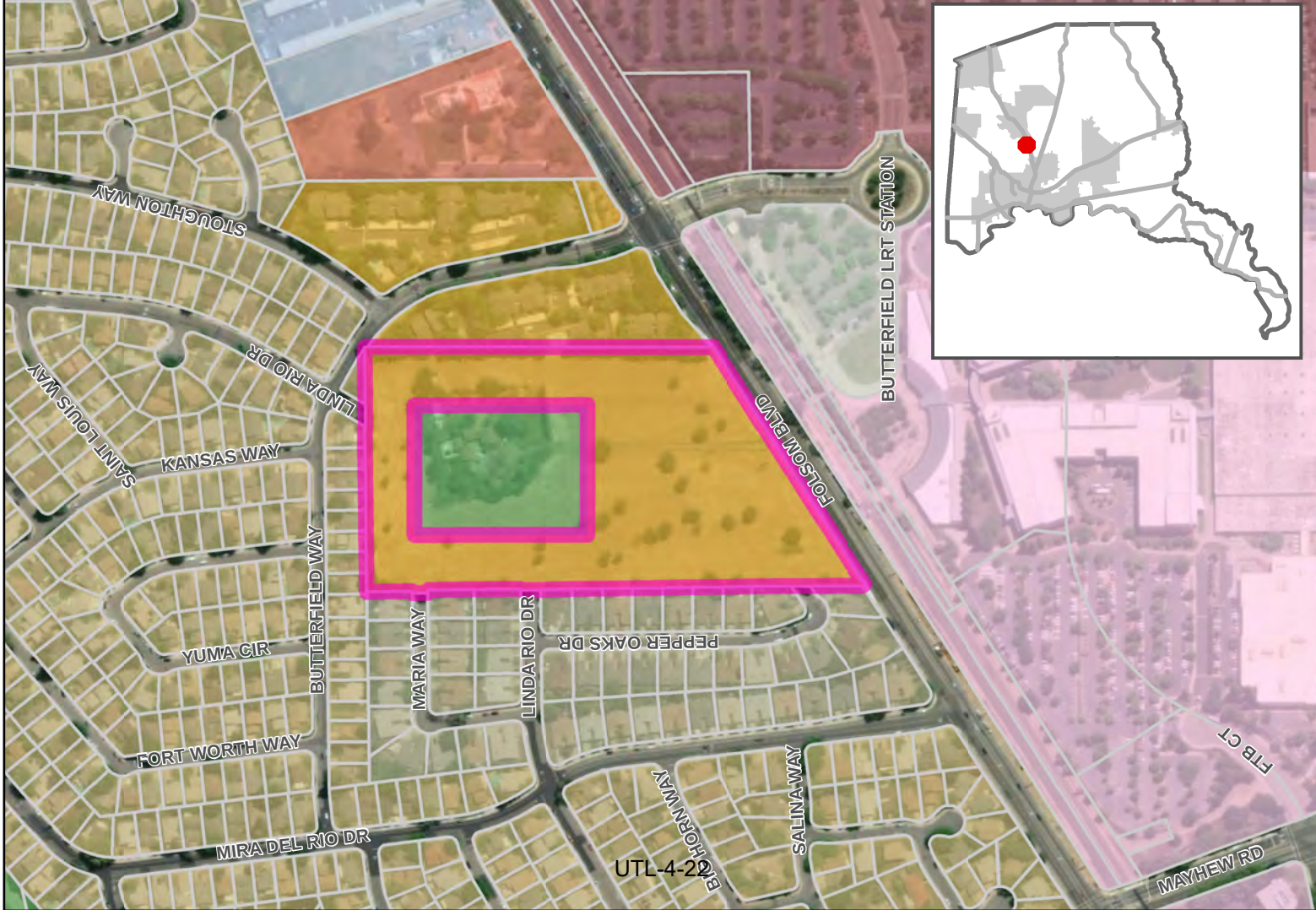
 RD-3 Residential

 RD-4 Residential



Site 16

APN 075-0020-015-0000
9425 Folsom Boulevard,
Cordova

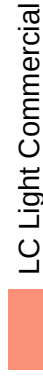


Legend

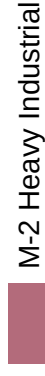


Proposed Rezone Site

Zoning



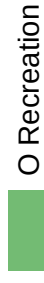
LC Light Commercial



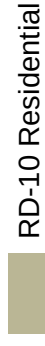
M-2 Heavy Industrial



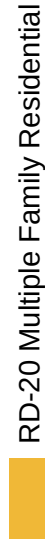
MP Industrial - Office Park



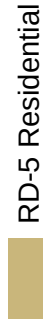
O Recreation



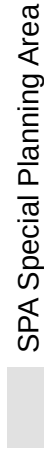
RD-10 Residential



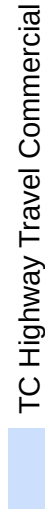
RD-20 Multiple Family Residential



RD-5 Residential



SPA Special Planning Area



TC Highway Travel Commercial



Site 17

APN 075-0440-024-0000
450 feet Northeast of Folsom
Boulevard/Paseo Rio Way,
Cordova

CITY OF
RANCHO CORDOVA

MIRA DEL RIO DR

PASEO RIO WAY

FOLSOM BLVD

HORN RD

UTL-4-23

Legend

 Proposed Rezone Site

Zoning

 BP Business and Professional Office

 O Recreation

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-5 Residential



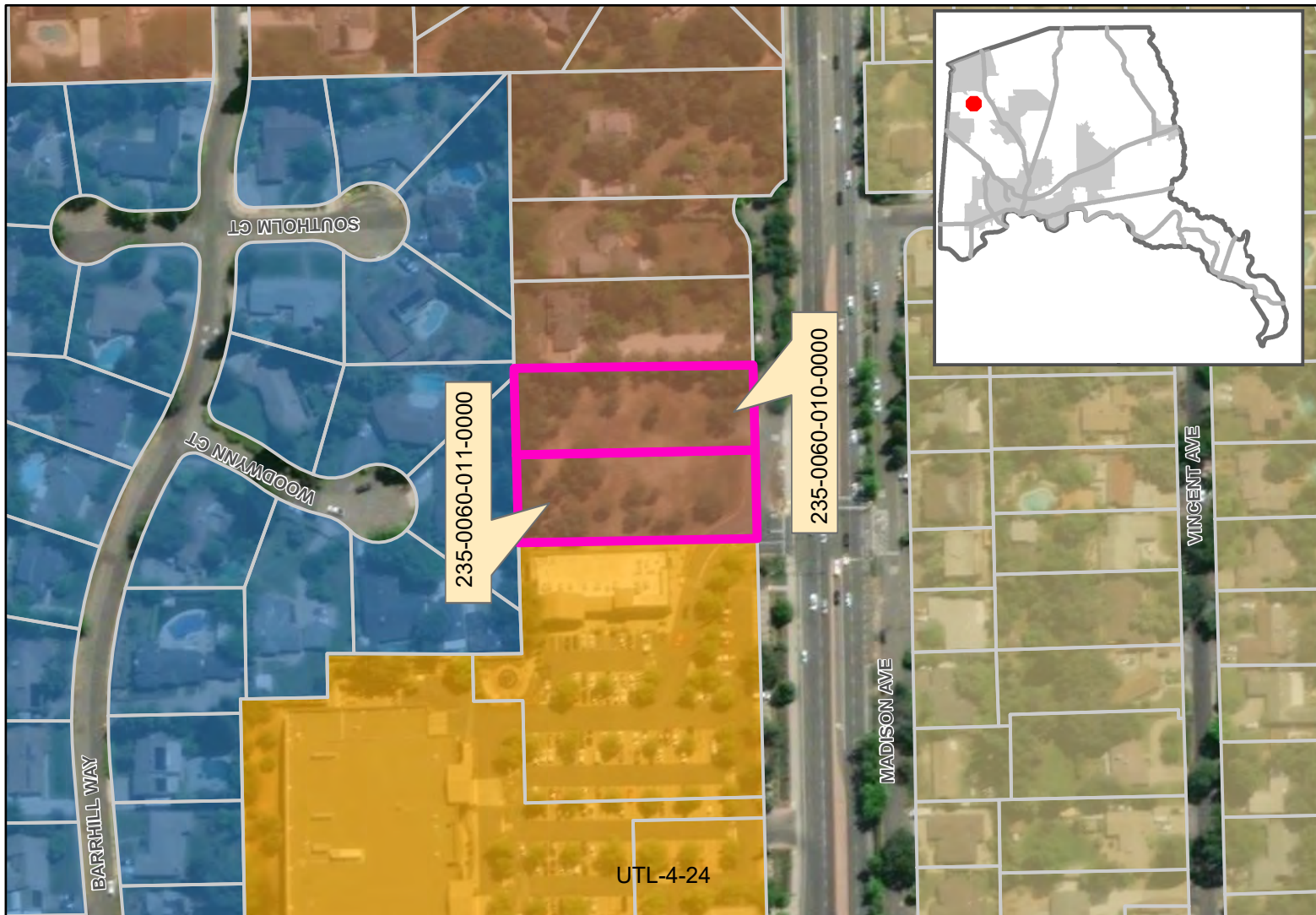
0 0.025 0.05 0.1 Miles



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

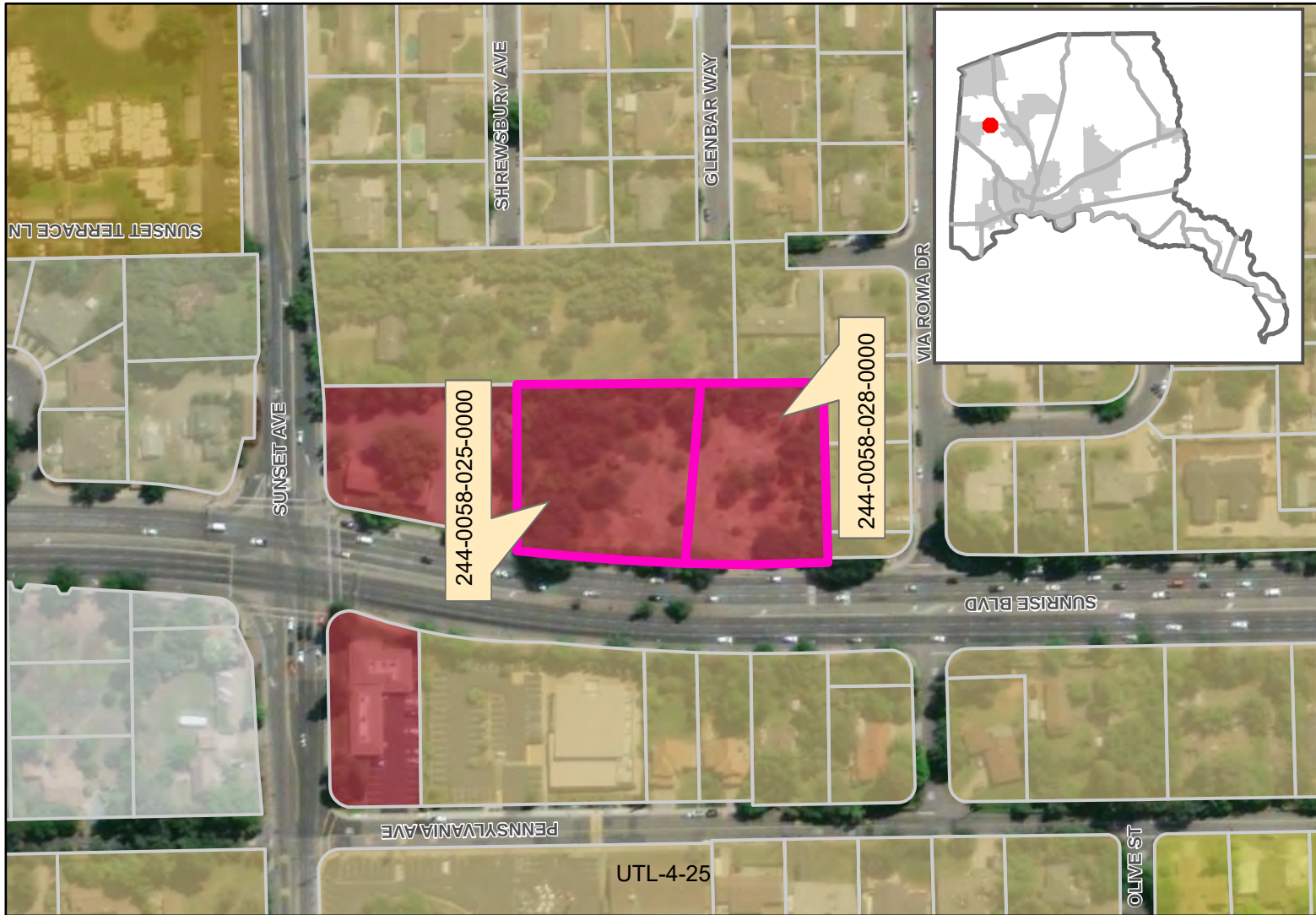


0 0.025 0.05 0.1 Miles

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

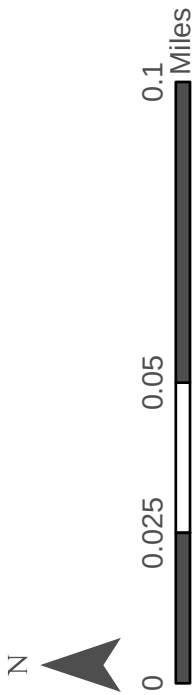
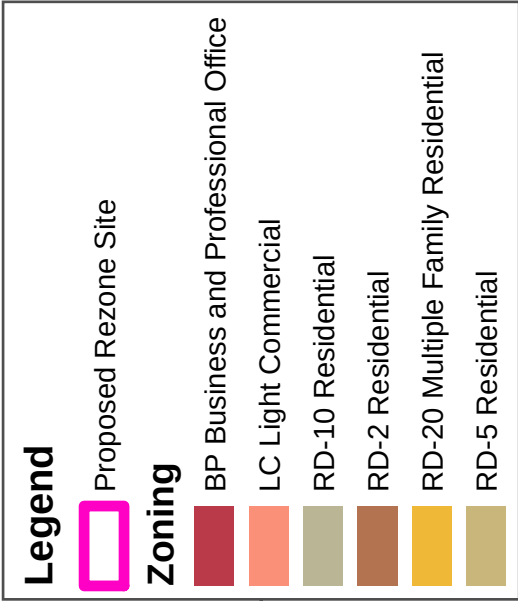
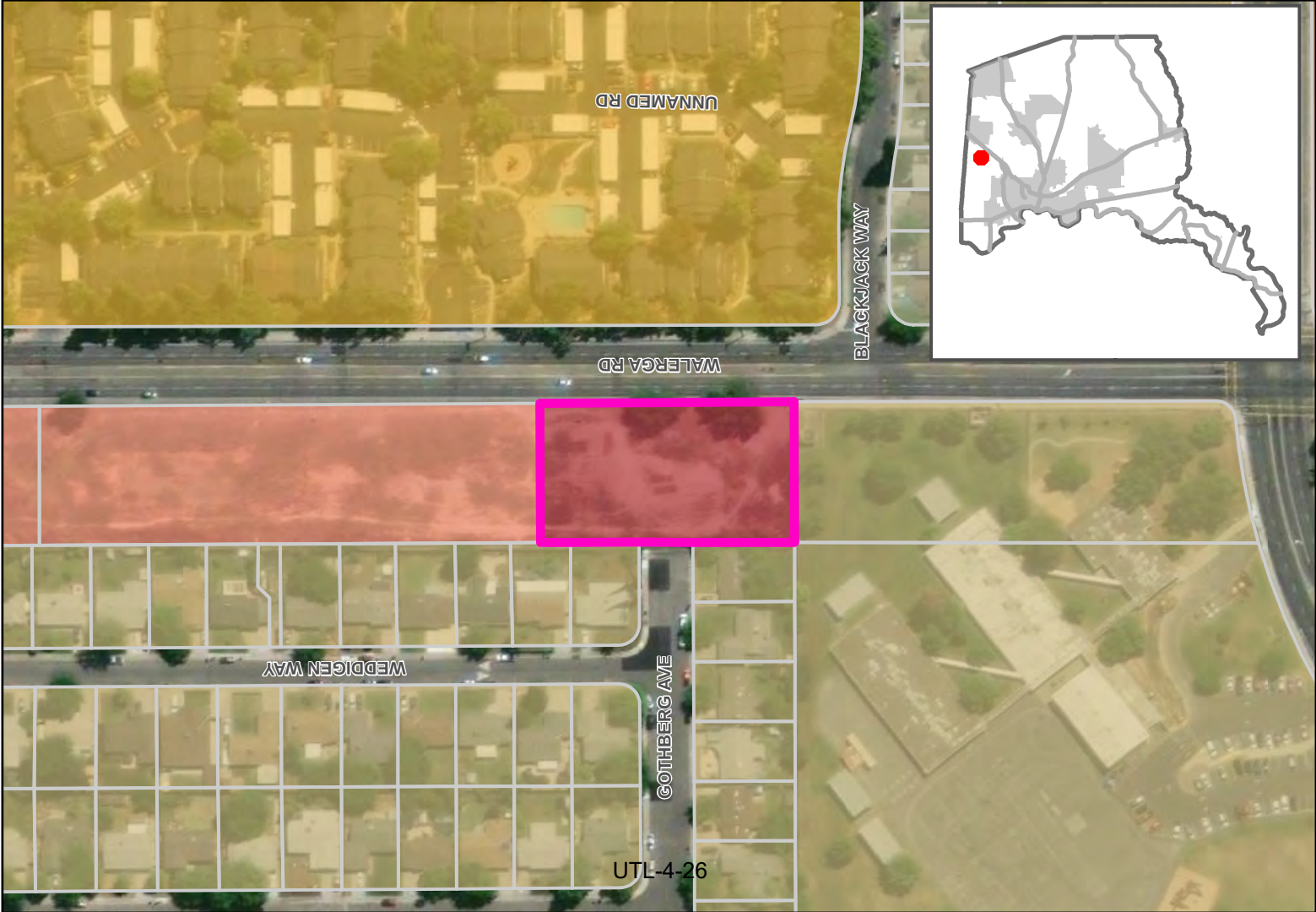
 SPA Special Planning Area



Site 20

APN 219-0032-004-0000

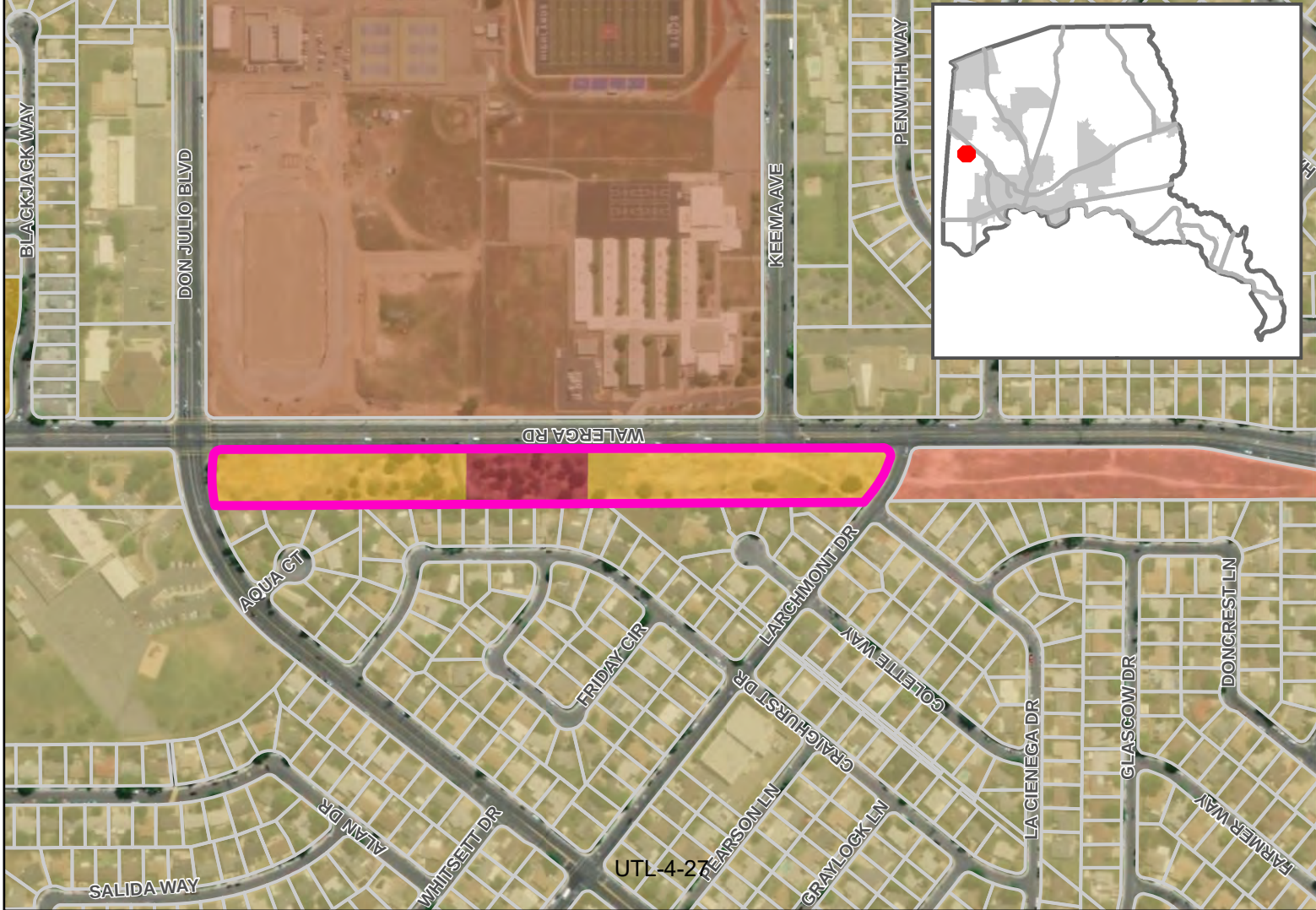
Northwest Walerga Road/Blackjack Way,
North Highlands



Site 21

APN 219-0033-001-0000

Southwest Walerga Road/Don Julio Boulevard,
North Highlands



Legend

 Proposed Rezone Site

Zoning

 BP Business and Professional Office

 LC Light Commercial

 RD-10 Residential

 RD-2 Residential

 RD-20 Multiple Family Residential

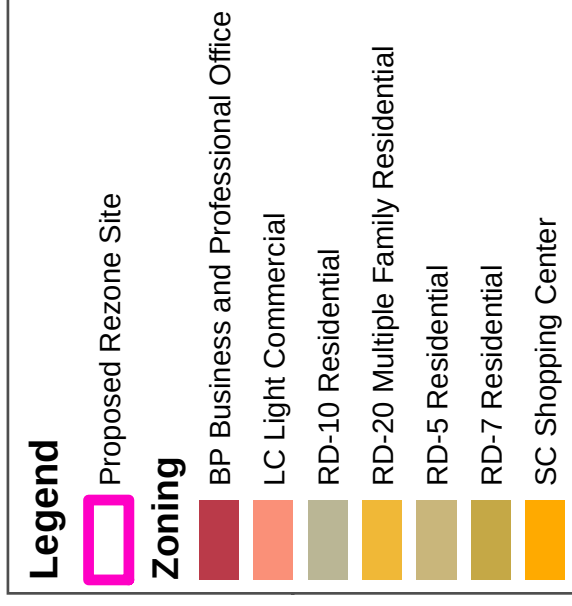
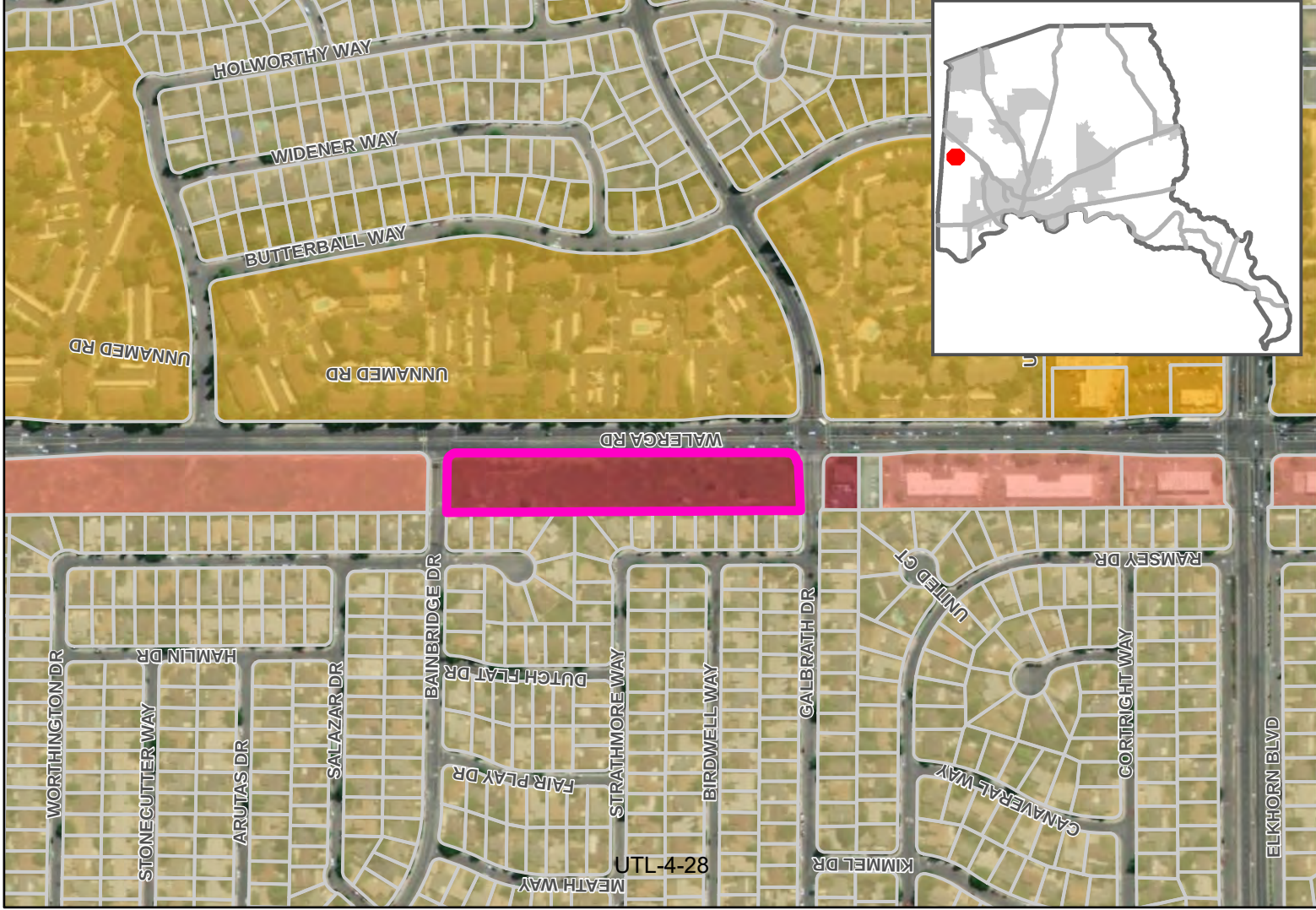
 RD-5 Residential



Site 22

APN 219-0042-019-0000

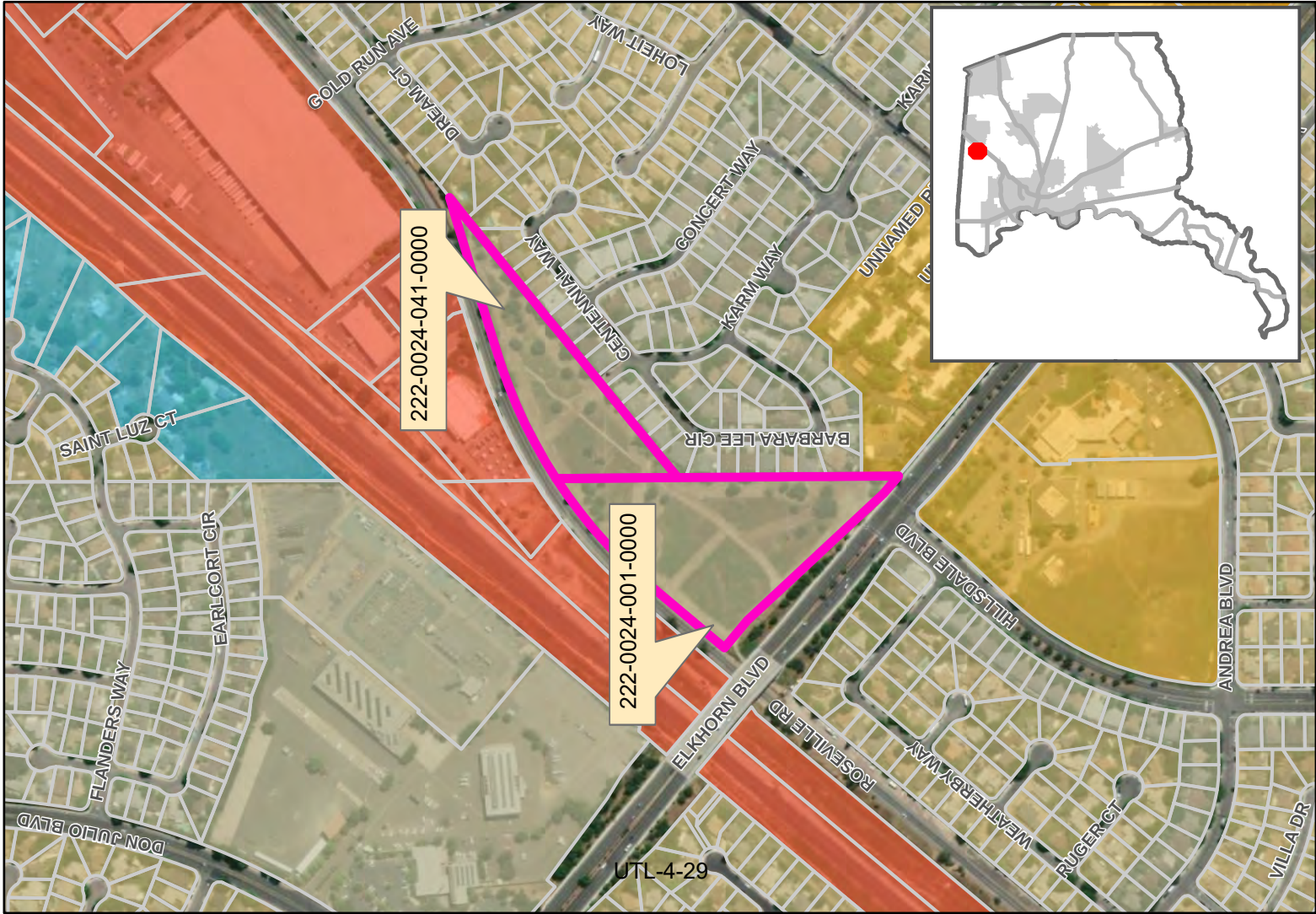
NW Walerga Road/Galbraith Drive,
North Highlands



Site 23

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

East Roseville Road/
Elkhorn Boulevard Overpass,
North Highlands



Legend

Proposed Rezone Site

Zoning

AR-1 Agricultural-Residential - 1 Acre

M-1 Light Industrial

RD-10 Residential

RD-20 Multiple Family Residential

RD-5 Residential

SC Shopping Center

N

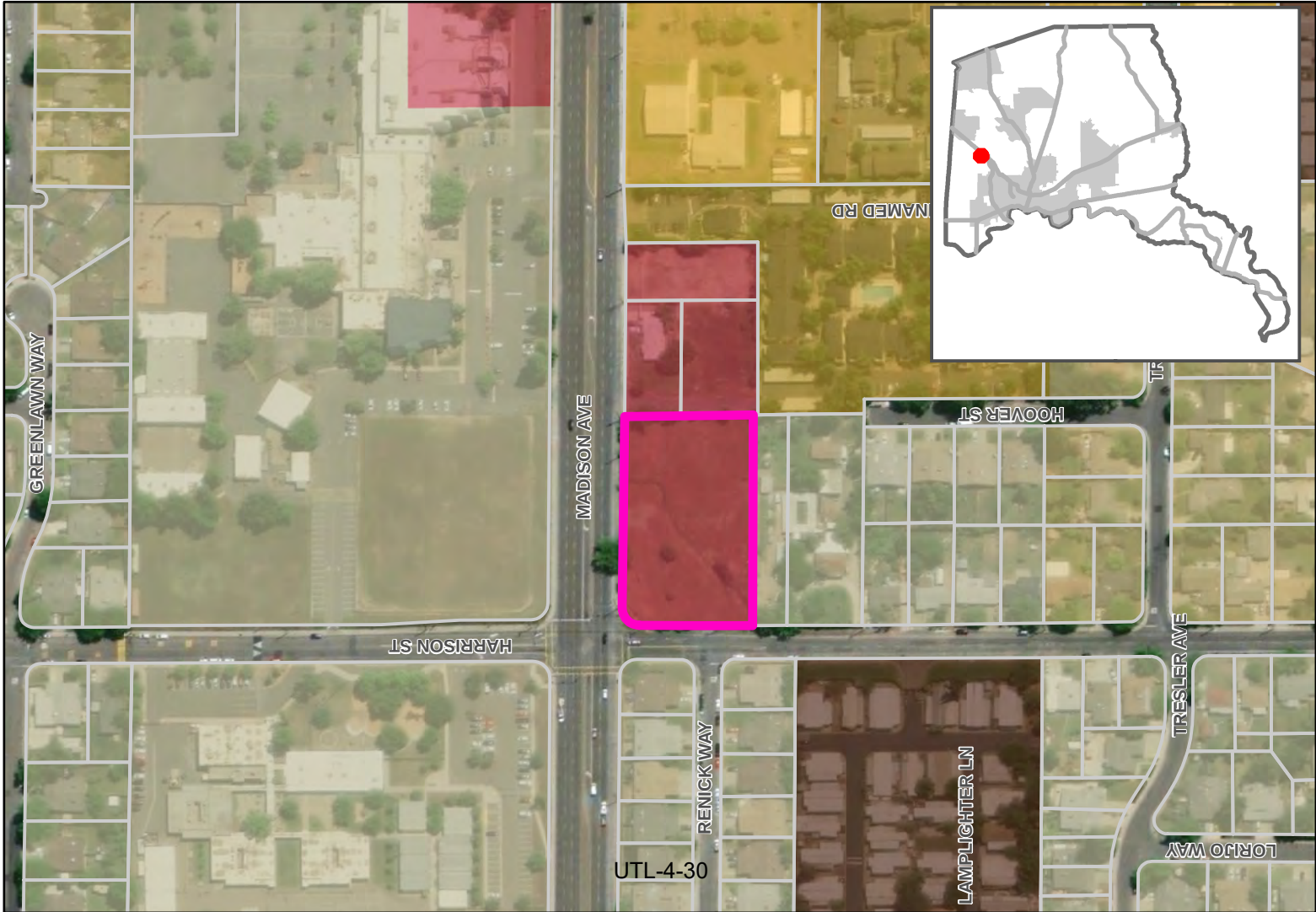


0 0.05 0.1 0.2 Miles

Site 24

APN 228-0182-005-0000

5140 Harrison Street,
North Highlands



Legend

 Proposed Rezone Site

Zoning

 BP Business and Professional Office

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

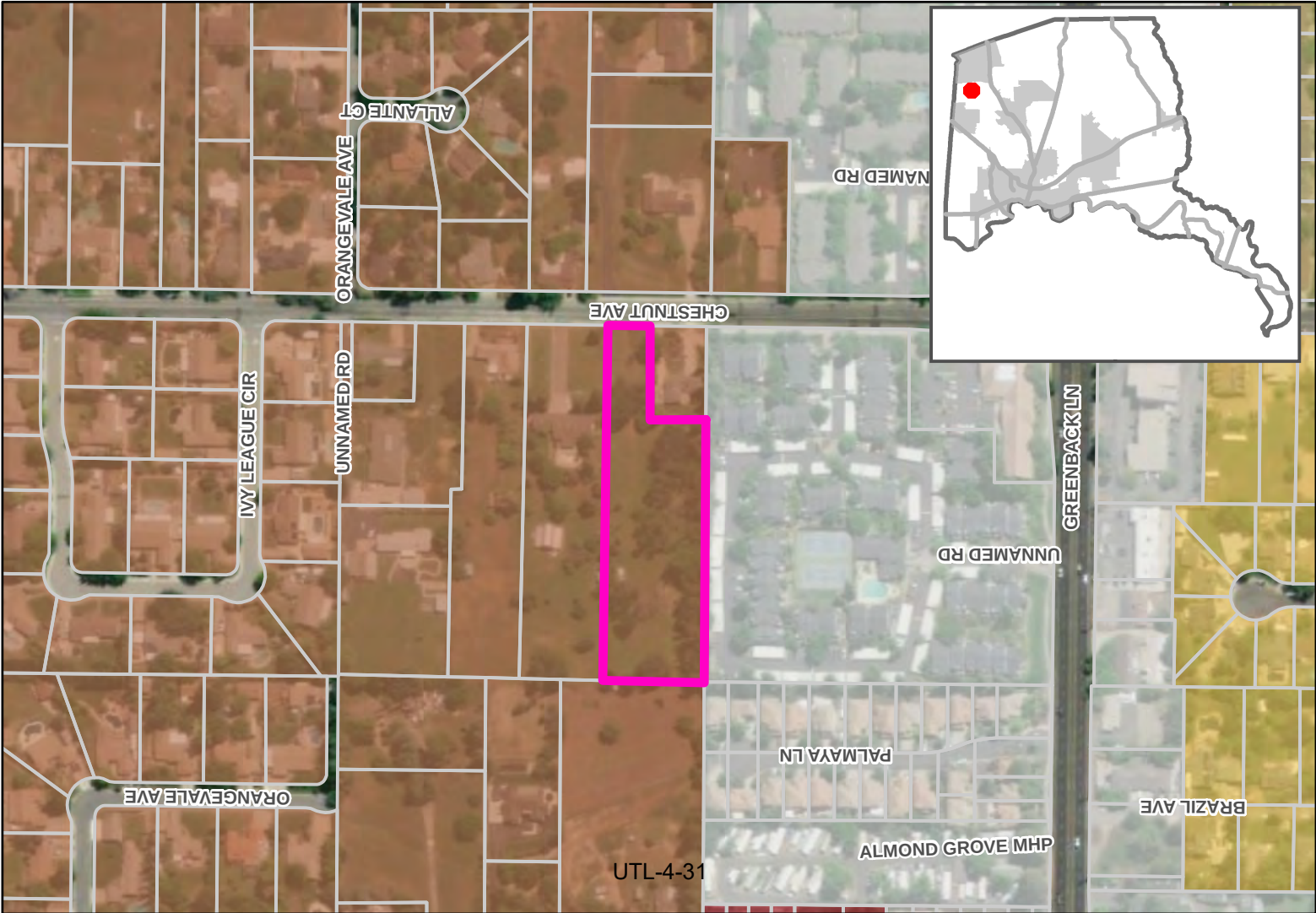
 RD-5 Residential

 RM-1 Mobile Home Subdivision



Site 25

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



Legend

Proposed Rezone Site

Zoning

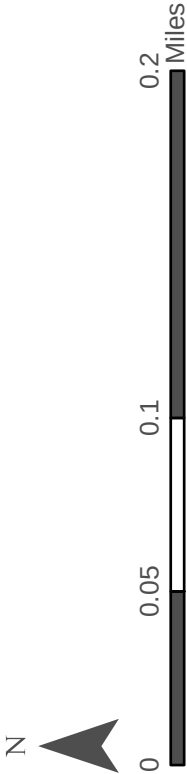
BP Business and Professional Office

RD-2 Residential

RD-4 Residential

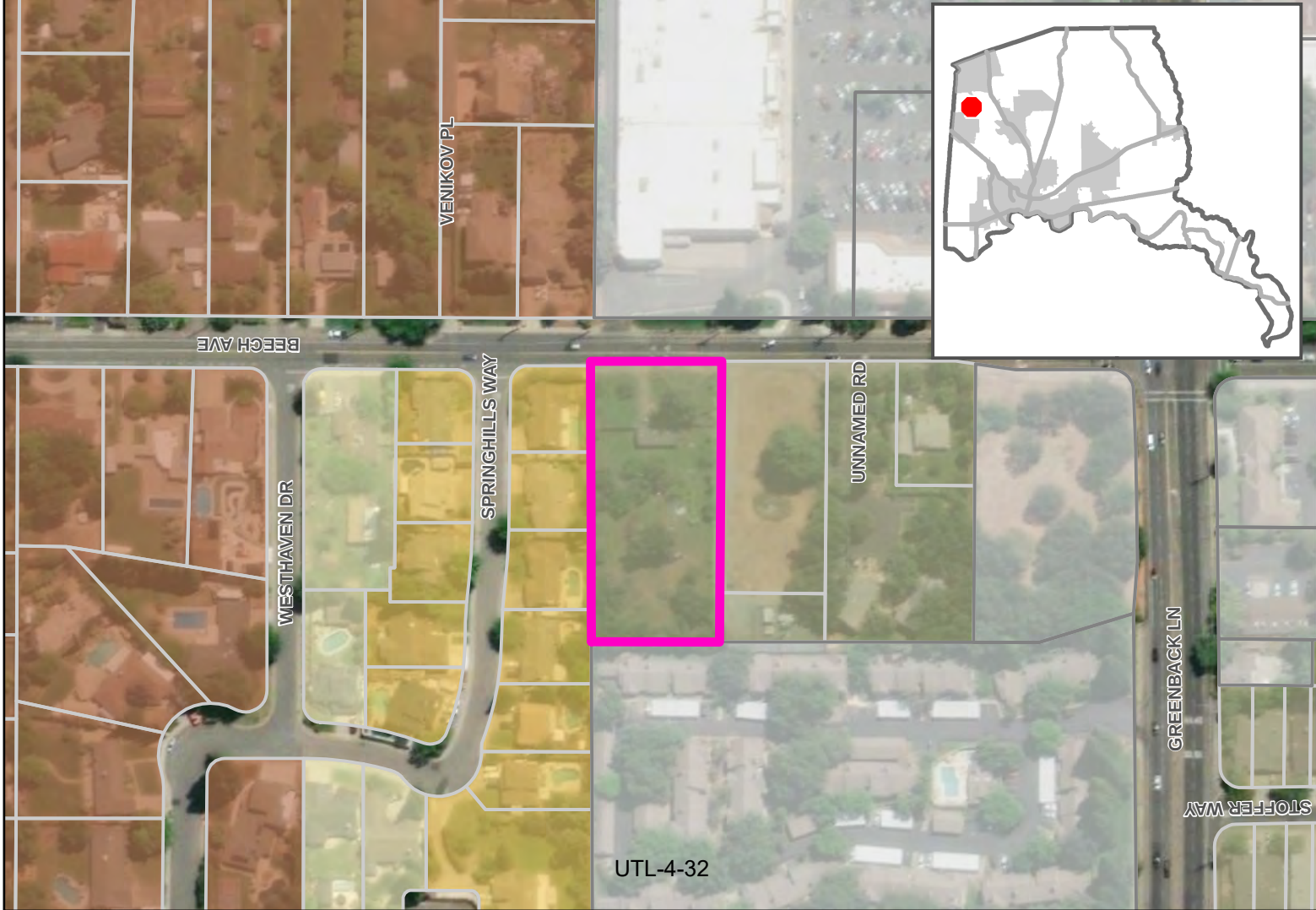
RD-5 Residential

SPA Special Planning Area



Site 26

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



Legend

Proposed Rezone Site

Zoning

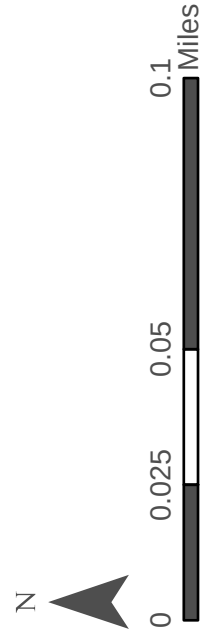
RD-2 Residential

RD-3 Residential

RD-4 Residential

RD-5 Residential

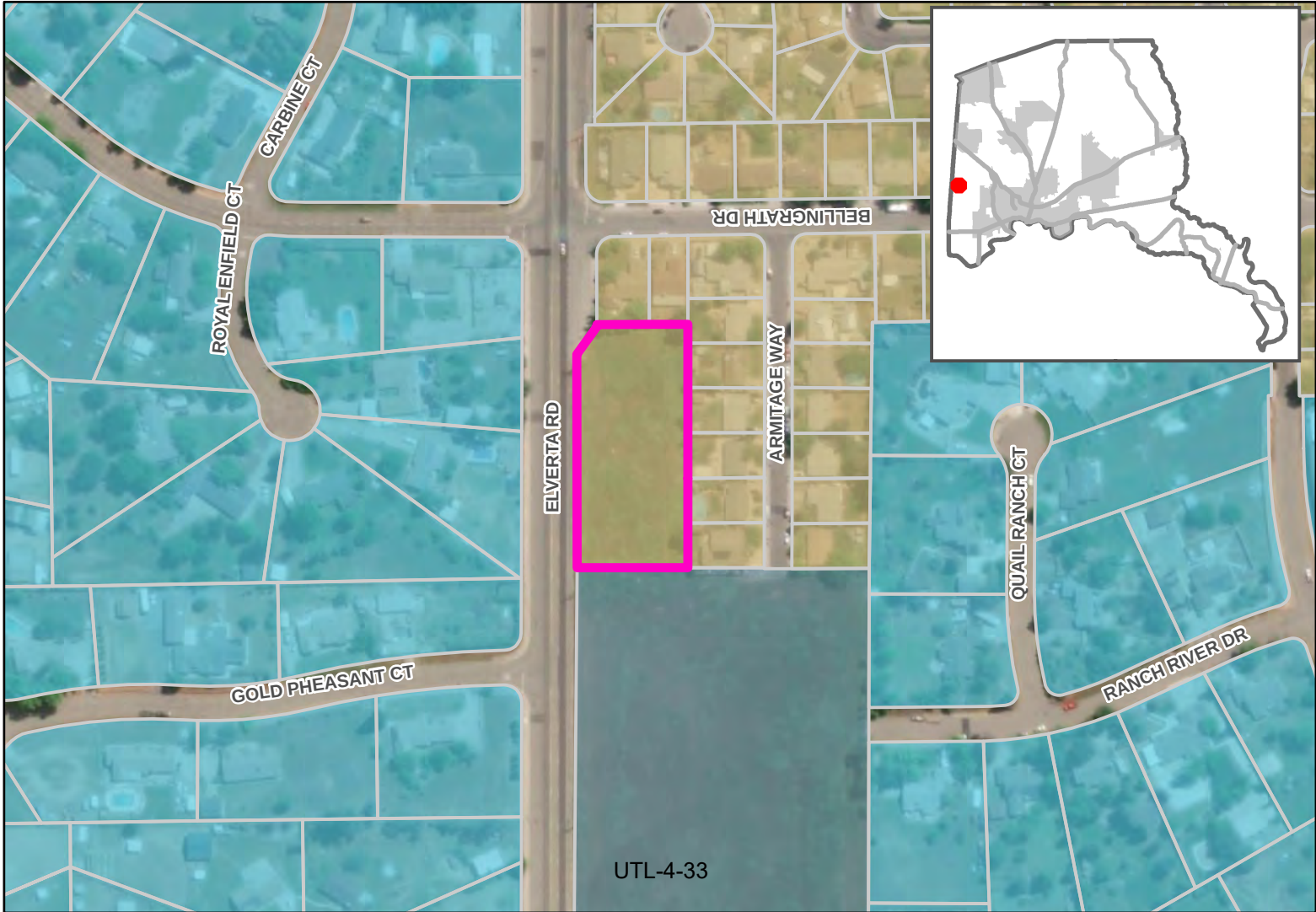
SPA Special Planning Area



Site 27

APN 203-0080-021-0000

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



Legend

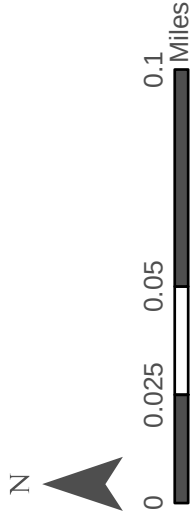
Proposed Rezone Site

Zoning

AR-1 Agricultural-Residential - 1 Acre

AR-5 Agricultural-Residential - 5 Acres

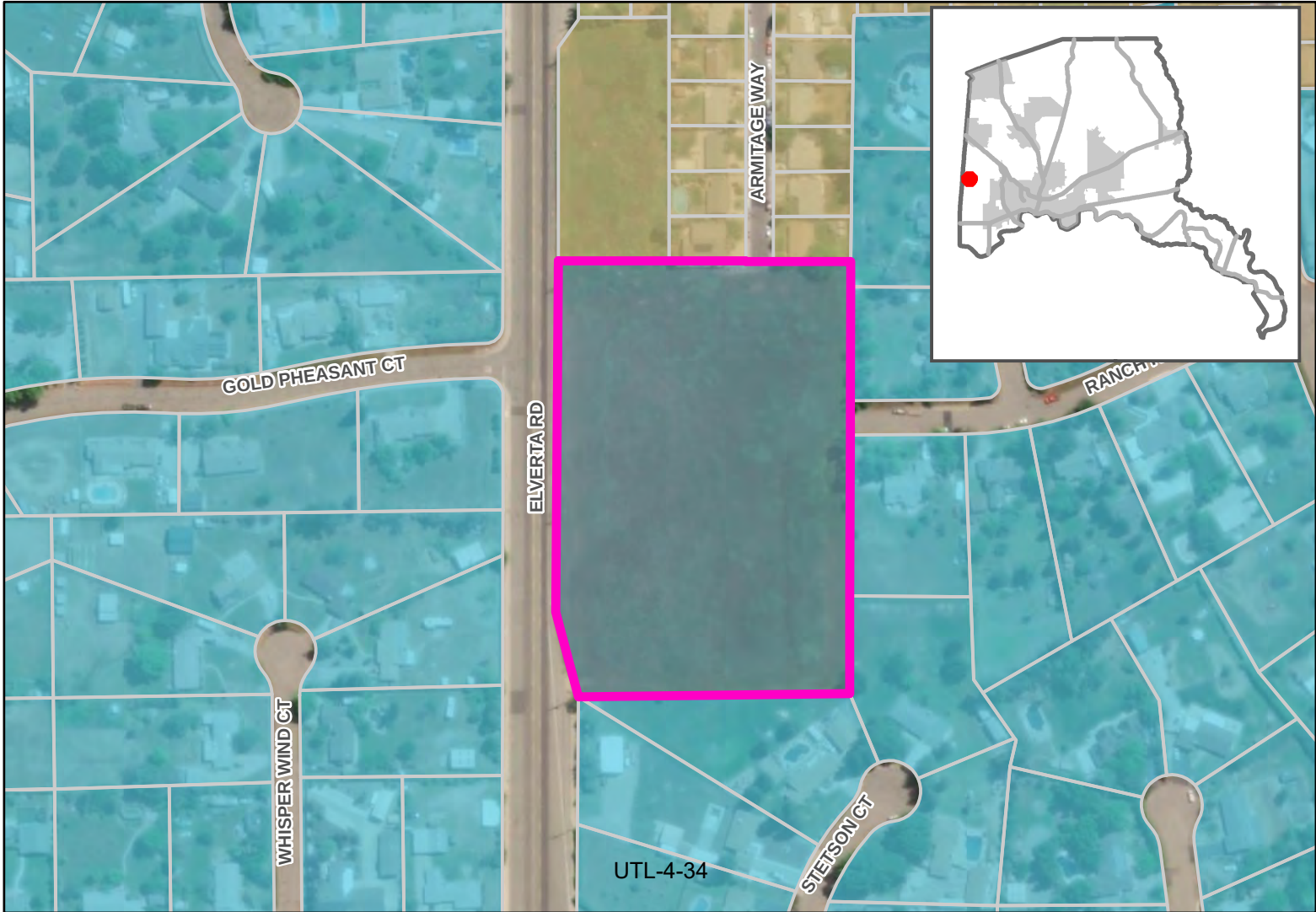
RD-5 Residential



Site 28

APN 203-0080-027-0000

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

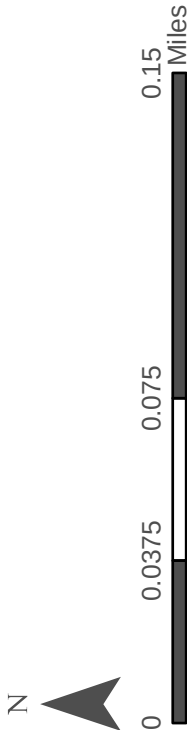


Legend

Proposed Rezone Site

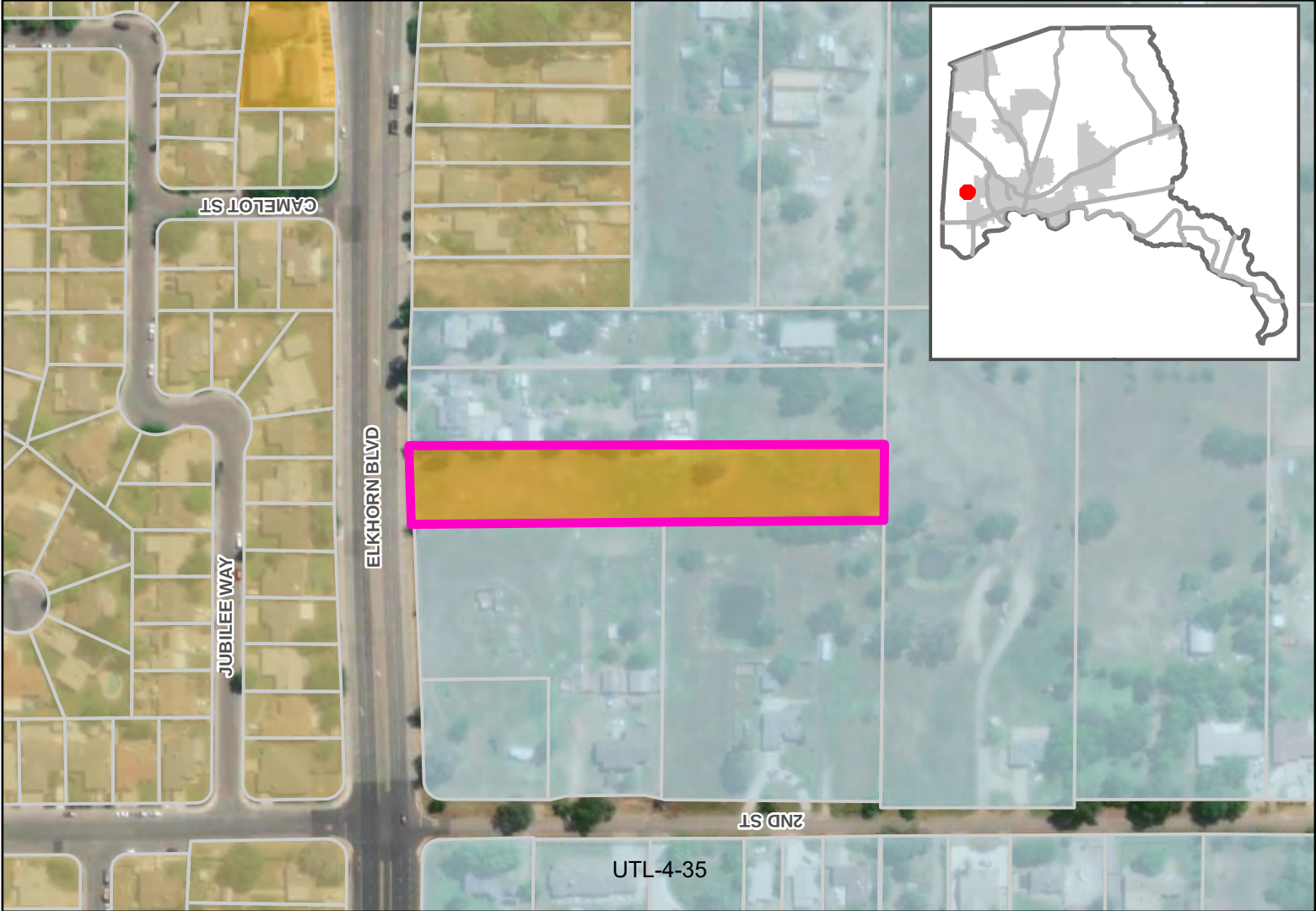
Zoning

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



Site 29

APN 214-0092-019-0000
232 Elkhorn Boulevard,
Rio Linda/Elverta



Legend



Proposed Rezone Site

Zoning



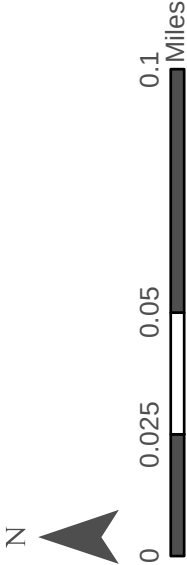
AR-2 Agricultural-Residential - 2 Acres



RD-20 Multiple Family Residential

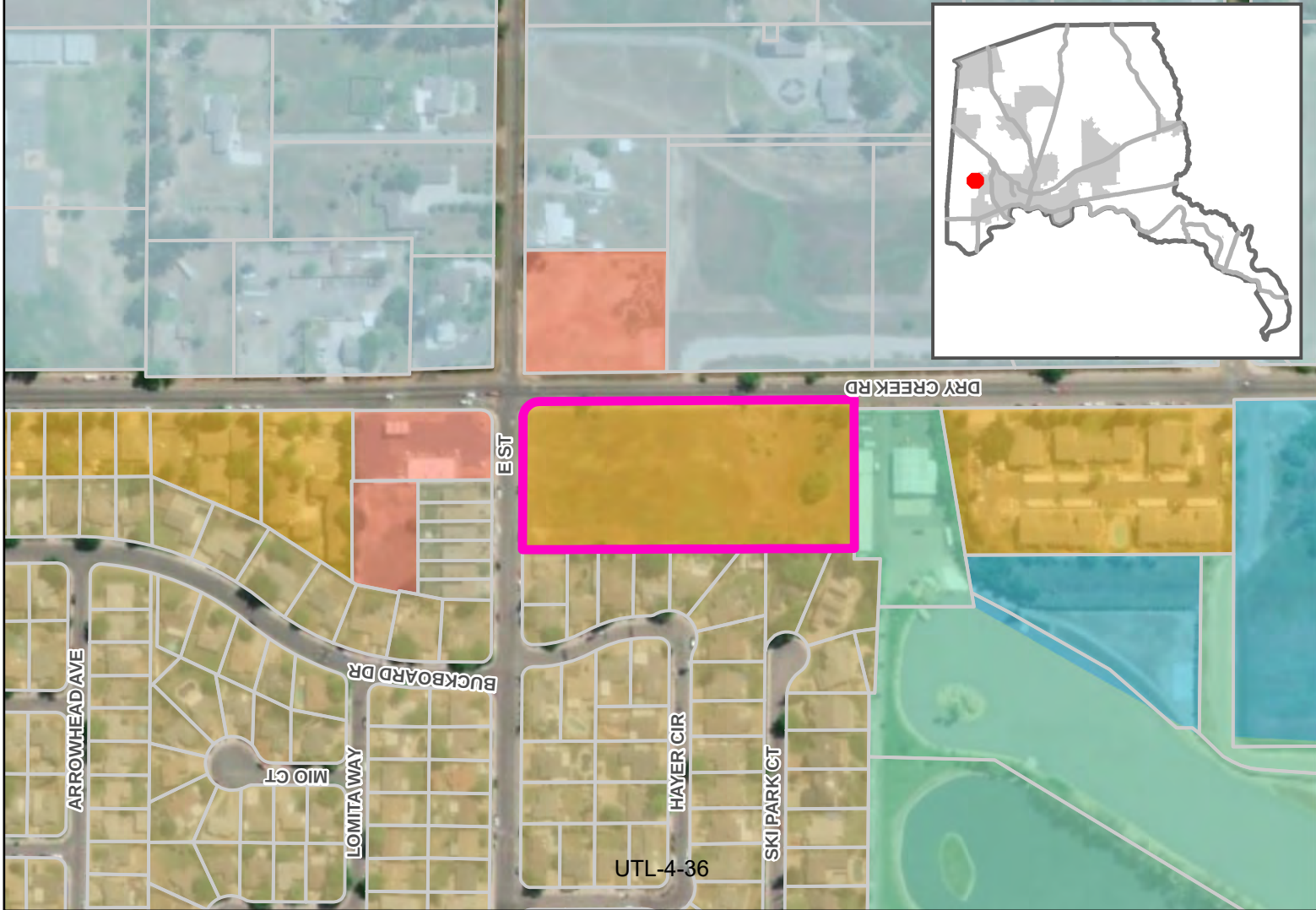


RD-5 Residential



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

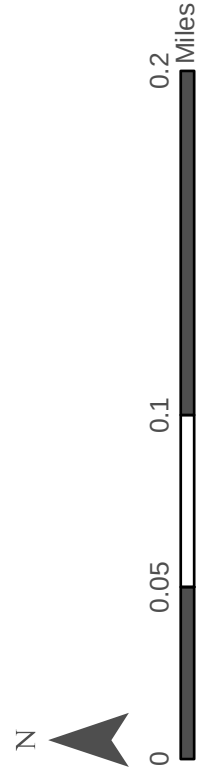
 C-O Commercial Recreation

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

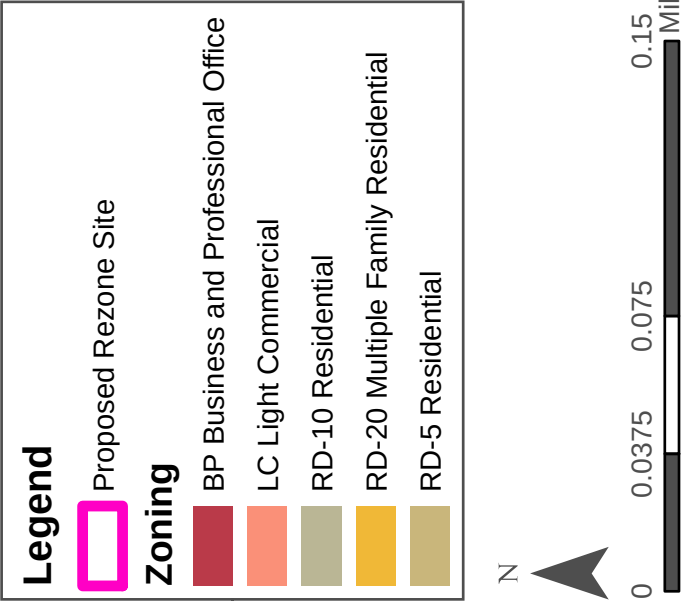
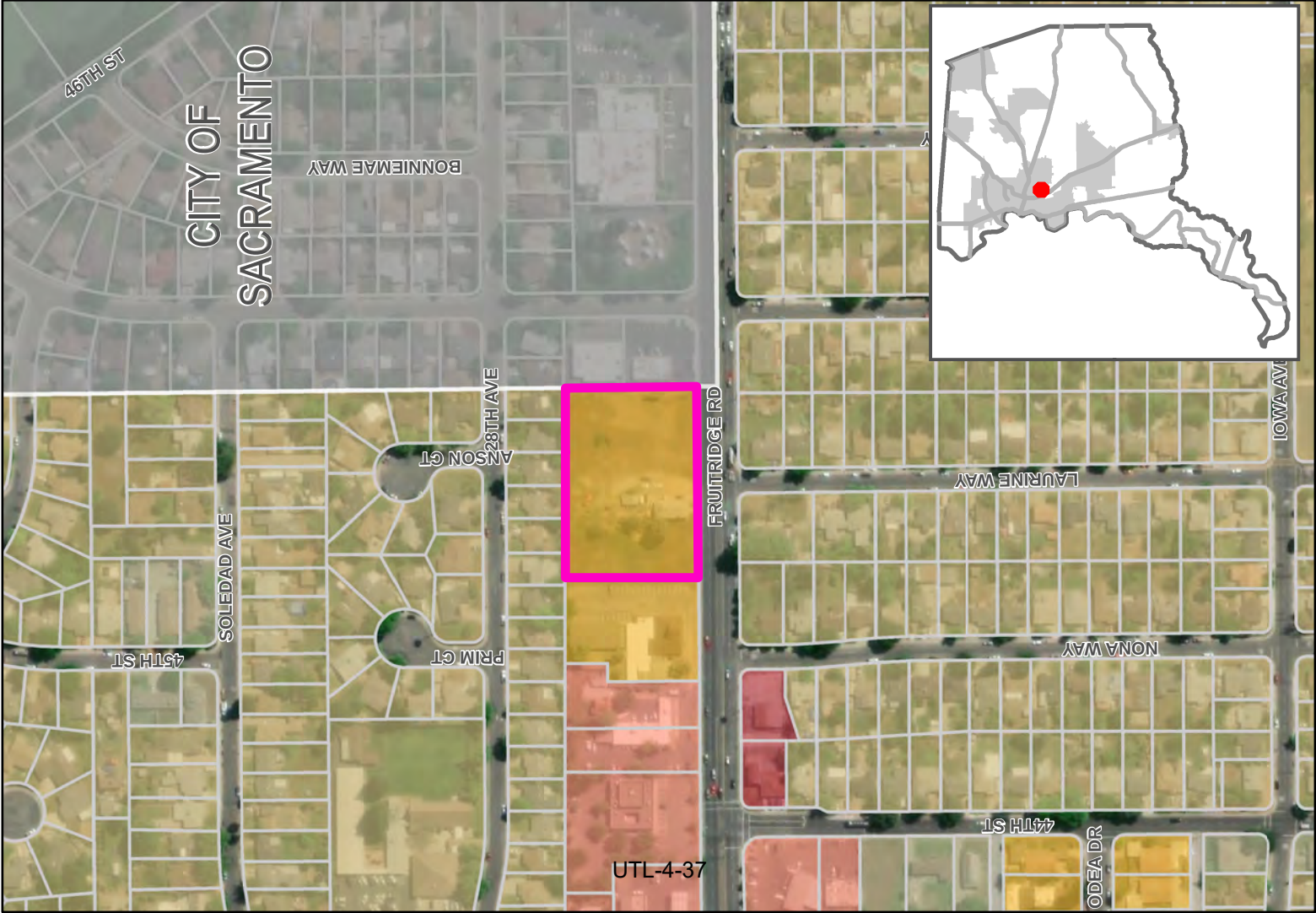
 RD-5 Residential



Site 31

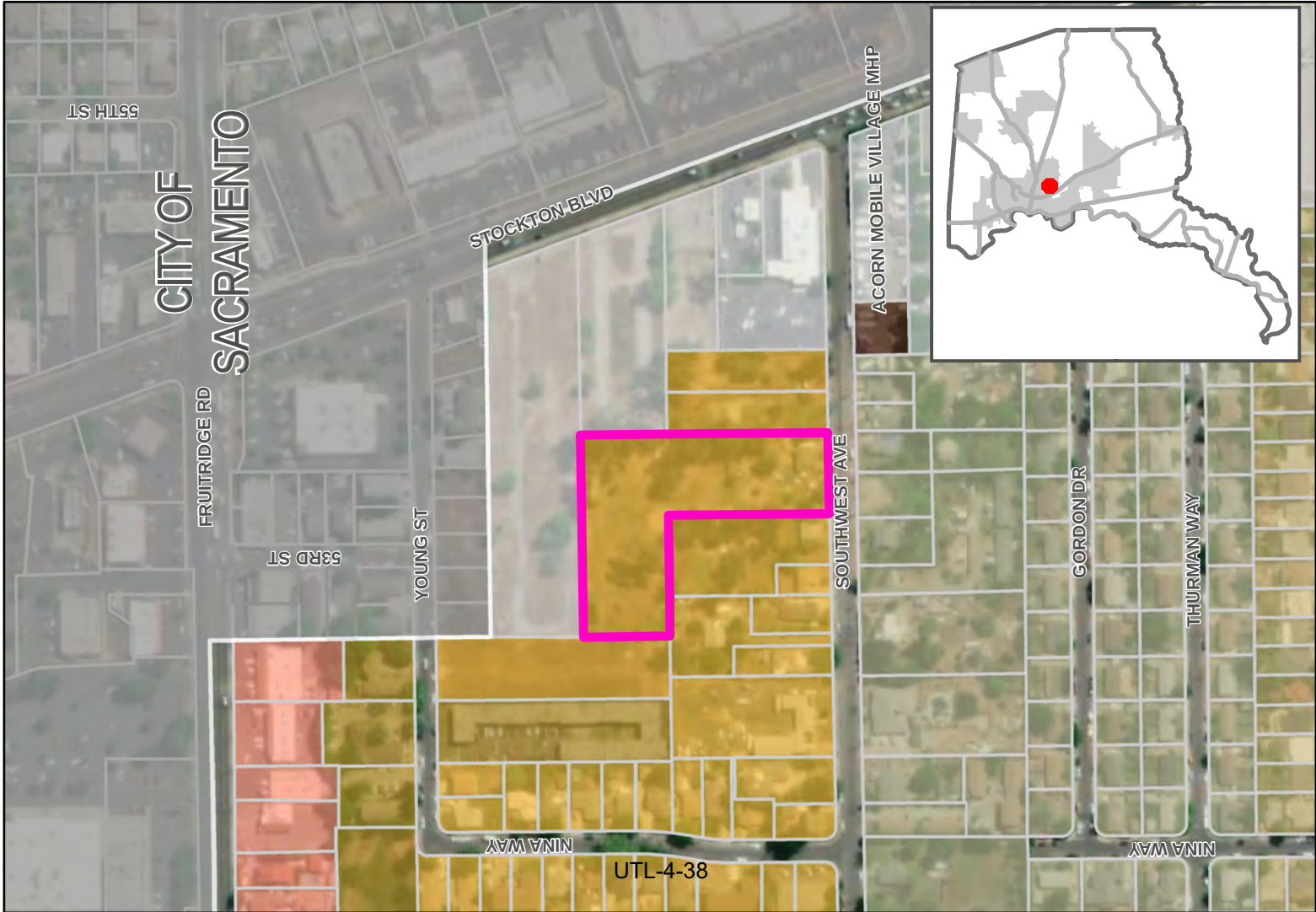
APN 022-0252-018-0000

4541 Fruitridge Road,
South Sacramento



Site 32

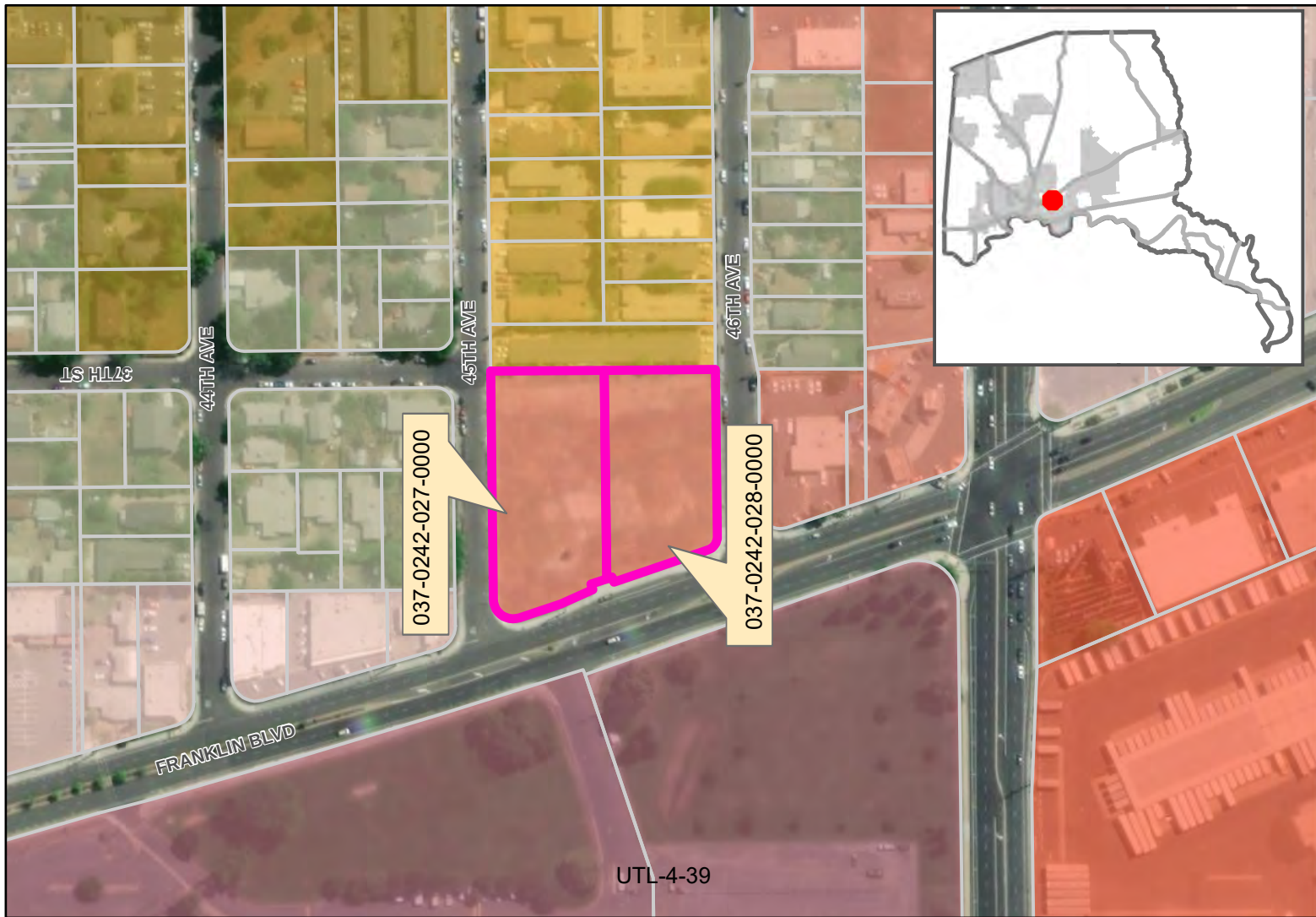
APN 026-0102-023-0000
5903 Southwest Avenue,
South Sacramento



Site 33

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

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



Legend

Proposed Rezone Site

Zoning

GC General Commercial

LC Light Commercial

M-1 Light Industrial

M-2 Heavy Industrial

RD-10 Residential

RD-20 Multiple Family Residential

RD-30 Multiple Family Residential

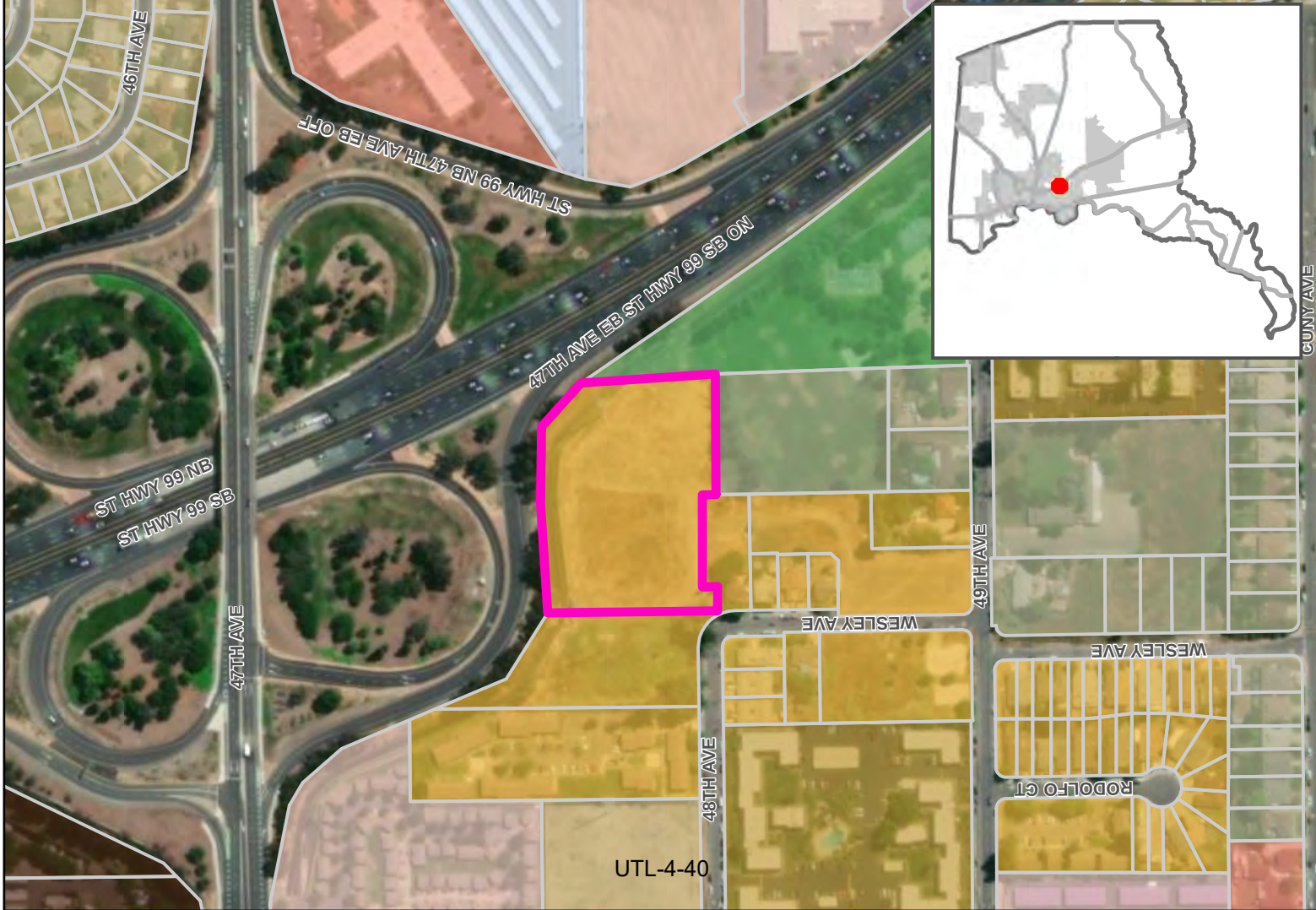


0 0.025 0.05 0.1 Miles

Site 34

APN 039-0054-001-0000

4001 48th Avenue,
South Sacramento



Legend

Proposed Rezone Site

Zoning

GC General Commercial

LC Light Commercial

MP Industrial - Office Park

O Recreation

RD-10 Residential

RD-20 Multiple Family Residential

RD-30 Multiple Family Residential

RD-5 Residential

RM-1 Mobile Home Subdivision

TC Highway Travel Commercial

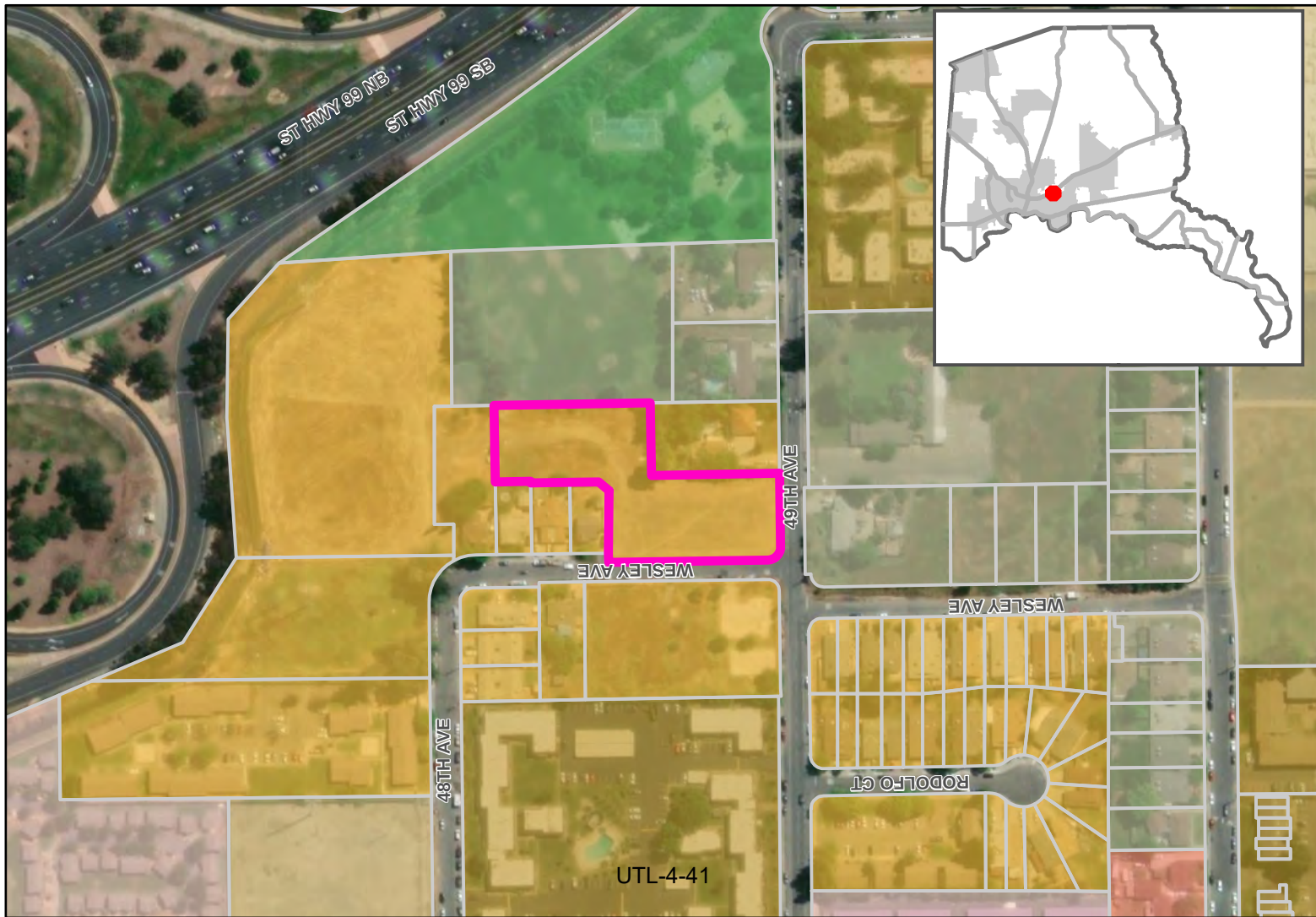
N



Site 35

APN 039-0072-016-0000

NE 49th Avenue/Wesley Avenue,
South Sacramento



Legend

Proposed Rezone Site

Zoning

GC General Commercial

LC Light Commercial

O Recreation

RD-10 Residential

RD-20 Multiple Family Residential

RD-30 Multiple Family Residential

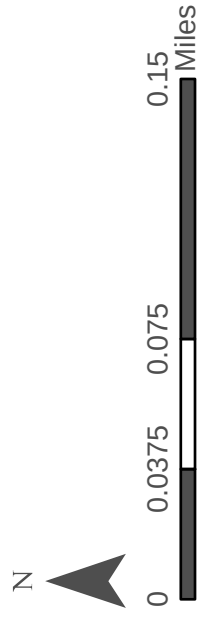
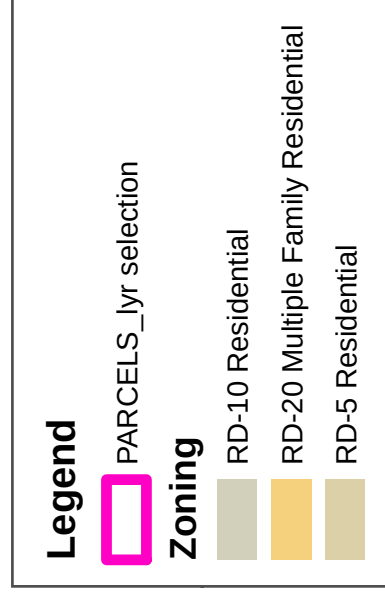
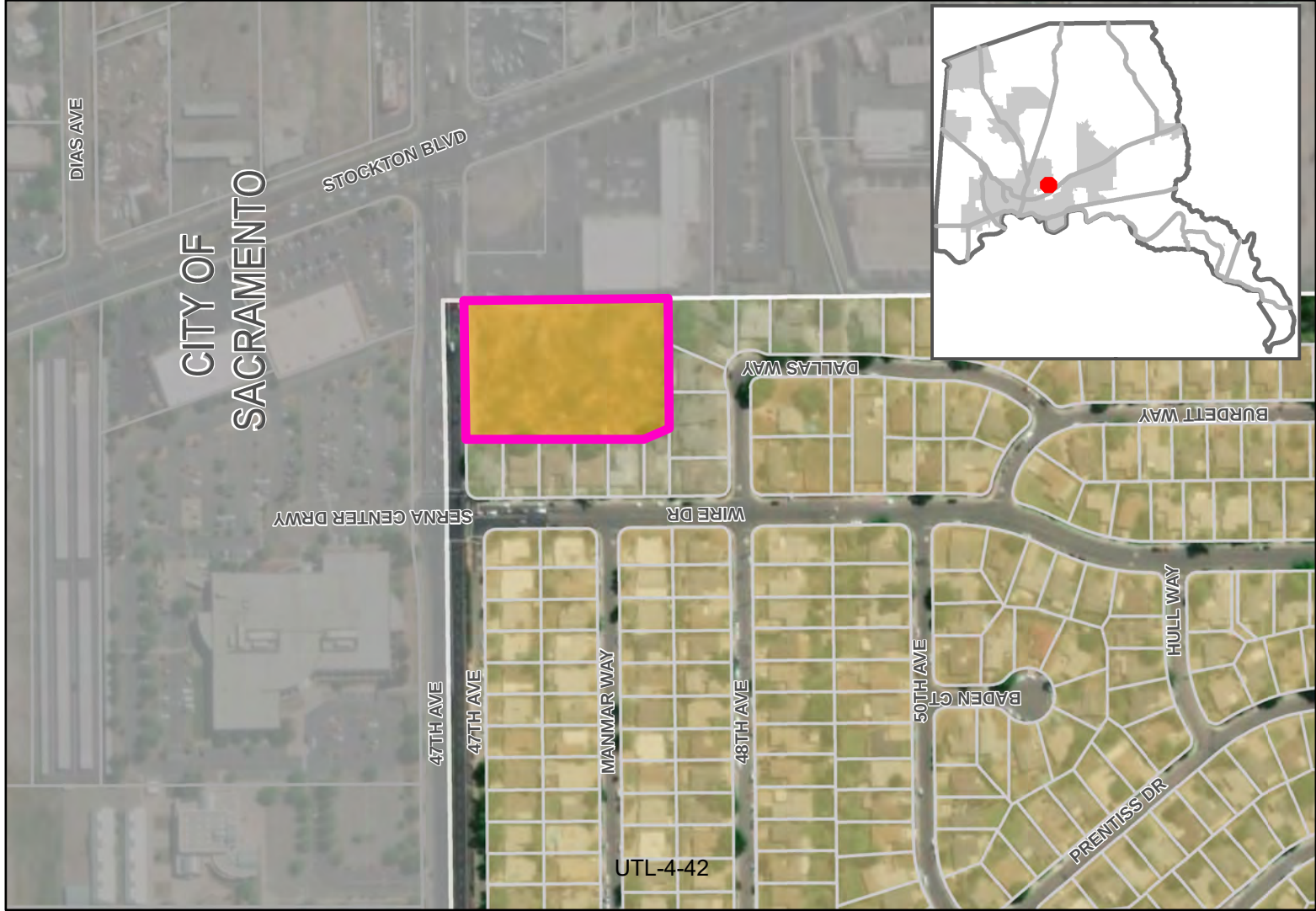
RD-5 Residential



0 0.0375 0.075 0.15 Miles

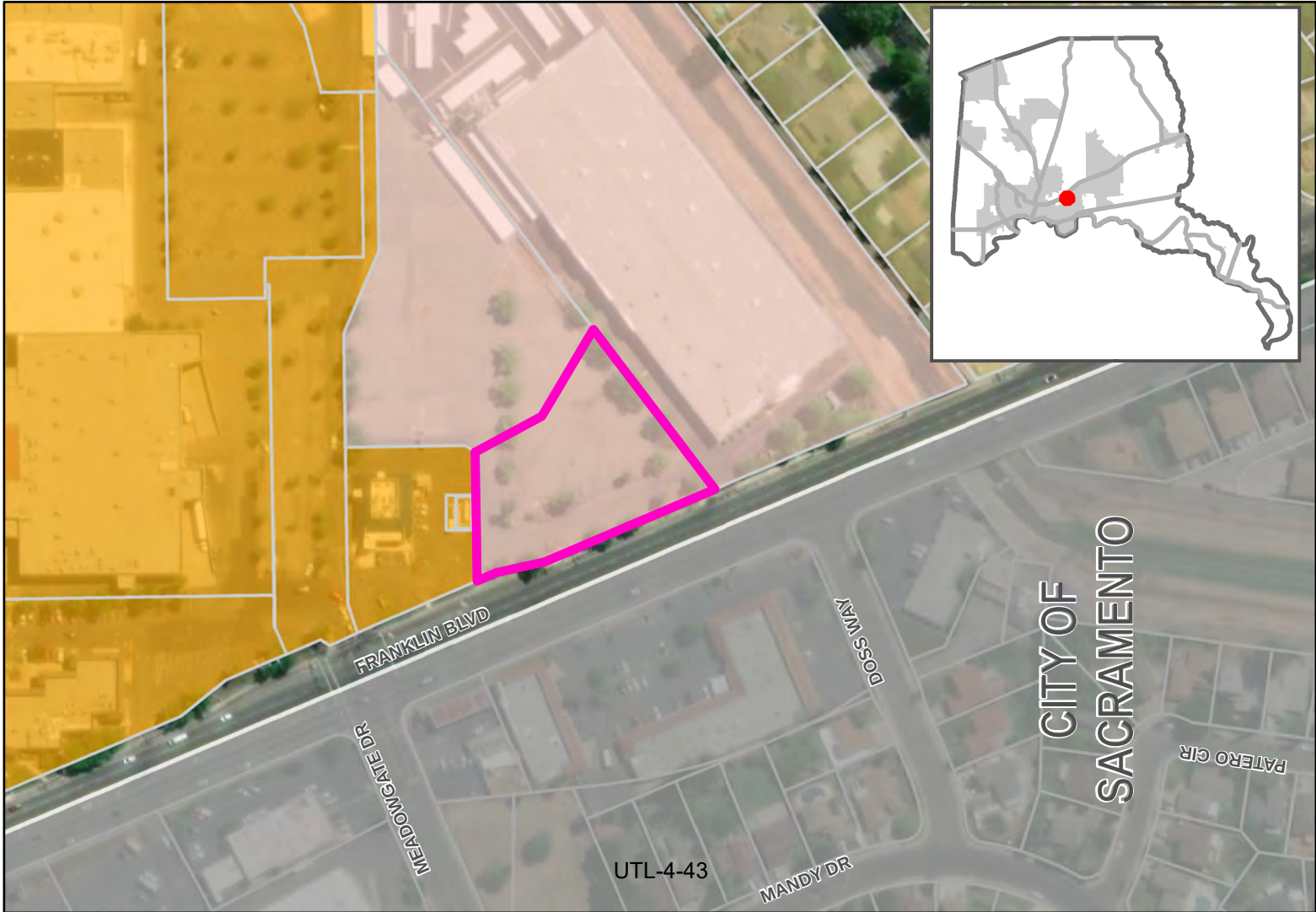
Site 36

APN 039-0241-001-0000
240 feet West of 47th Avenue/
Stockton Boulevard,
South Sacramento



Site 37

APN 050-0010-076-0000
180 feet Southeast of Franklin
Boulevard/Meadowgate Drive,
South Sacramento



Legend



Proposed Rezone Site

Zoning



GC General Commercial



RD-5 Residential



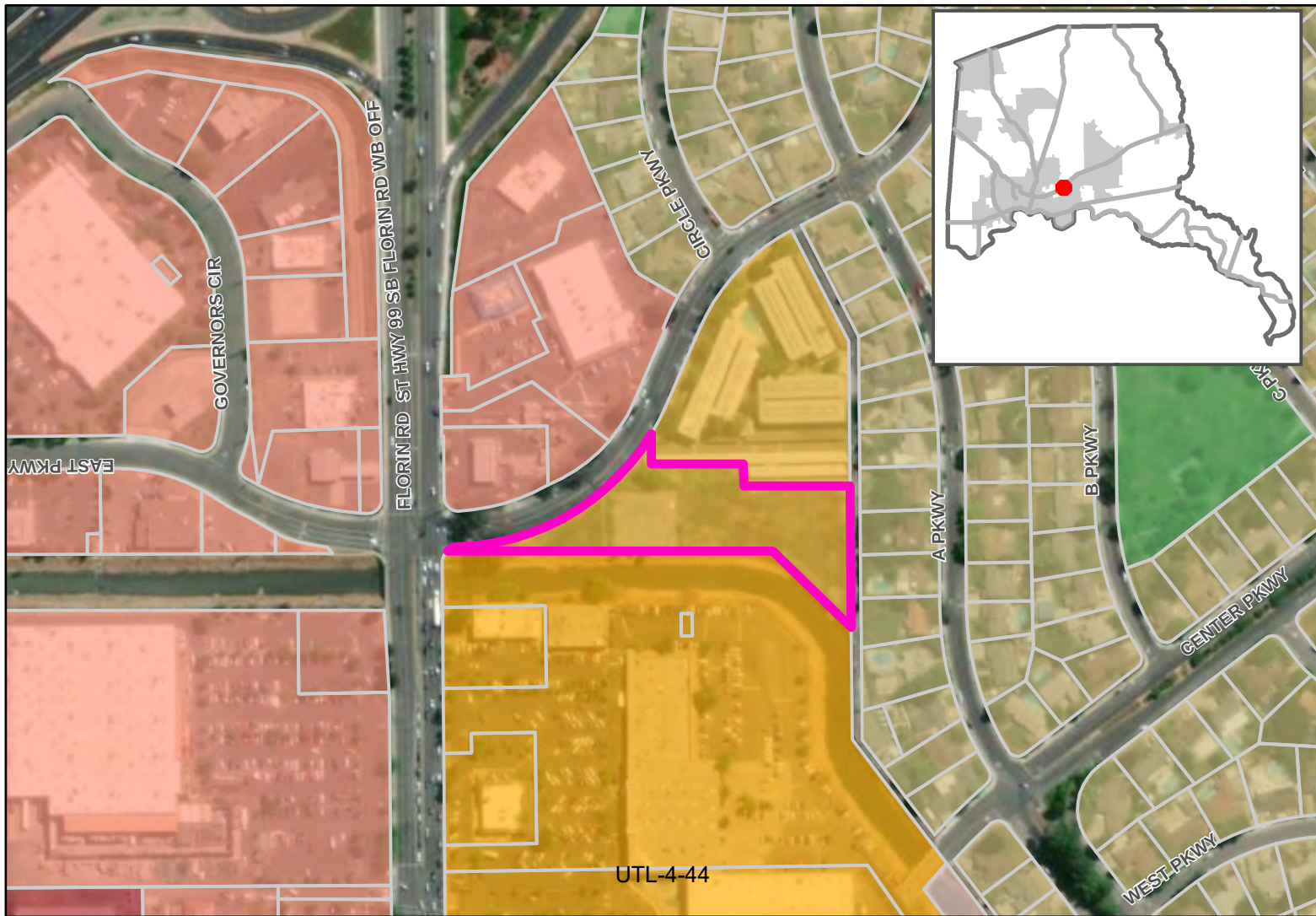
SC Shopping Center



Site 38

APN 050-0010-077-0000

7236 East Parkway,
South Sacramento



Legend

Proposed Rezoned Site

Zoning

BP Business and Professional Office

GC General Commercial

LC Light Commercial

O Recreation

RD-20 Multiple Family Residential

RD-5 Residential

SC Shopping Center

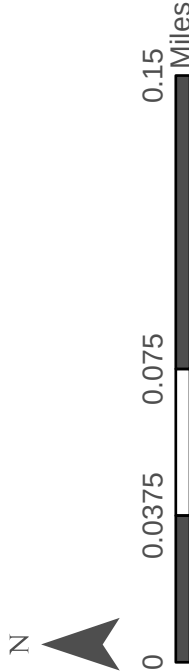
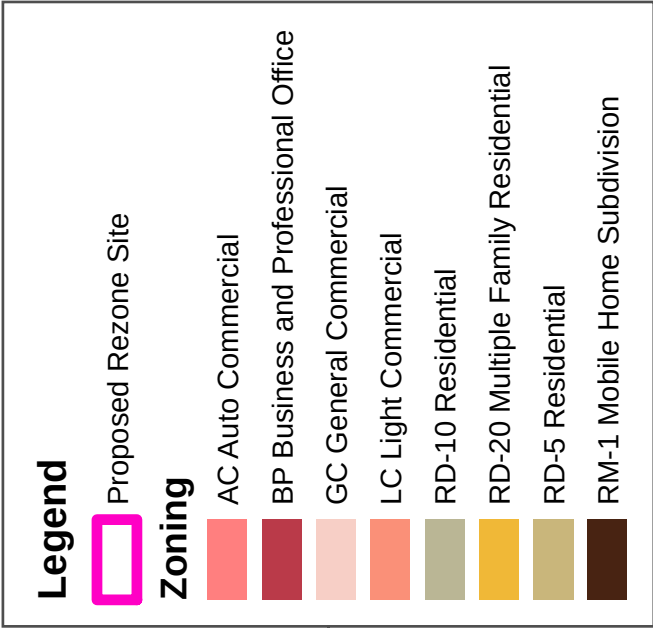


0 0.0375 0.075 0.15 Miles

Site 39

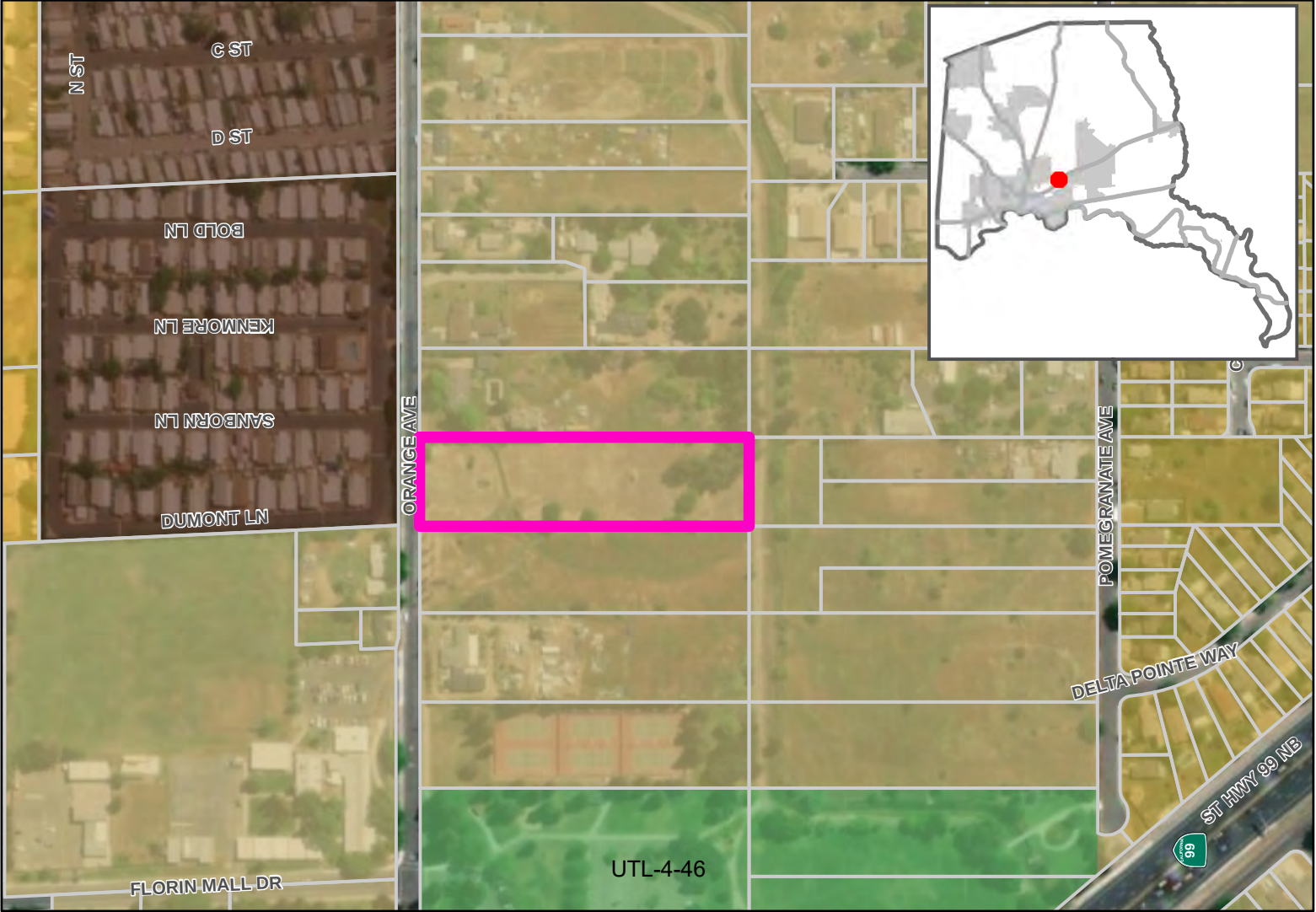
APN 050-0311-028-0000

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



Site 40

APN 050-0331-003-0000
6130 Orange Avenue,
South Sacramento



Legend

Proposed Rezone Site

Zoning

O Recreation

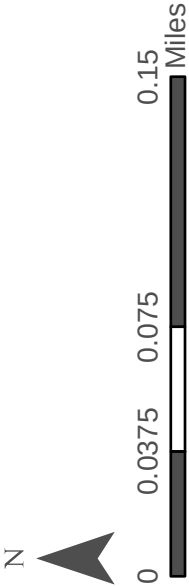
RD-10 Residential

RD-20 Multiple Family Residential

RD-5 Residential

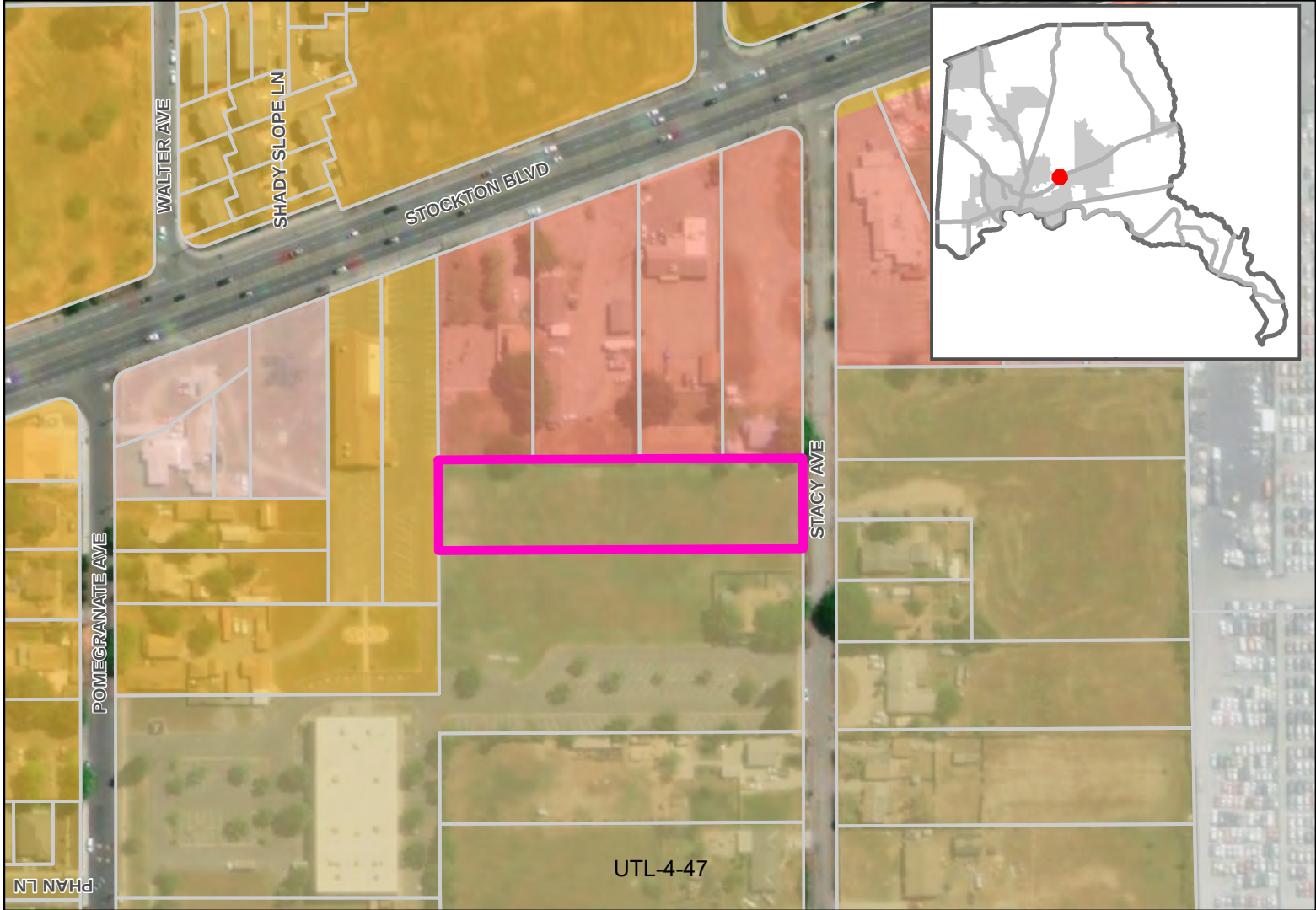
RD-7 Residential

RM-1 Mobile Home Subdivision



Site 41

APN 050-0391-006-0000
6707 Stacy Avenue,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

 GC General Commercial

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-5 Residential

 RD-7 Residential

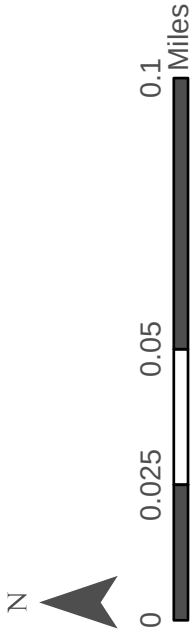
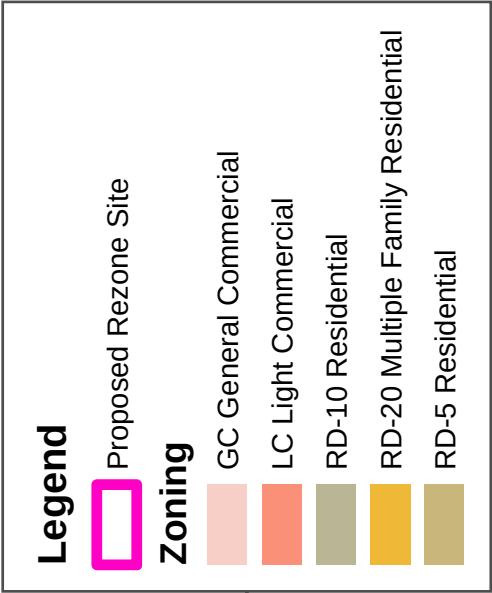
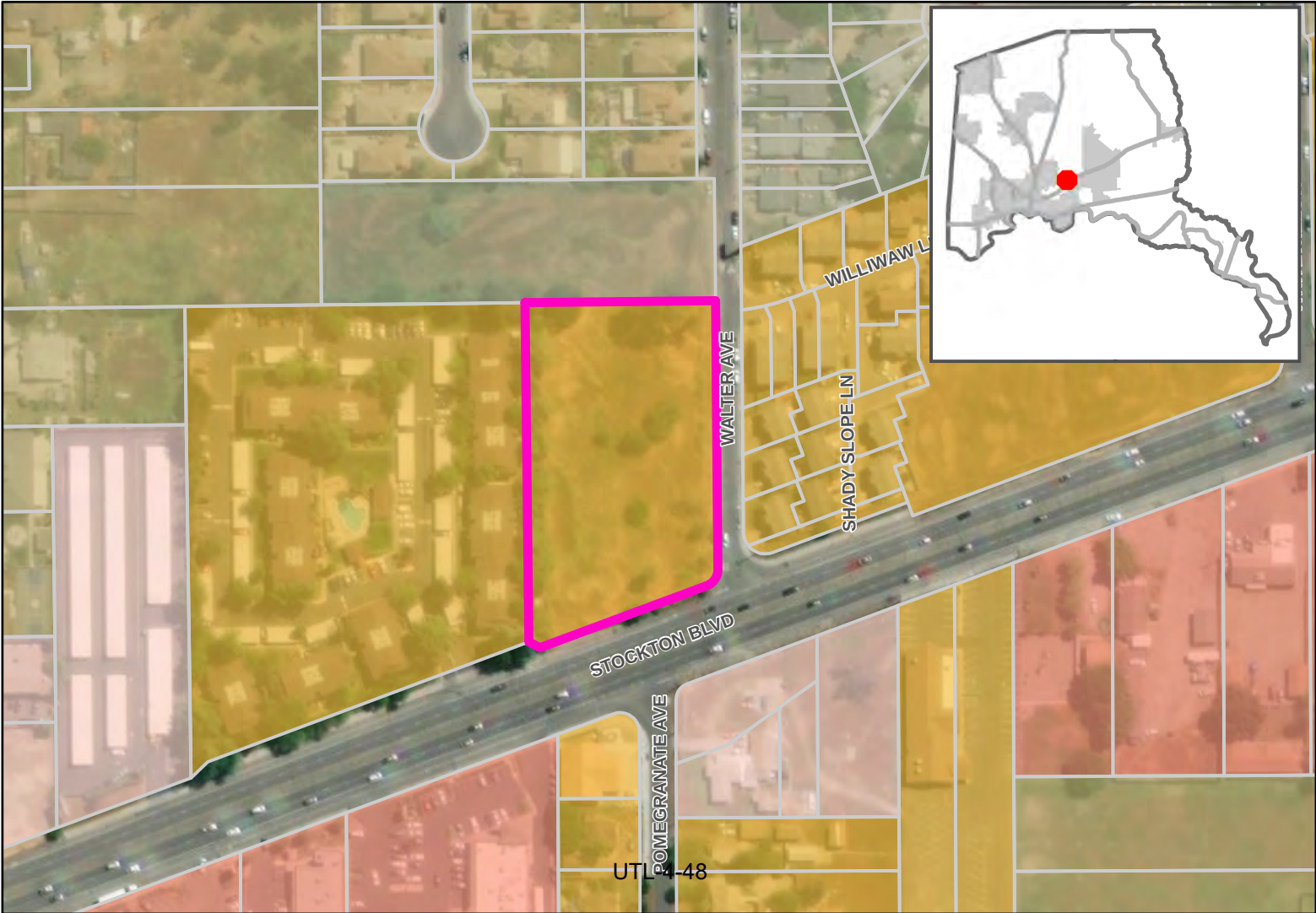
 SPA Special Planning Area



Site 42

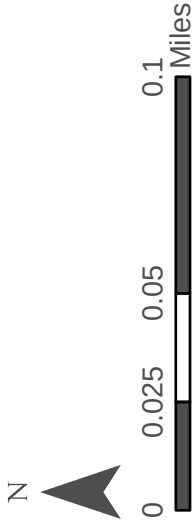
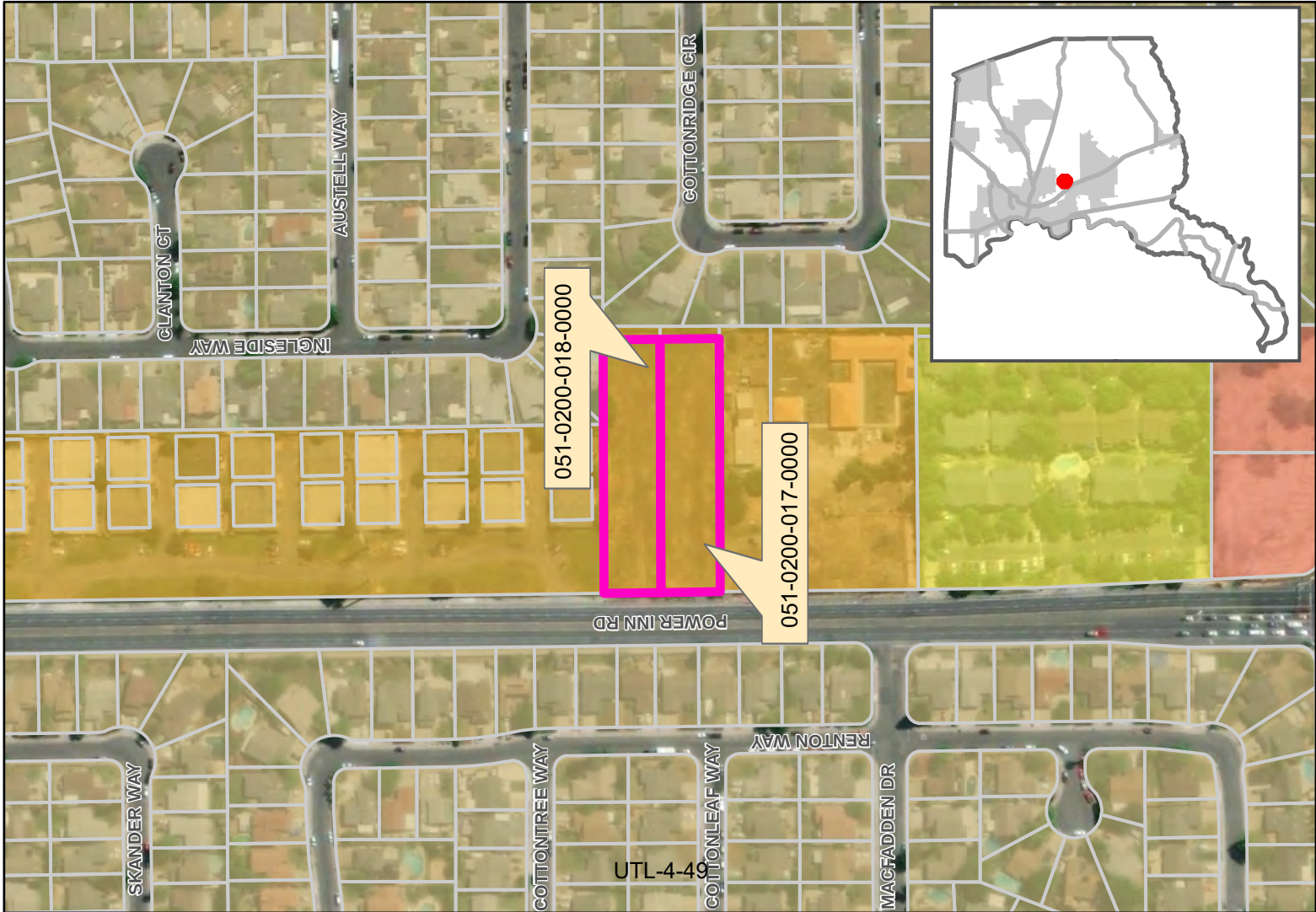
APN 051-0160-014-0000

Northeast Stockton Boulevard/Walter Avenue,
South Sacramento



Site 43

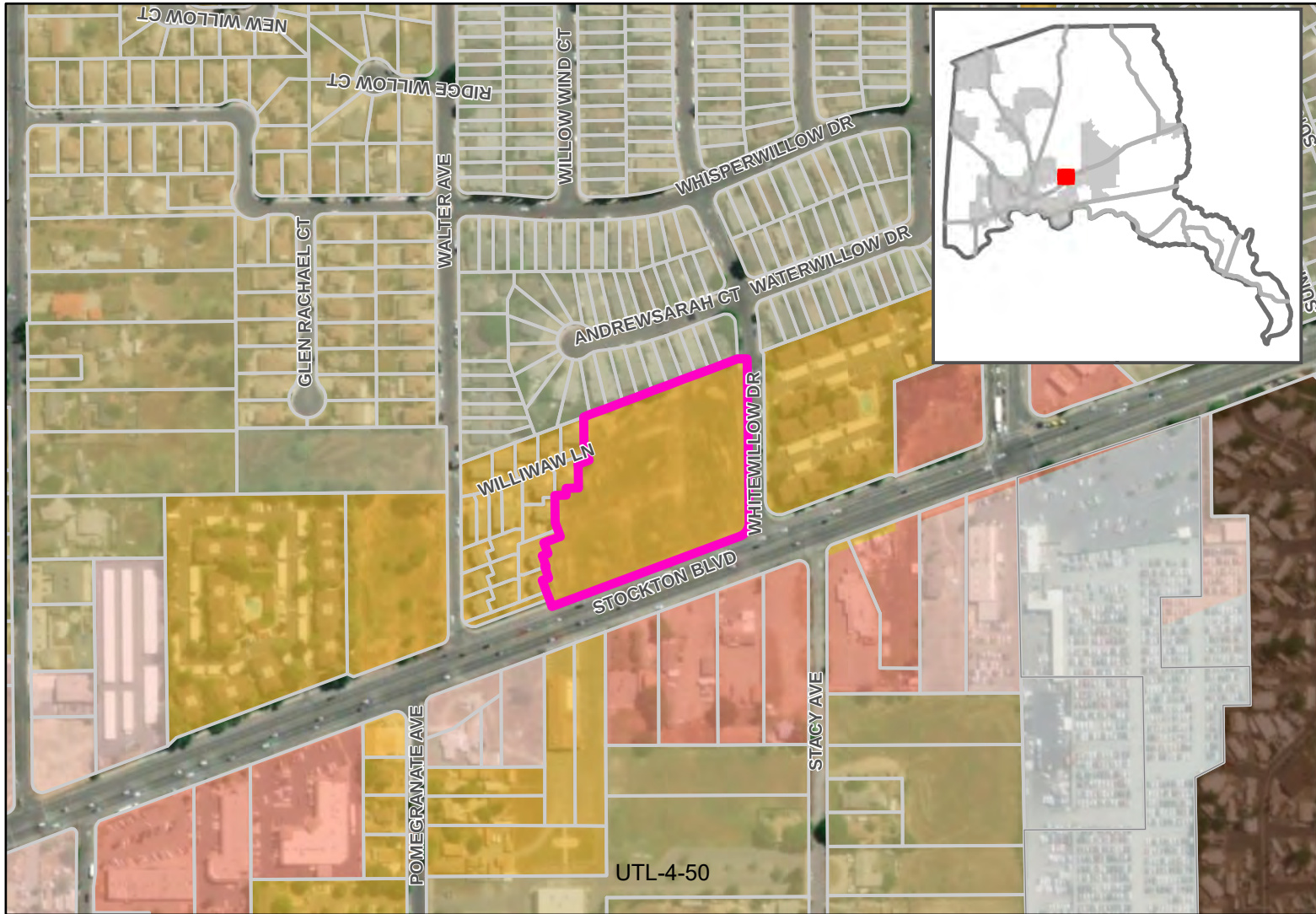
APNs 051-0200-017-0000
& 051-0200-018-0000
7525 & 7521 Power Inn Road,
South Sacramento



Site 44

APN 051-0630-021-0000

Northeast Stockton Boulevard/
Whitewillow Drive,
South Sacramento



Legend

Proposed Rezone Site

Zoning

GC General Commercial

LC Light Commercial

RD-10 Residential

RD-20 Multiple Family Residential

RD-5 Residential

RM-1 Mobile Home Subdivision

SPA Special Planning Area

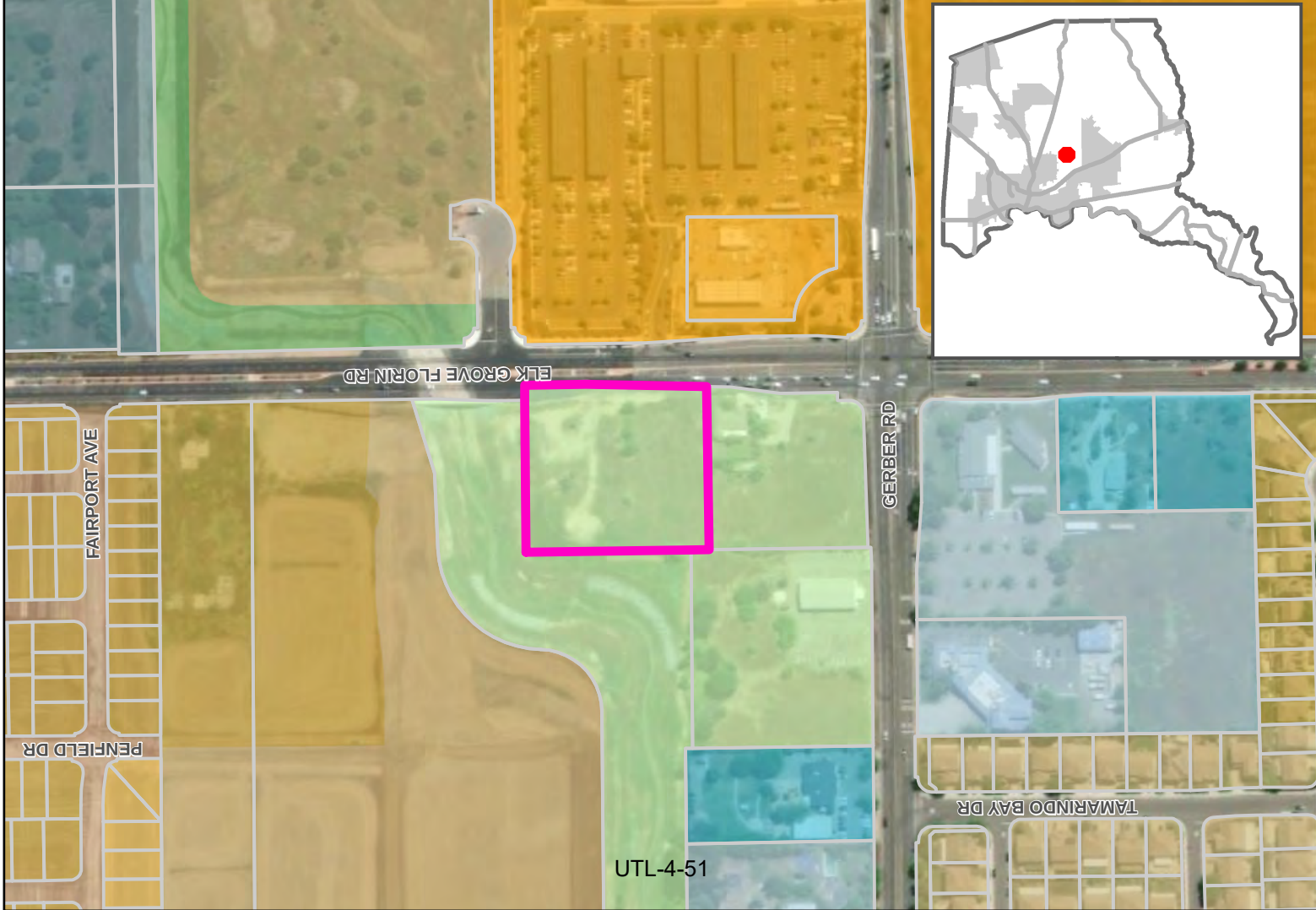


0 0.0375 0.075 0.15 Miles

Site 45

APN 065-0070-009-0000

7572 Elk Grove Florin Road,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

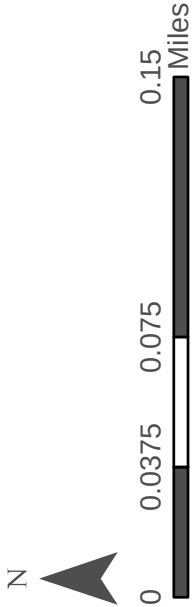
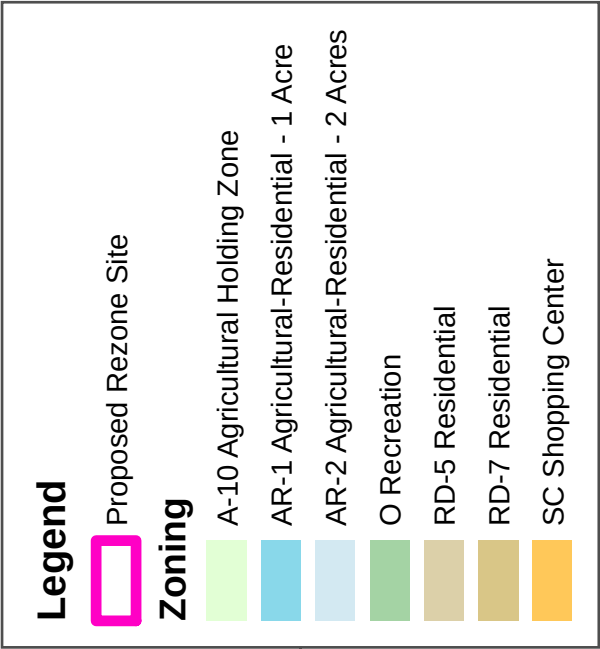
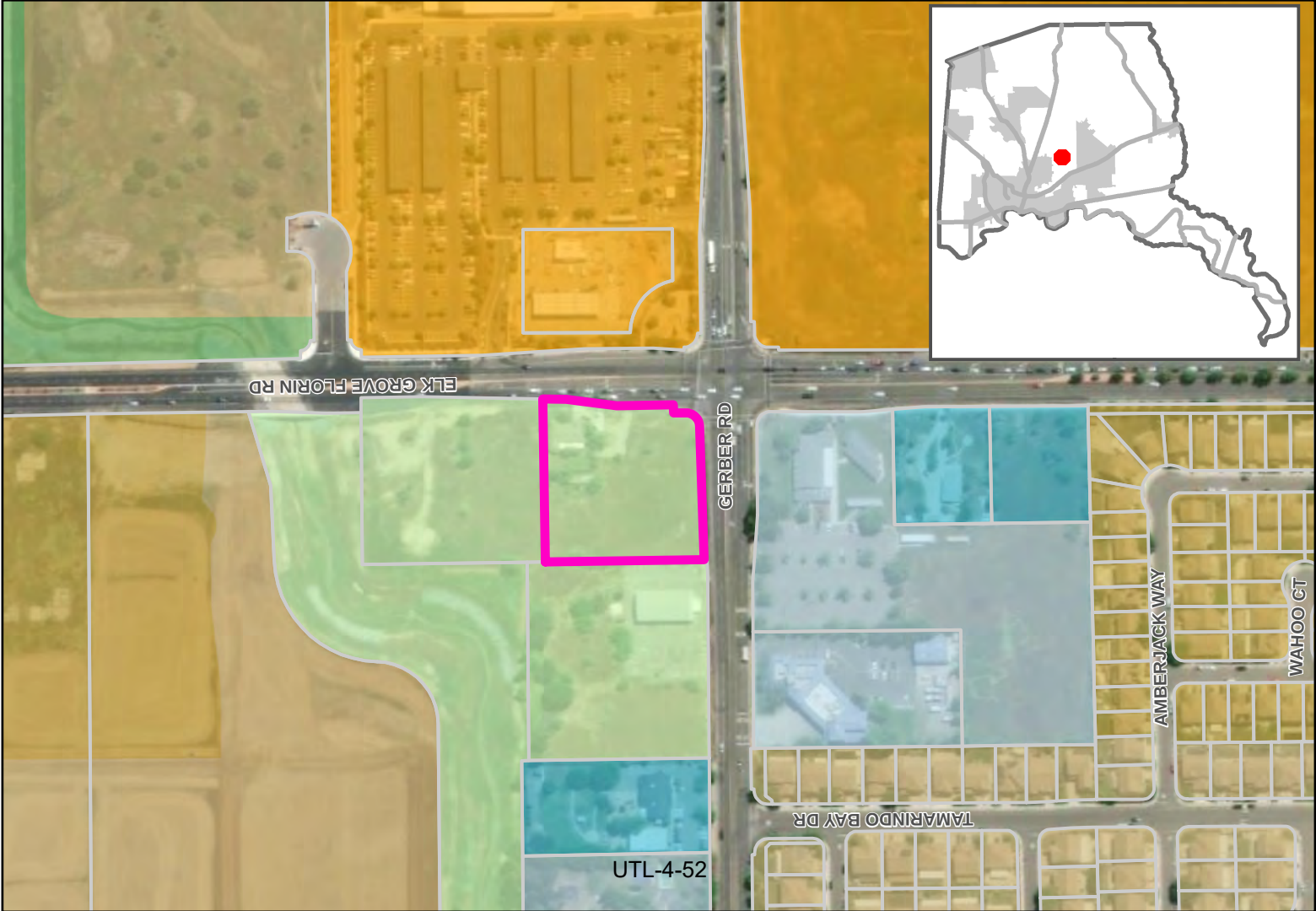
-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  AR-5 Agricultural-Residential - 5 Acres
-  O Recreation
-  RD-4 Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



Site 46

APN 065-0070-010-0000

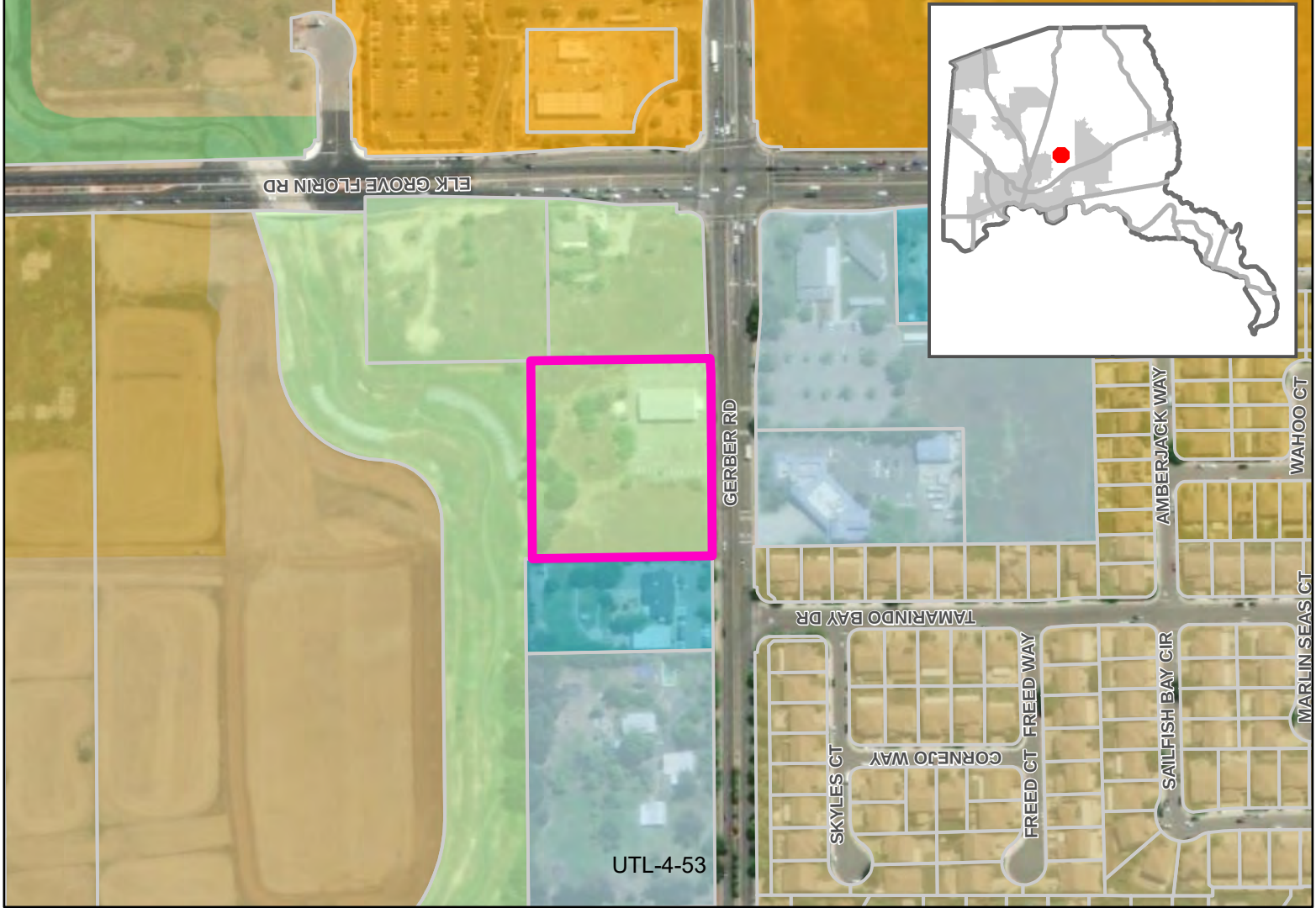
7590 Elk Grove Florin Road,
South Sacramento



Site 47

APN 065-0070-011-0000

8831 Gerber Road,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

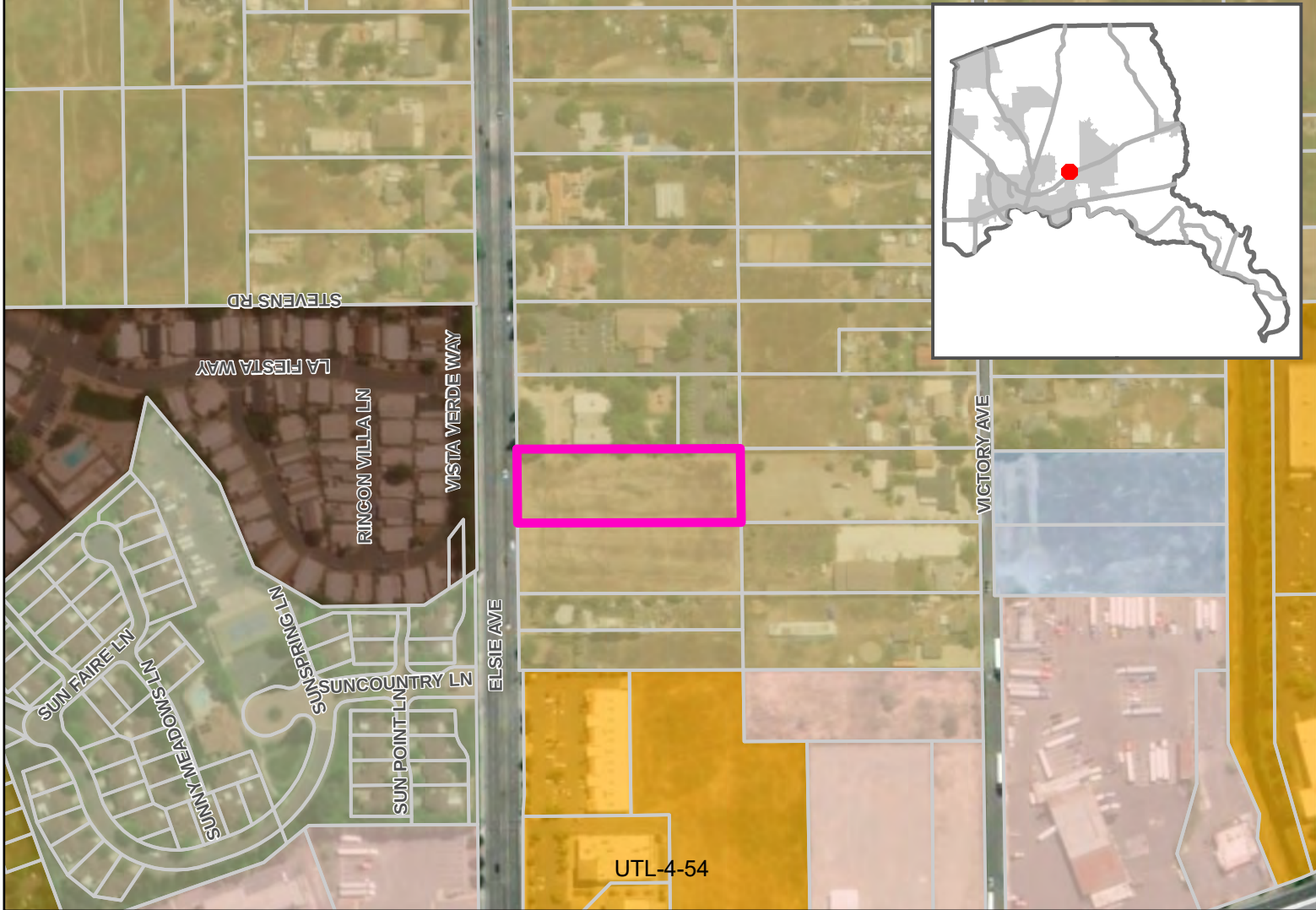
-  A-10 Agricultural Holding Zone
-  AR-1 Agricultural-Residential - 1 Acre
-  AR-2 Agricultural-Residential - 2 Acres
-  AR-5 Agricultural-Residential - 5 Acres
-  O Recreation
-  RD-4 Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



Site 48

APN 115-0061-007-0000

7604 Elsie Avenue,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

 GC General Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-5 Residential

 RD-7 Residential

 RM-1 Mobile Home Subdivision

 SC Shopping Center

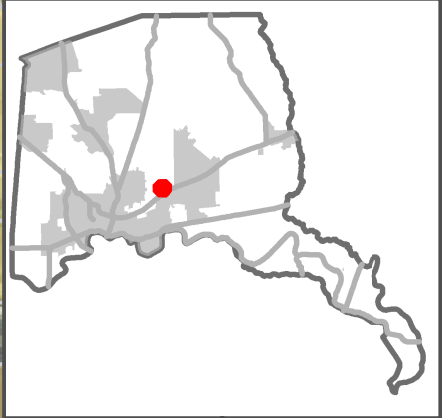
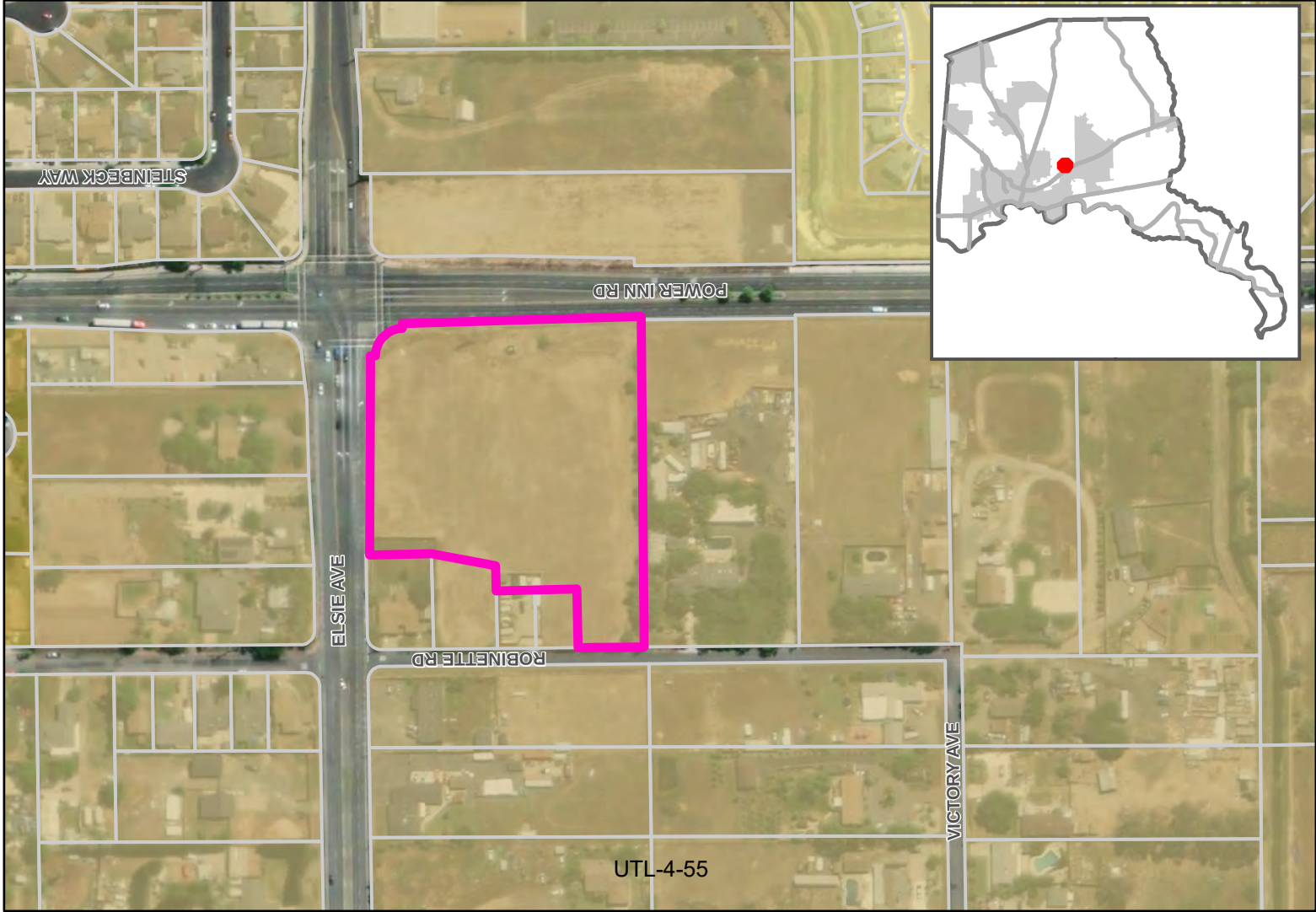
 TC Highway Travel Commercial



Site 49

APN 115-0062-026-0000

7825 Robinette Road,
South Sacramento



Legend

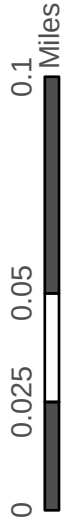
 Proposed Rezone Site

Zoning

 RD-15 Multiple Family Residential

 RD-5 Residential

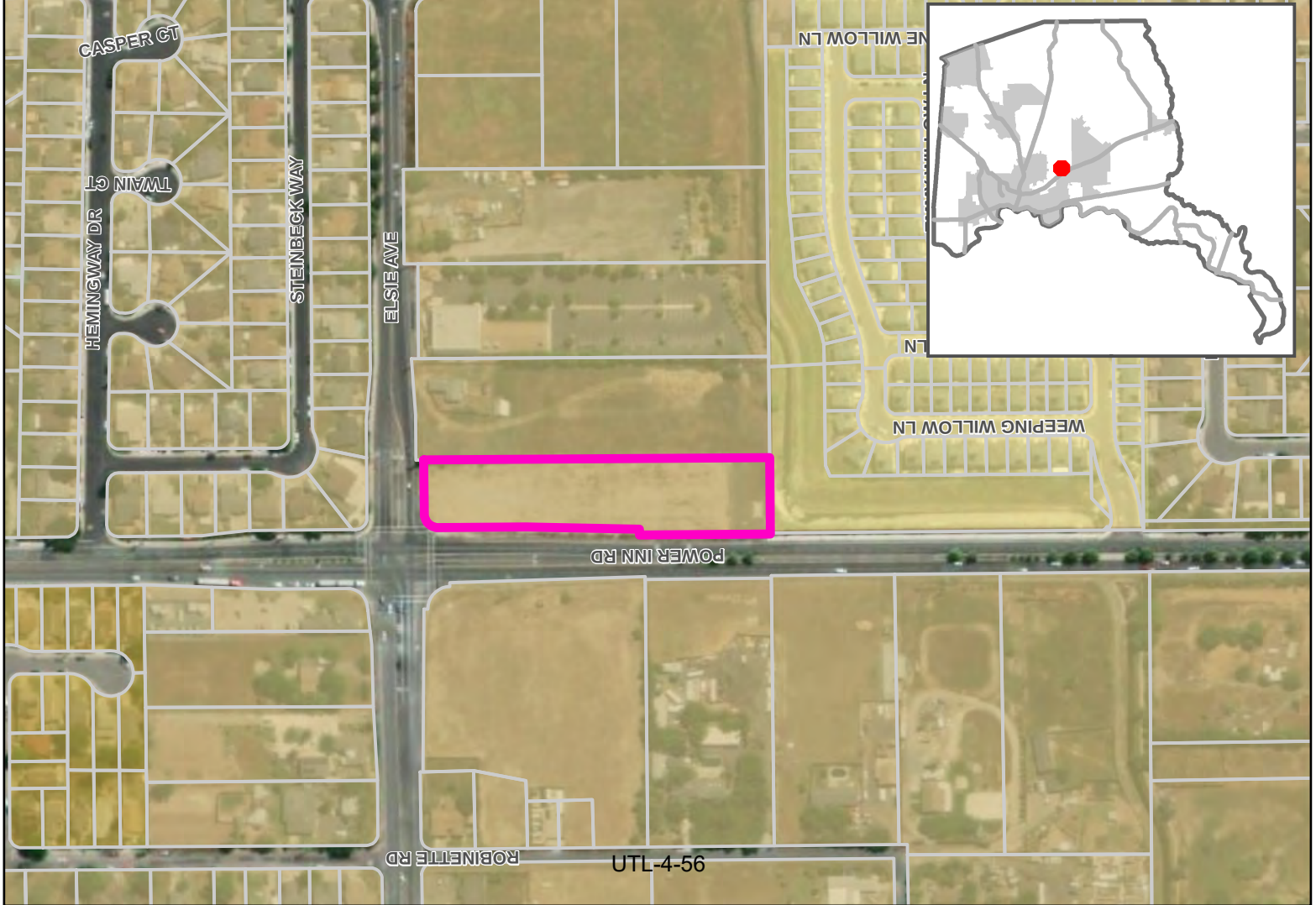
 RD-7 Residential



Site 50

APN 115-0073-001-0000

Southeast Elsie Avenue/Power Inn Road,
South Sacramento



Legend

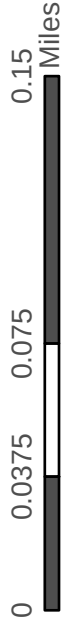
 Proposed Rezone Site

Zoning

 RD-15 Multiple Family Residential

 RD-5 Residential

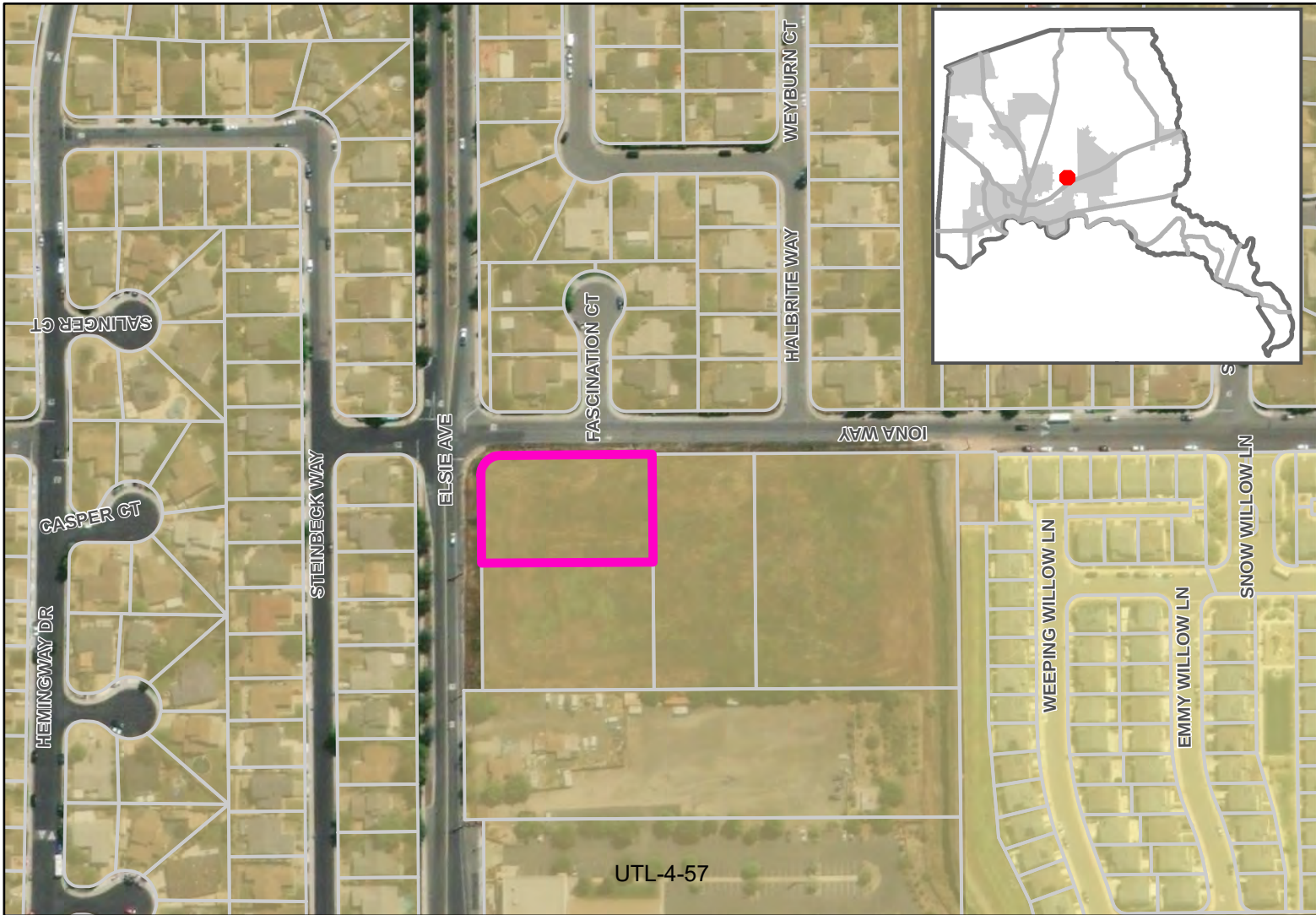
 RD-7 Residential



Site 51

APN 115-0073-010-0000

Southwest Elsie Avenue/Iona Way
South Sacramento



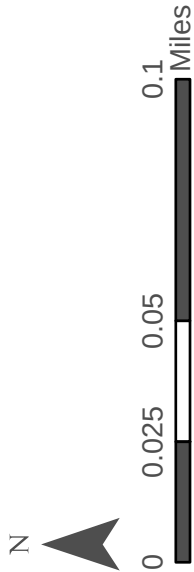
Legend

 Proposed Rezone Site

Zoning

 RD-15 Multiple Family Residential

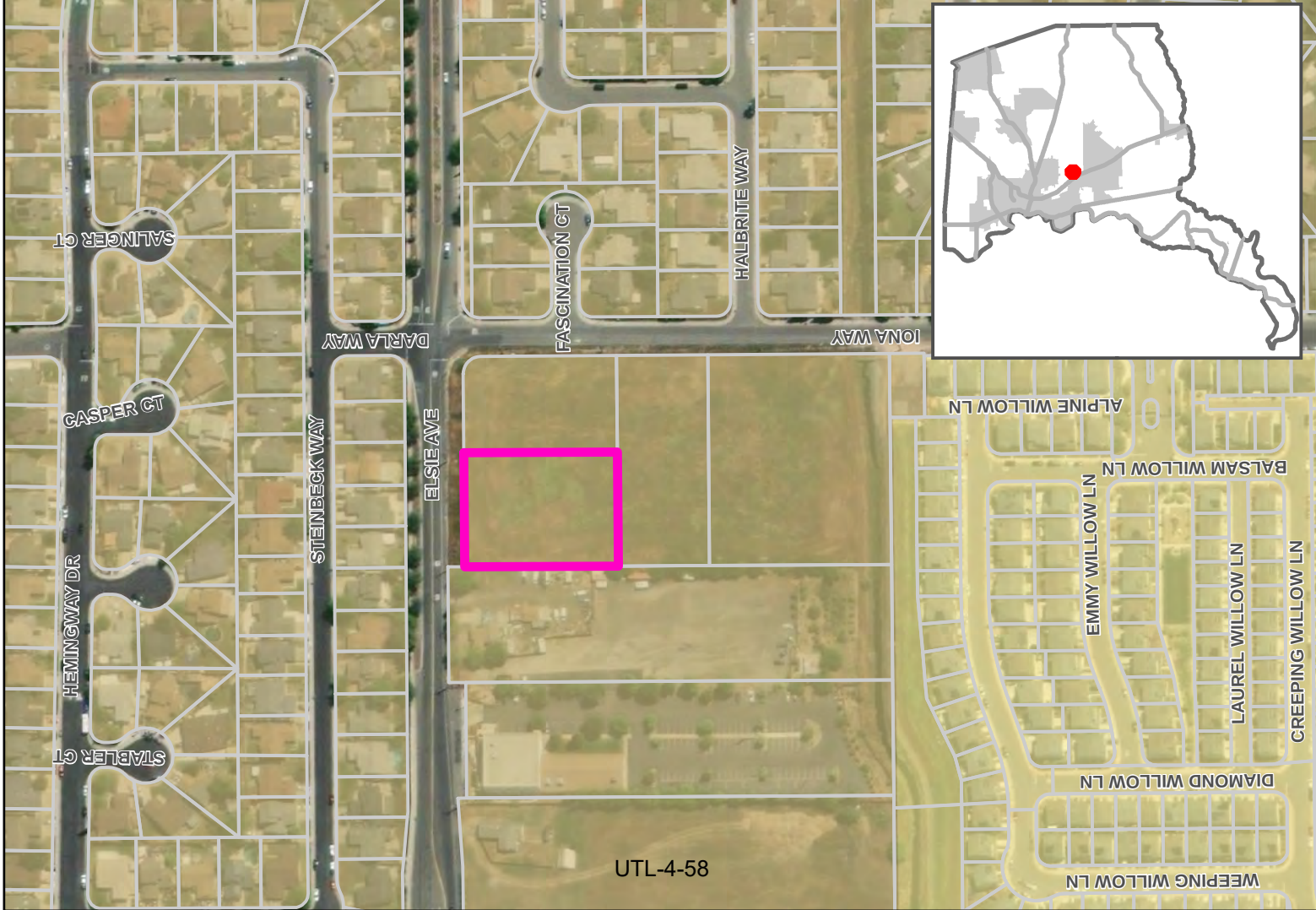
 RD-5 Residential



Site 52

APN 115-0073-011-0000

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



Legend

 Proposed Rezone Site

Zoning

 RD-15 Multiple Family Residential

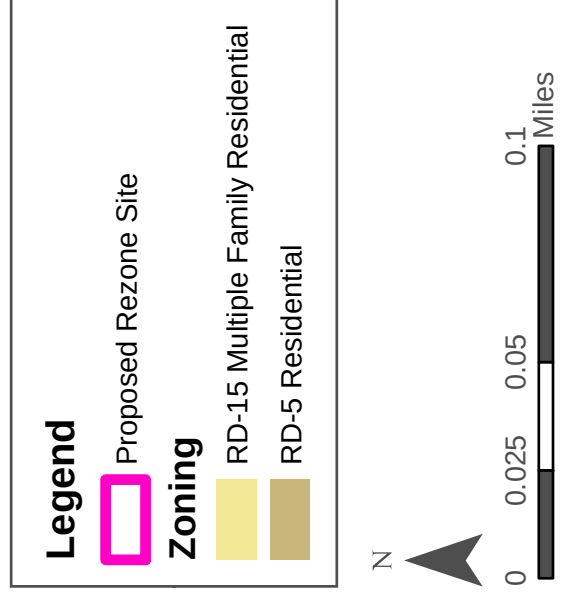
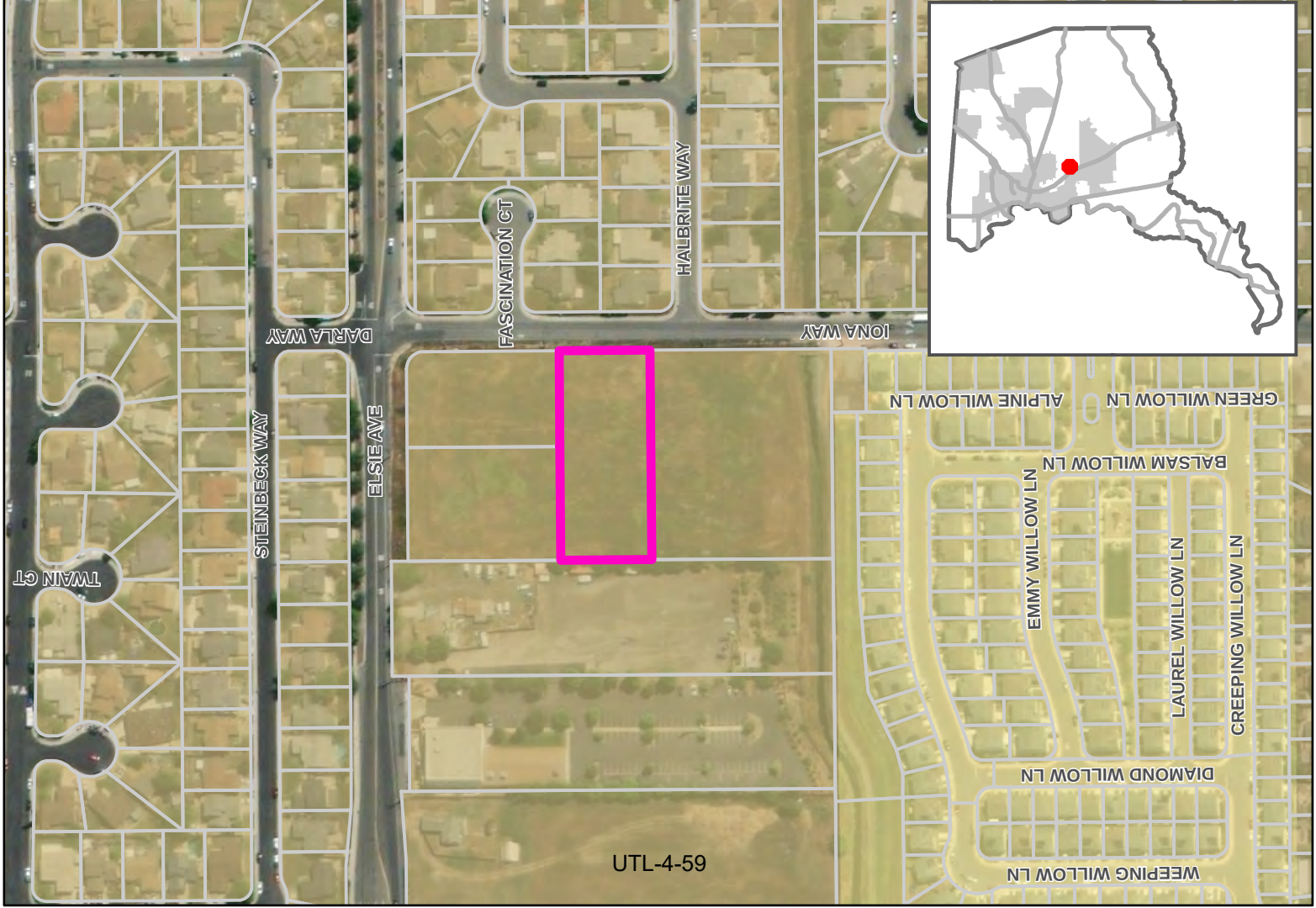
 RD-5 Residential



APN 115-0073-012-0000
220 feet South of Elsie Avenue/Iona Way,
South Sacramento

APN 115-0073-012-0000

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

 Proposed Rezone Site

Zoning

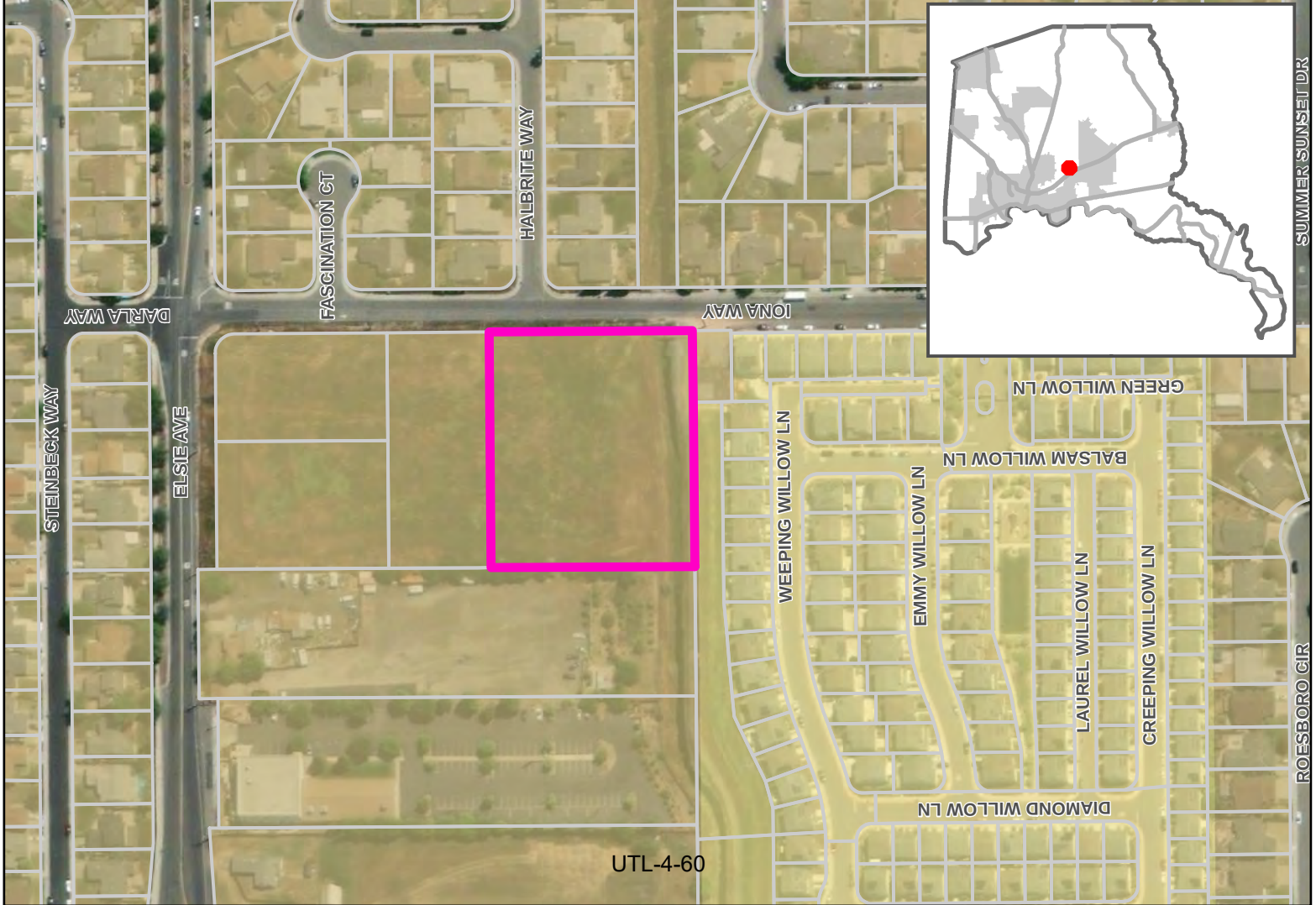
RD-15 Multiple Family Residential

RD-5 Residential

N 

Site 54

APN 115-0073-013-0000
350 feet South of Elsie Avenue/Iona Way,
South Sacramento



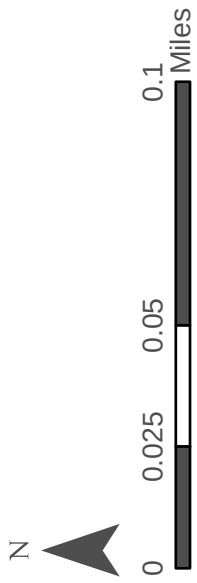
Legend

Proposed Rezone Site

Zoning

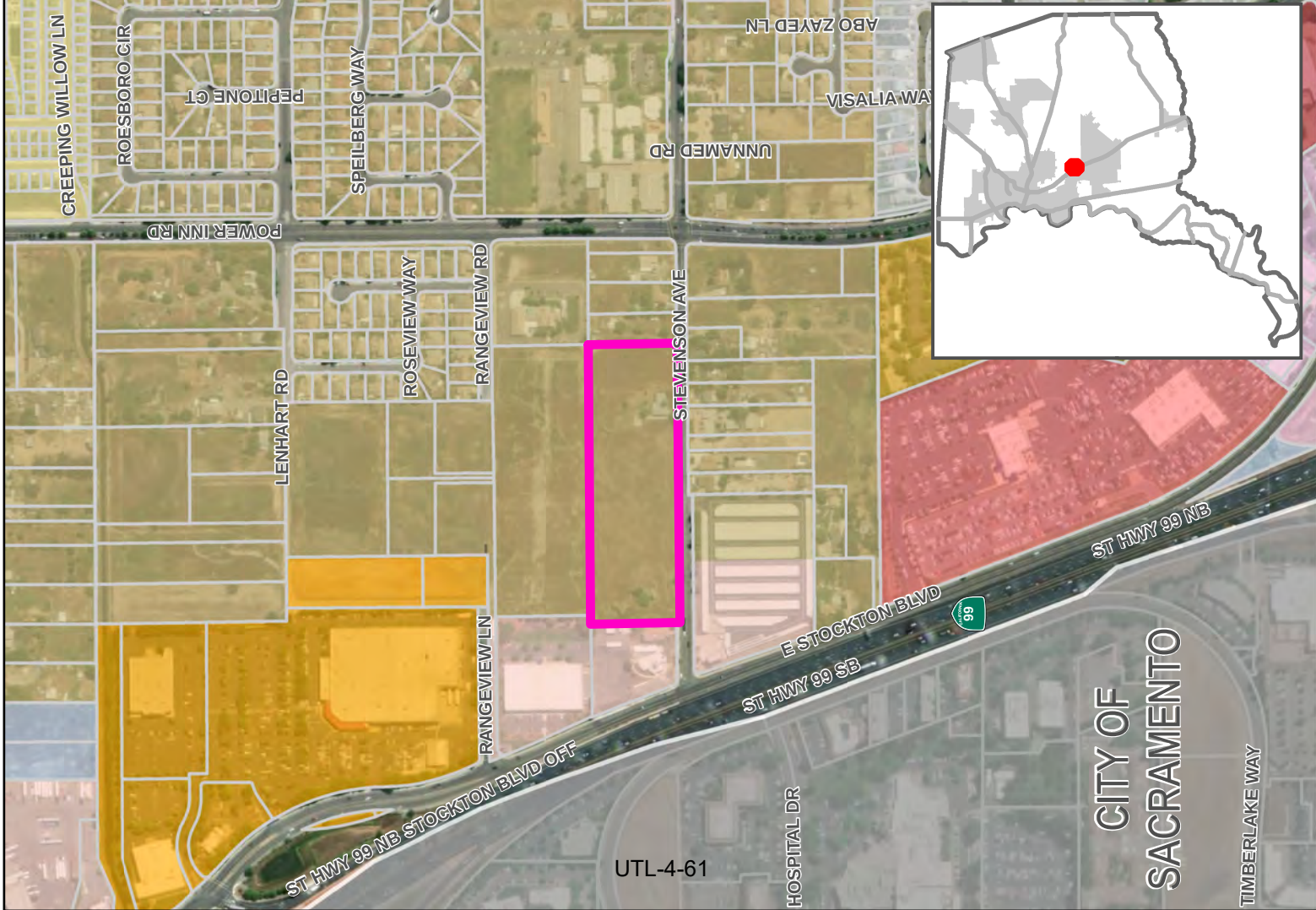
RD-15 Multiple Family Residential

RD-5 Residential



Site 55

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



Legend

 Proposed Rezone Site

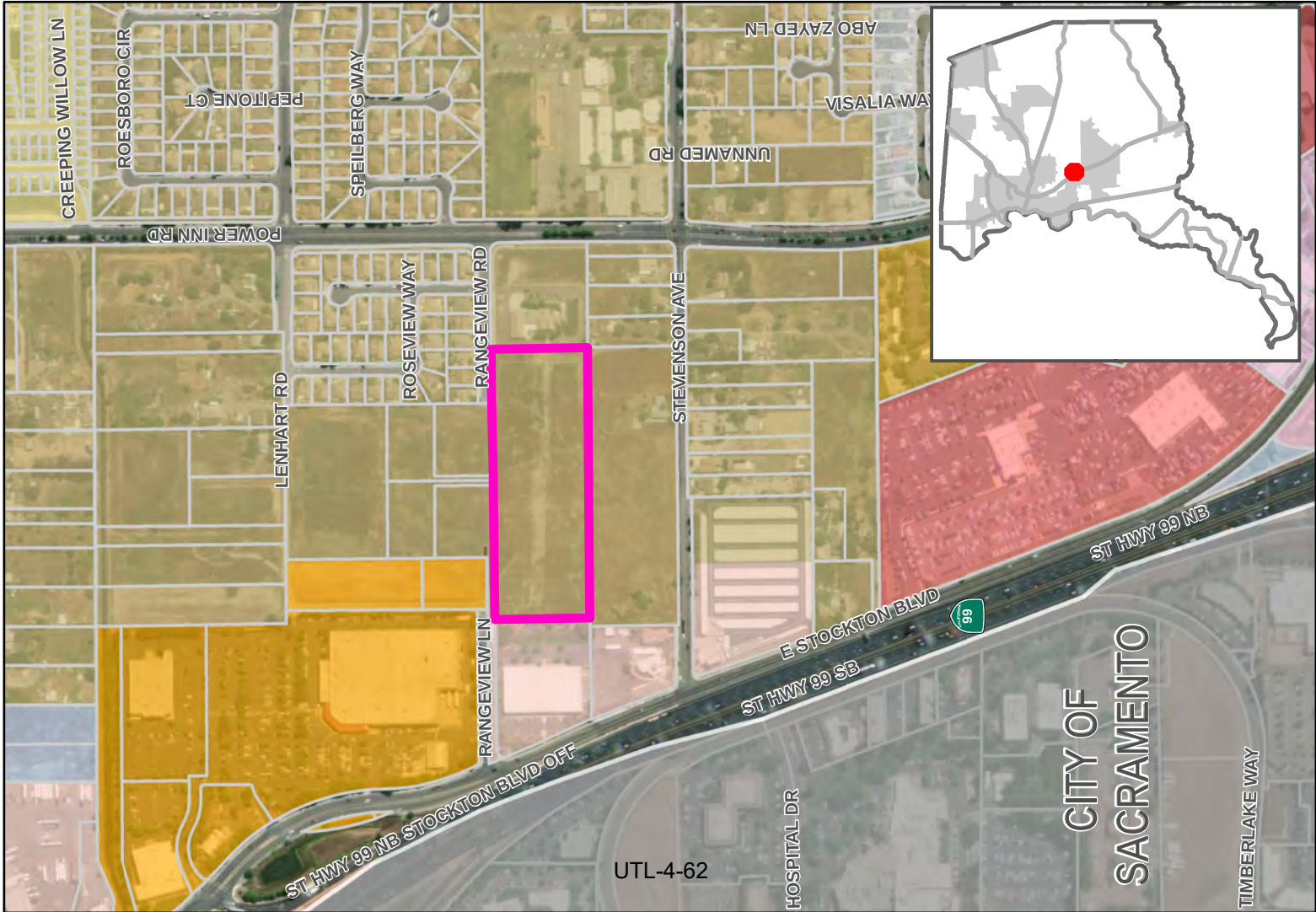
Zoning

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



Site 56

APN 115-0201-018-0000
7516 Rangeview Lane,
South Sacramento



Proposed Rezone Site

Zoning

AC Auto Commercial

BP Business and Professional Office

GC General Commercial

MP Industrial - Office Park

RD-15 Multiple Family Residential

RD-20 Multiple Family Residential

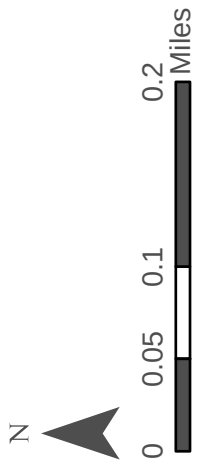
RD-30 Multiple Family Residential

RD-5 Residential

SC Shopping Center

SPA Special Planning Area

TC Highway Travel Commercial

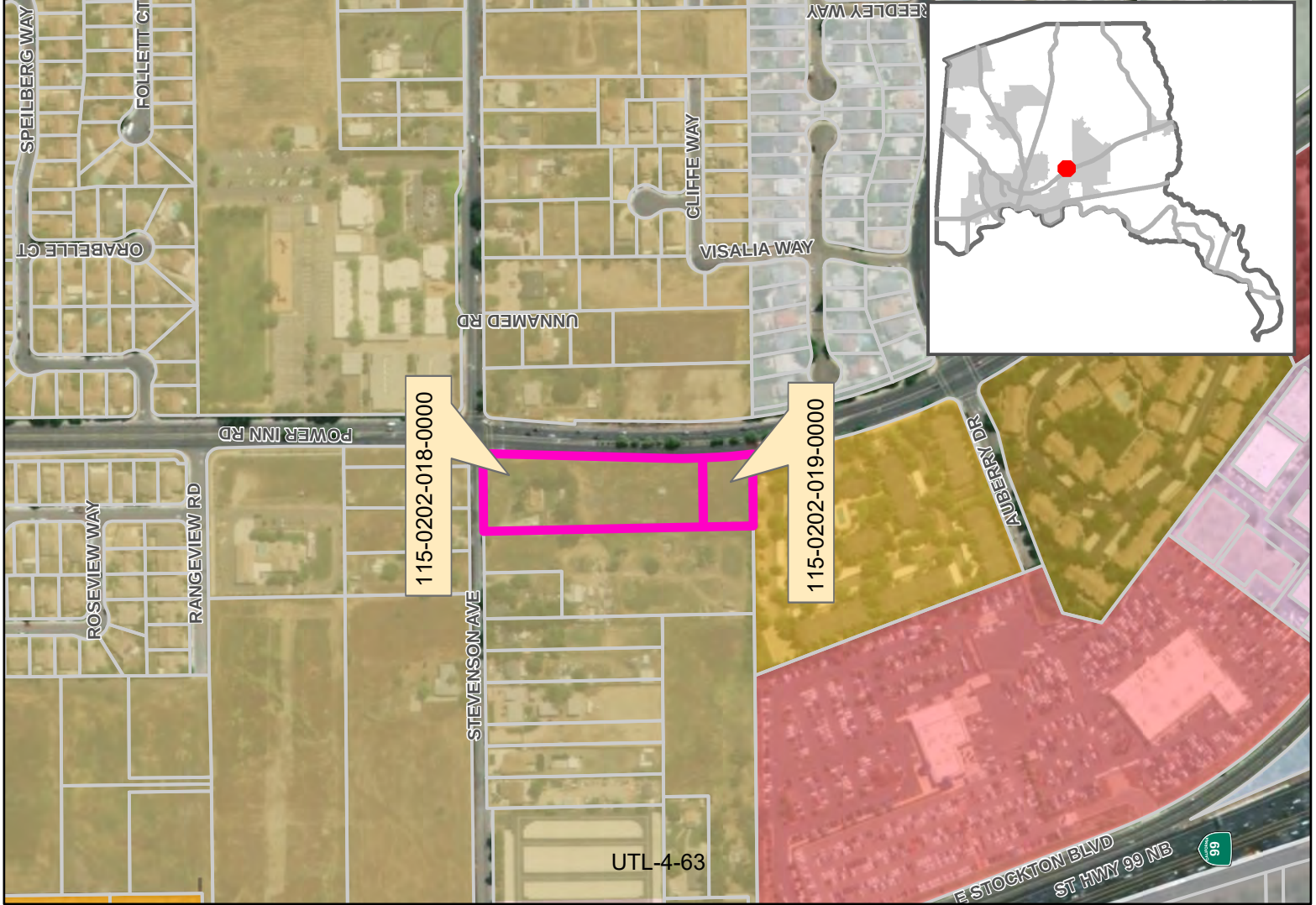


Site 57

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

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

South Sacramento



Legend

Proposed Rezone Site

Zoning

AC Auto Commercial

BP Business and Professional Office

GC General Commercial

MP Industrial - Office Park

RD-20 Multiple Family Residential

RD-30 Multiple Family Residential

RD-5 Residential

SC Shopping Center

SPA Special Planning Area

TC Highway Travel Commercial

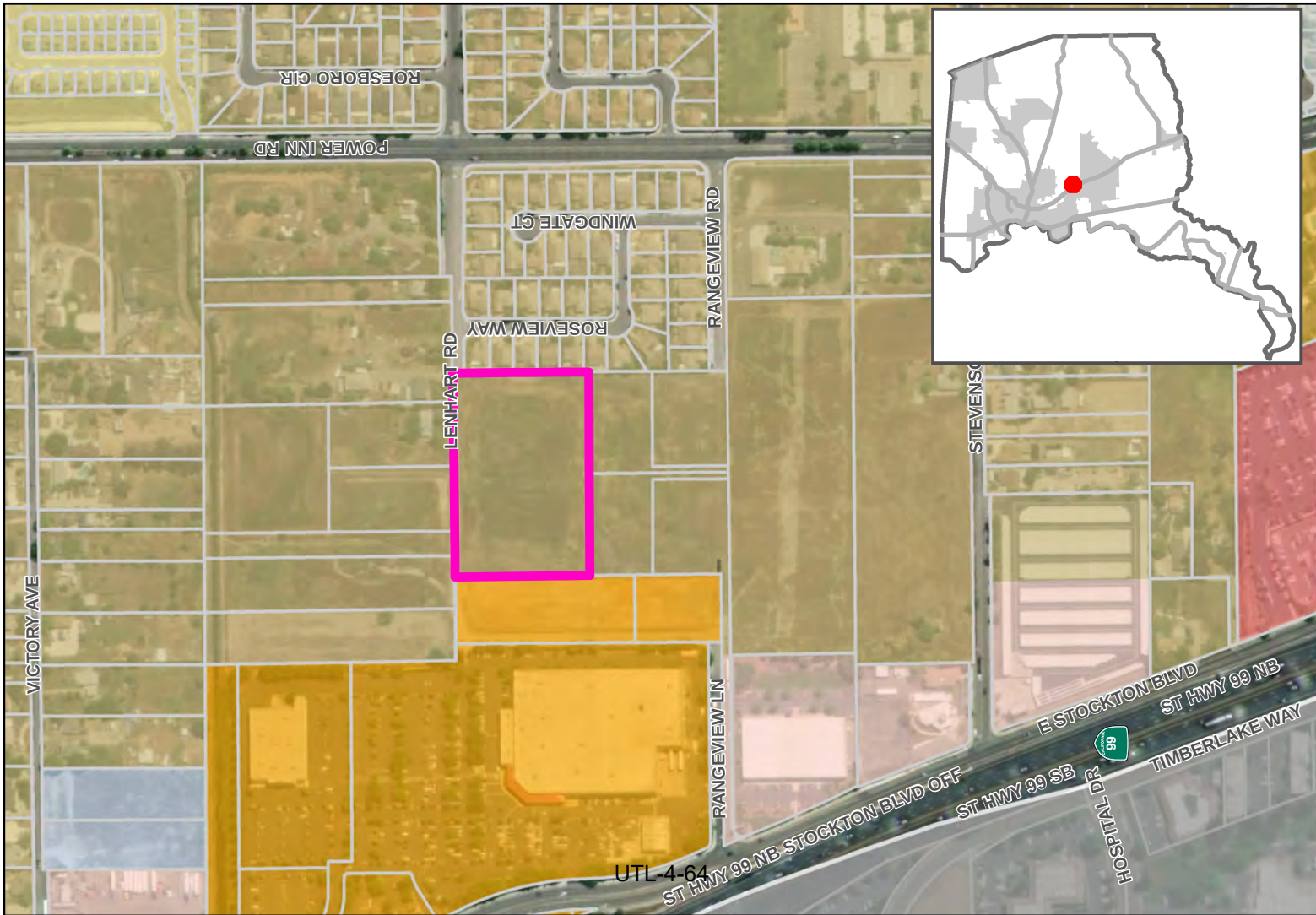


0 0.05 0.1 0.2 Miles

Site 58

APN 115-0210-010-0000

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



Legend

 Proposed Rezone Site

Zoning

 AC Auto Commercial

 GC General Commercial

 RD-15 Multiple Family Residential

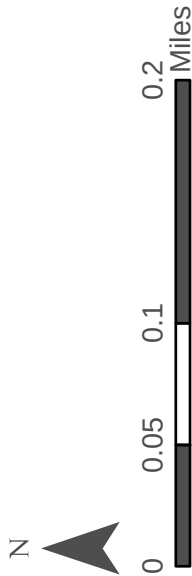
 RD-20 Multiple Family Residential

 RD-5 Residential

 SC Shopping Center

 SPA Special Planning Area

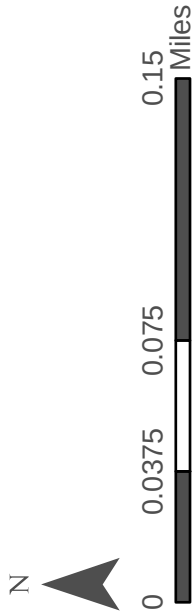
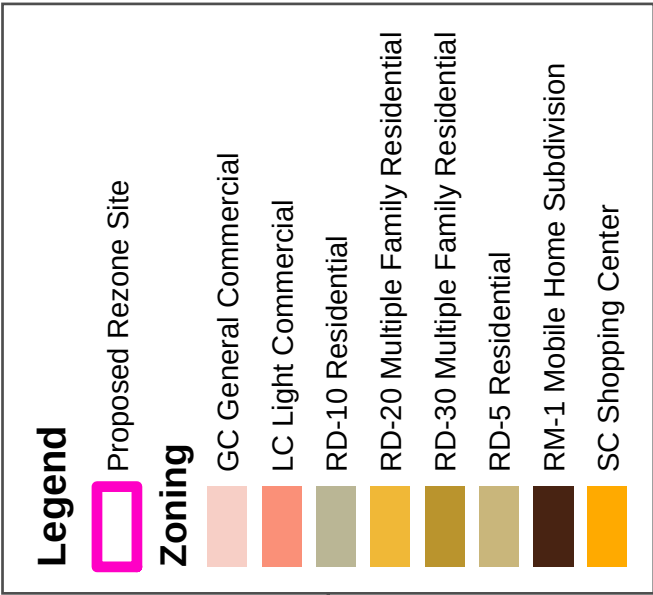
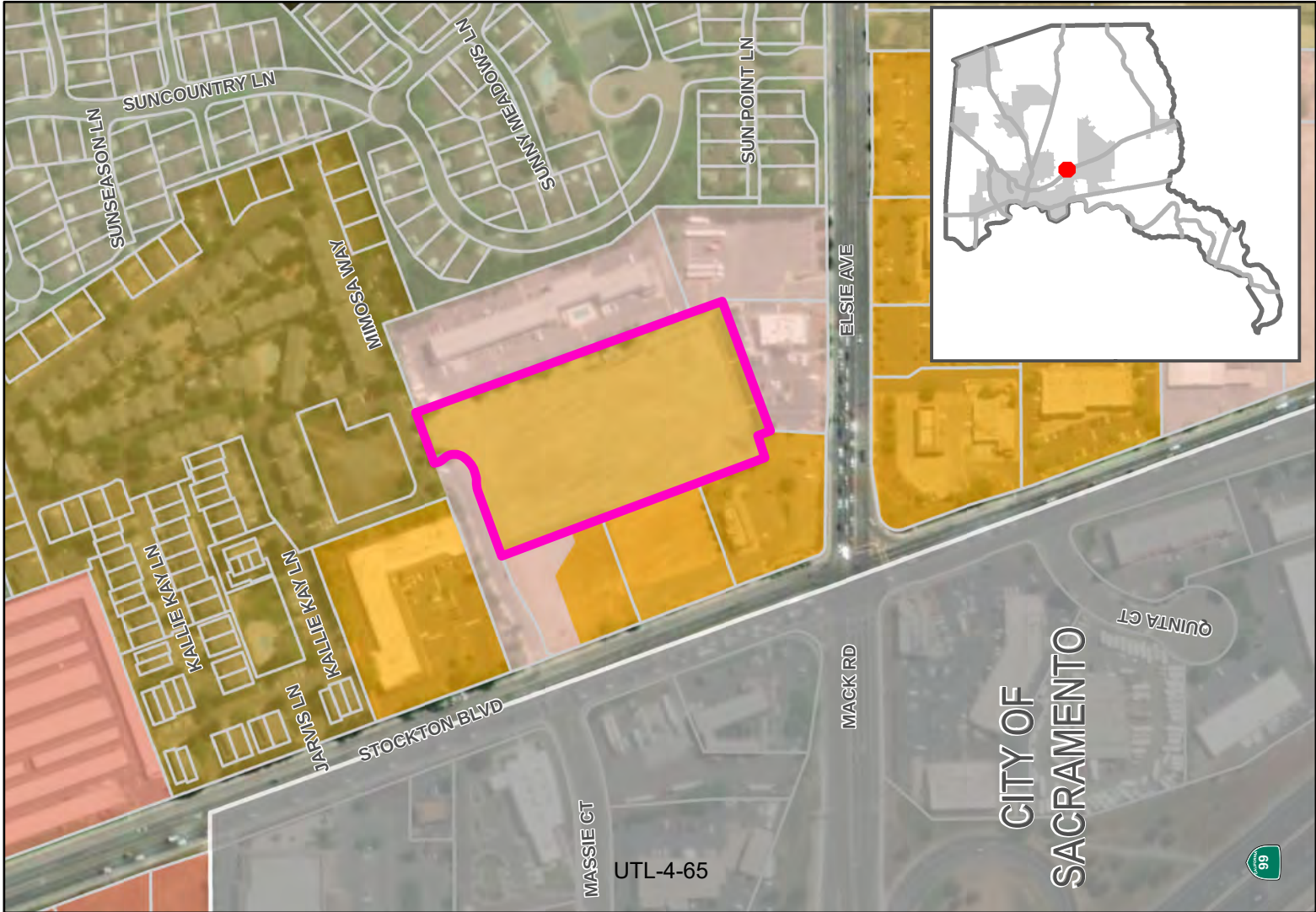
 TC Highway Travel Commercial



Site 59

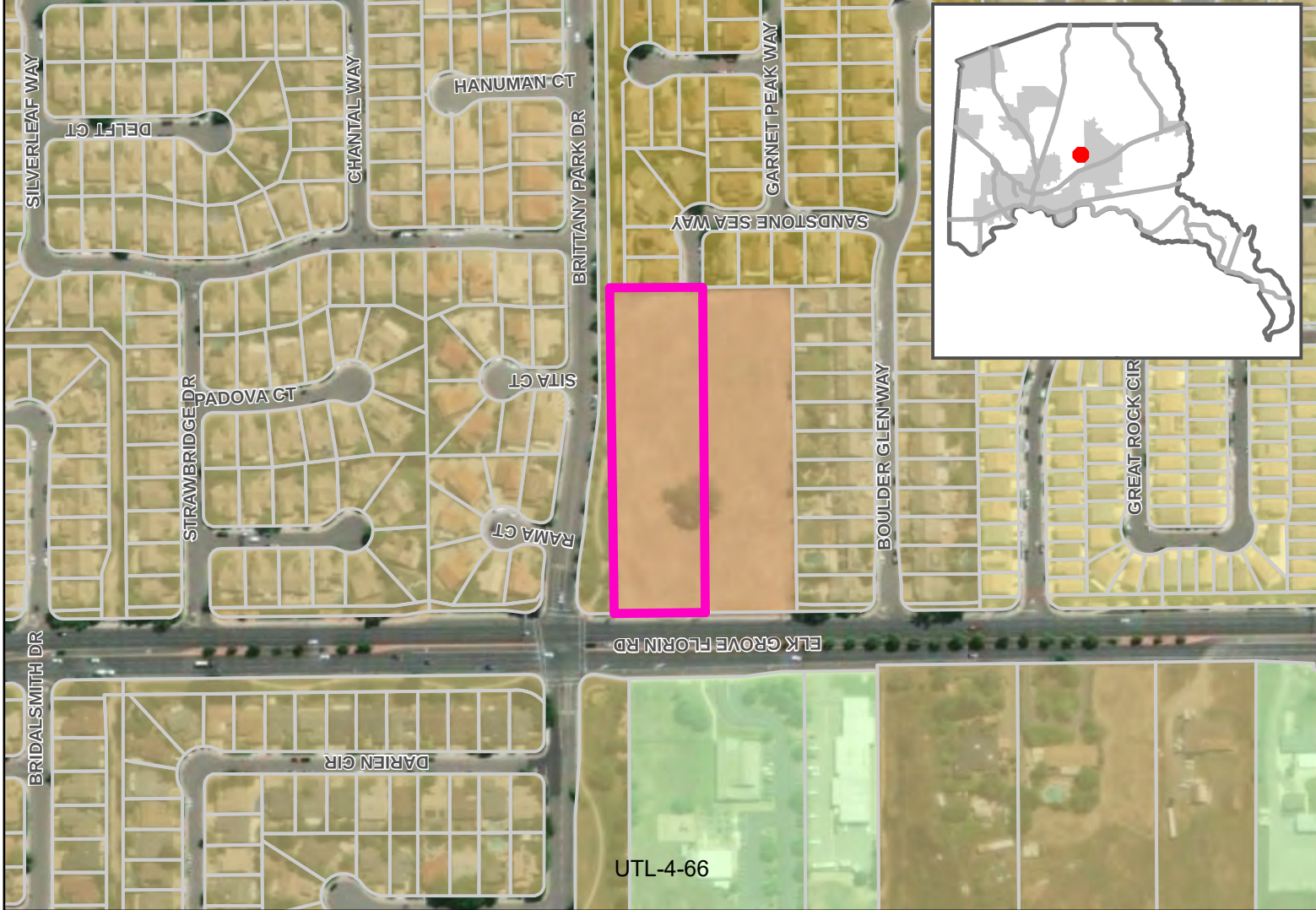
APN 115-1980-003-0000

7333 Elsie Avenue,
Sacramento



Site 60

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



Legend

 Proposed Rezone Site

Zoning

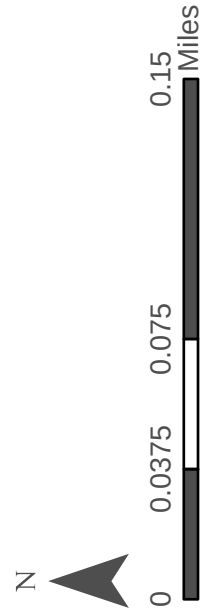
 A-10 Agricultural Holding Zone

 RD-15 Multiple Family Residential

 RD-5 Residential

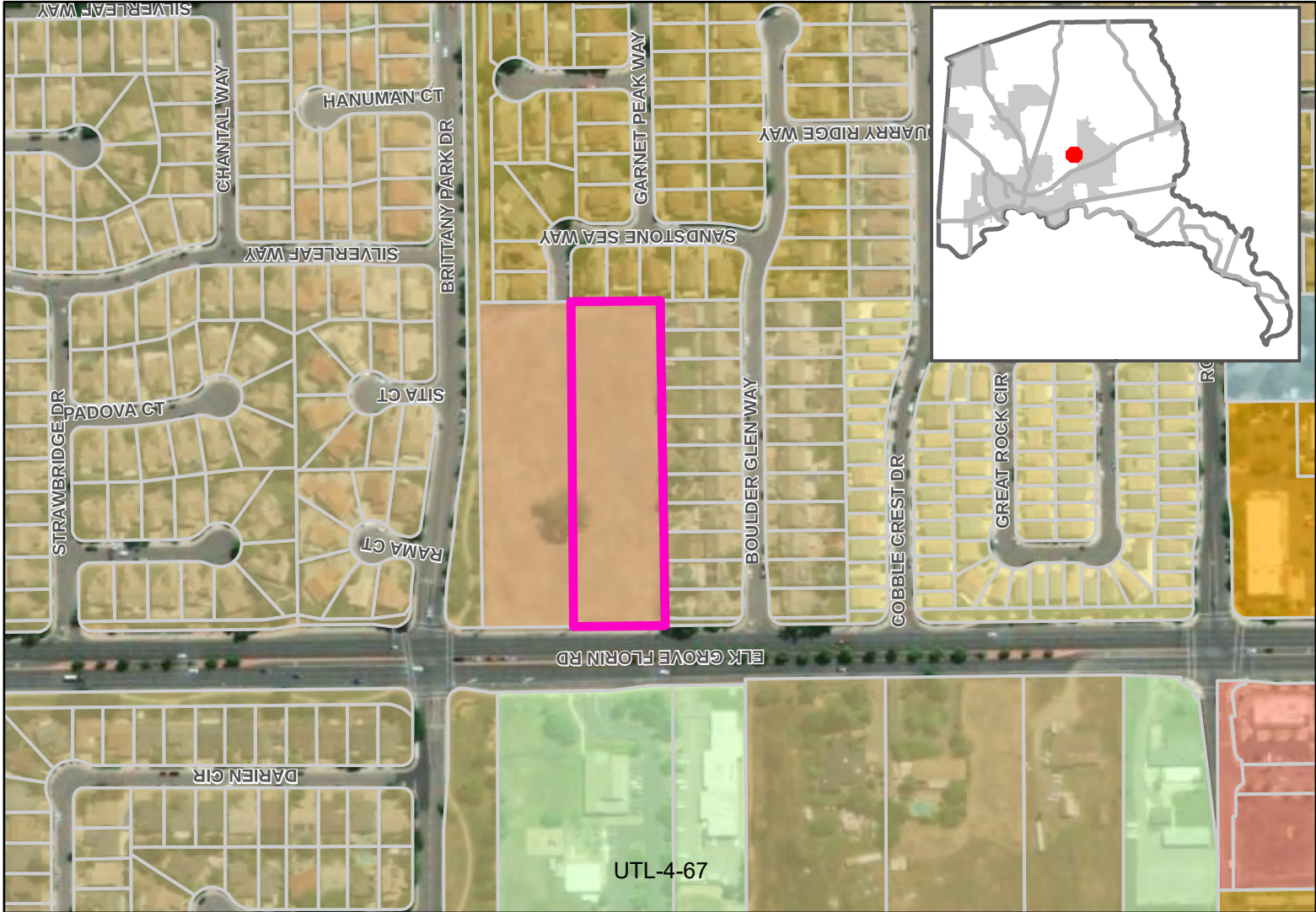
 RD-7 Residential

 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



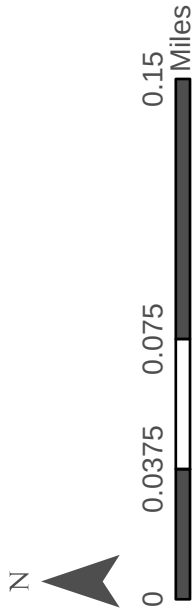
RD-7 Residential



SC Shopping Center



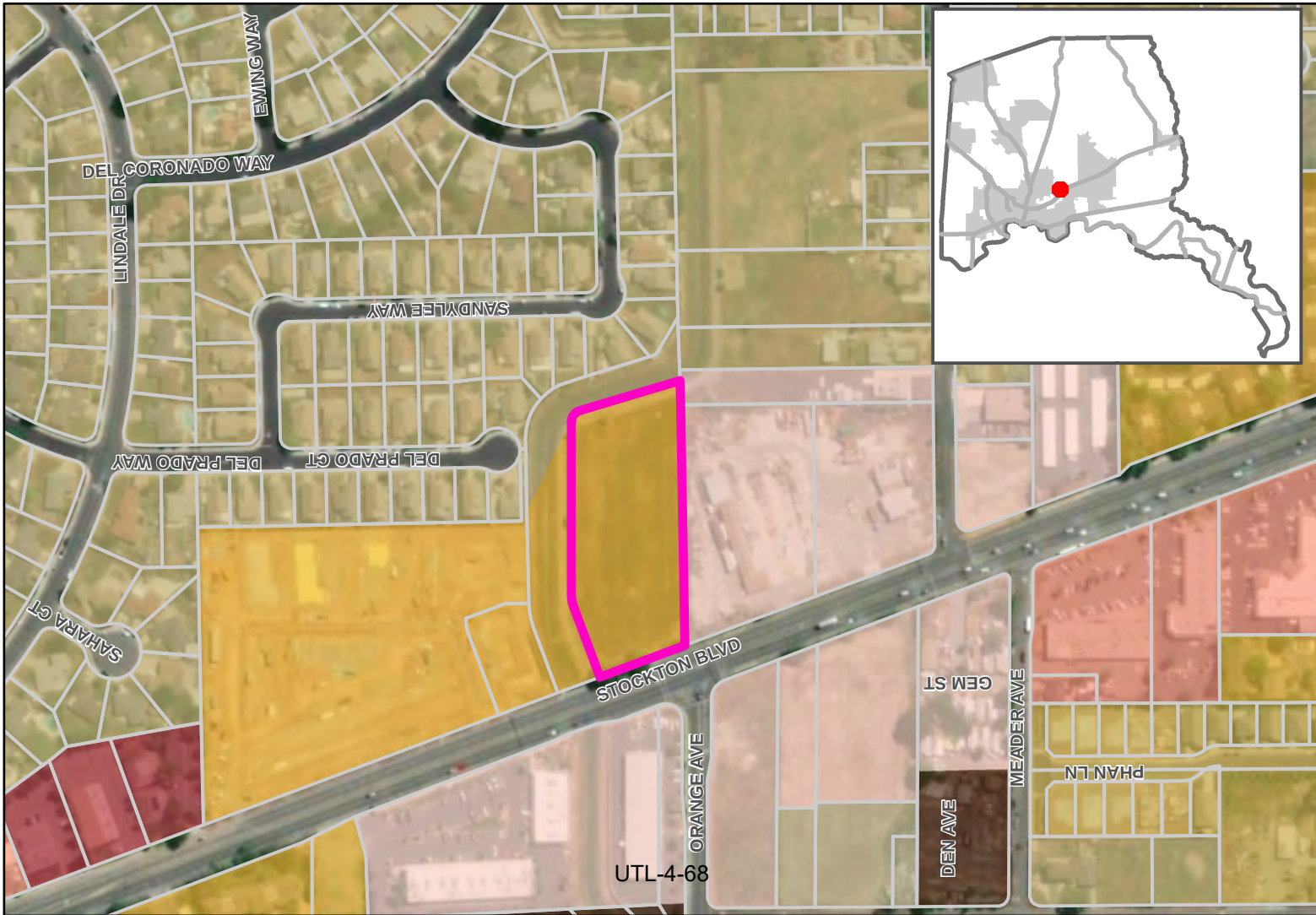
UR Urban Reserve



Site 62

APN 051-0640-049-0000

Northeast Stockton Boulevard/Orange Avenue,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

 BP Business and Professional Office

 GC General Commercial

 LC Light Commercial

 RD-10 Residential

 RD-20 Multiple Family Residential

 RD-5 Residential

 RD-7 Residential

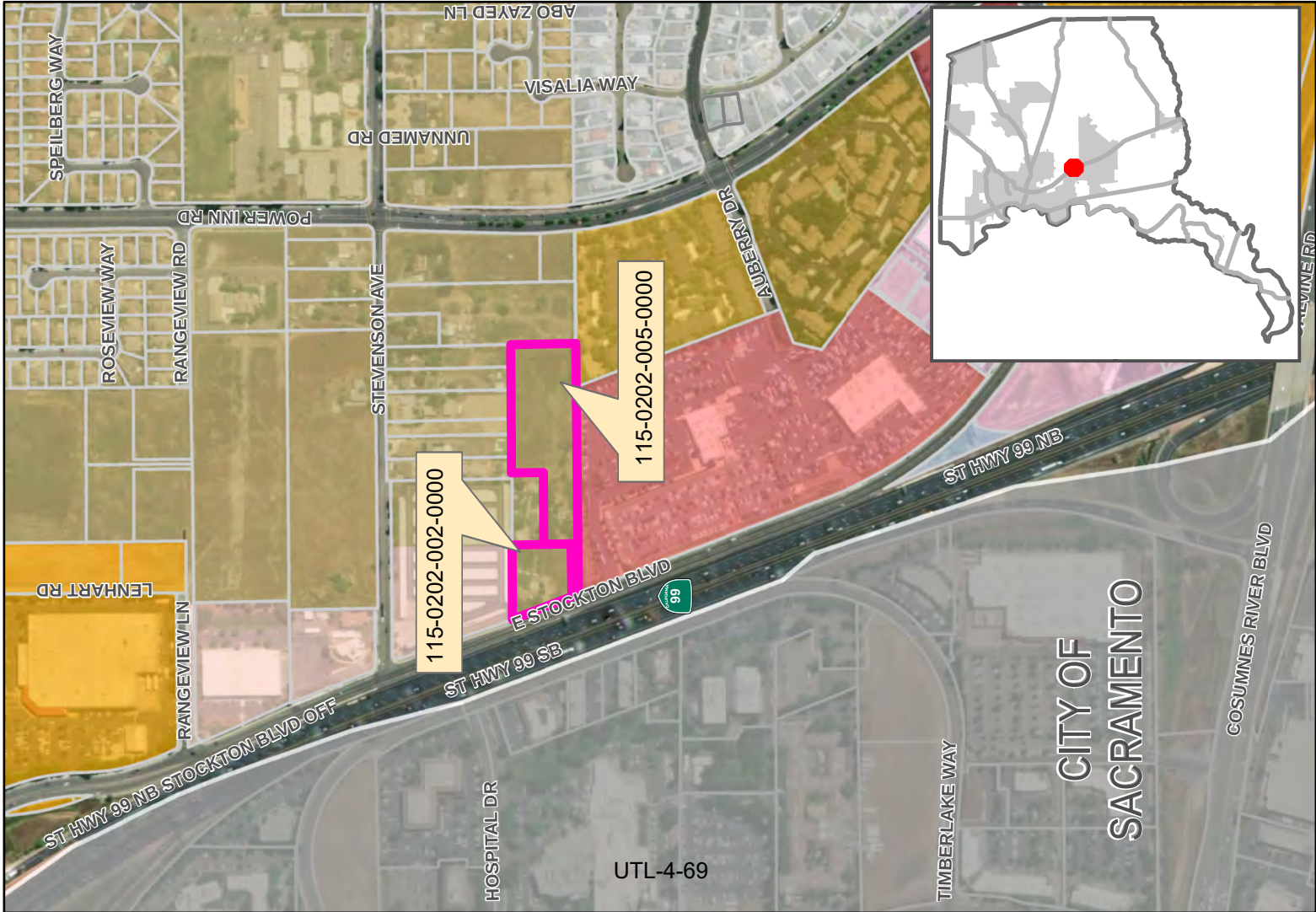
 RM-1 Mobile Home Subdivision



Site 63

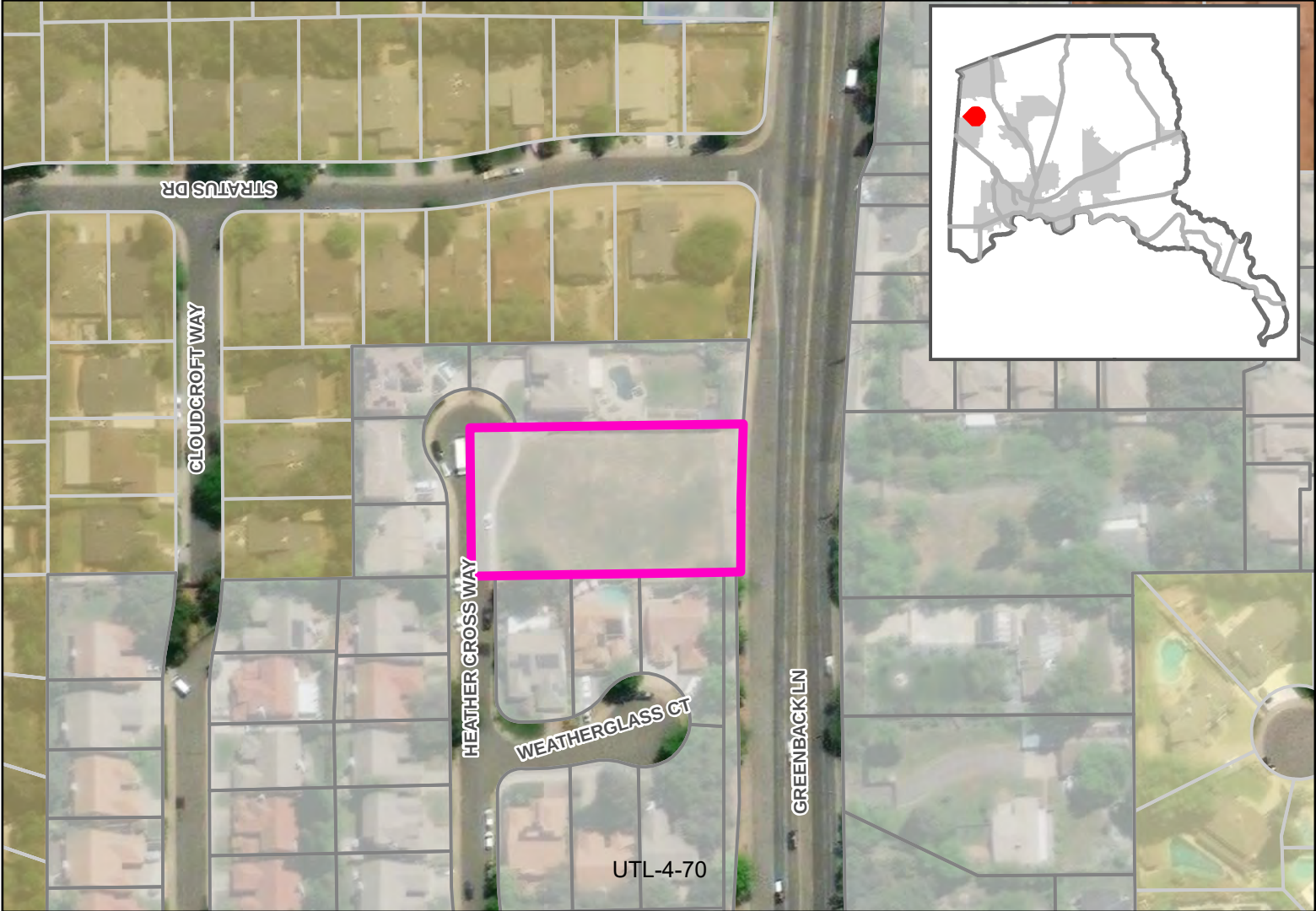
APNs 115-0202-002-0000 &
115-0202-005-0000

8095 & 8099 E Stockton Boulevard, South
Sacramento



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

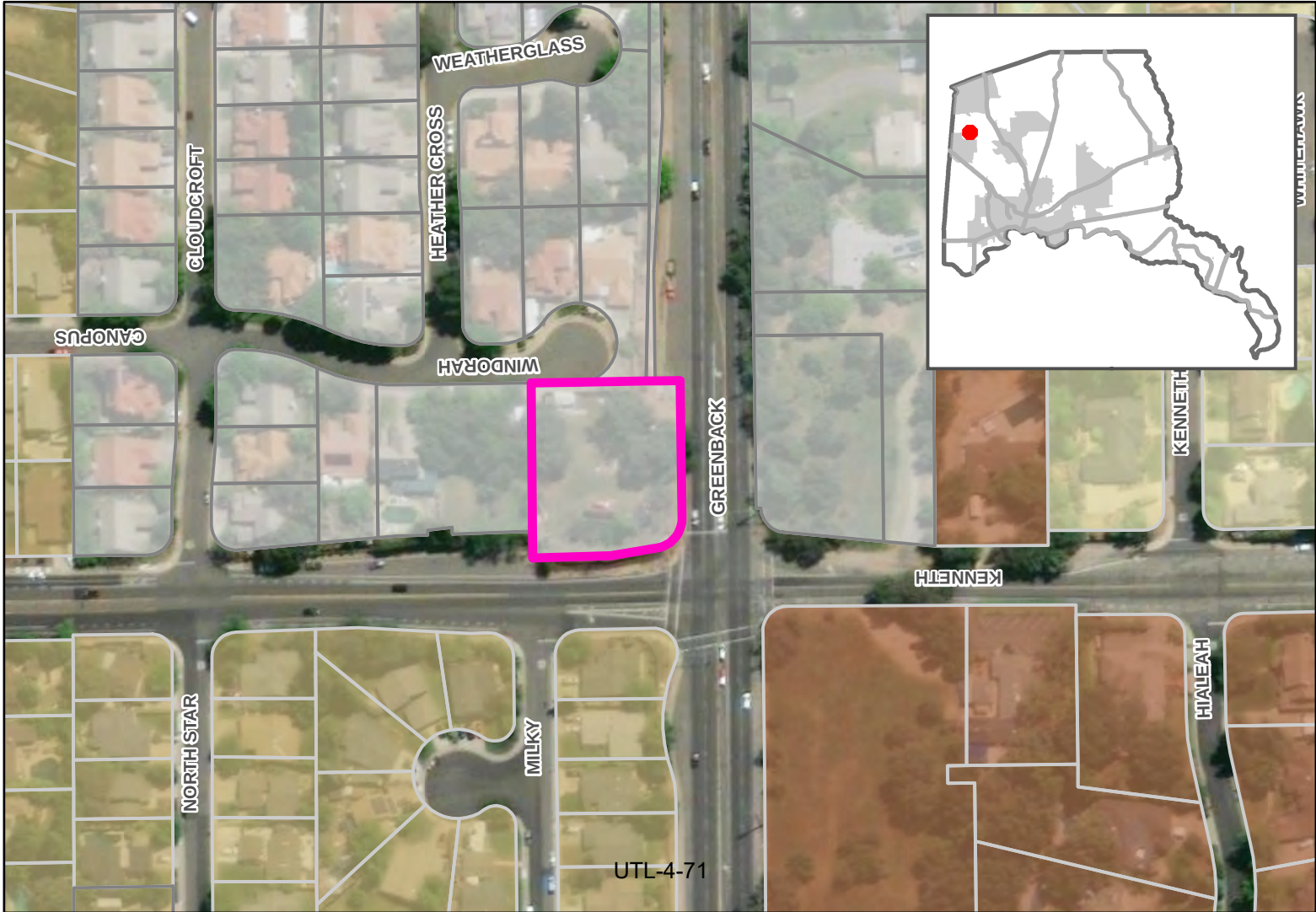
 SPA Special Planning Area



Site 65

APN 261-0160-020-0000

NE Greenback Lane/Kenneth Avenue,
Orangevale



Legend

 Proposed Rezone Site

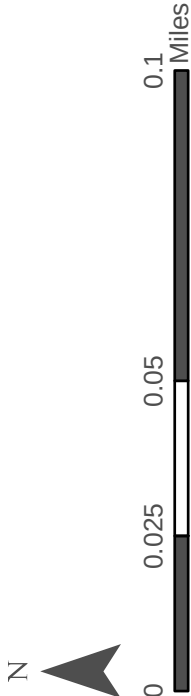
Zoning

 RD-2 Residential

 RD-3 Residential

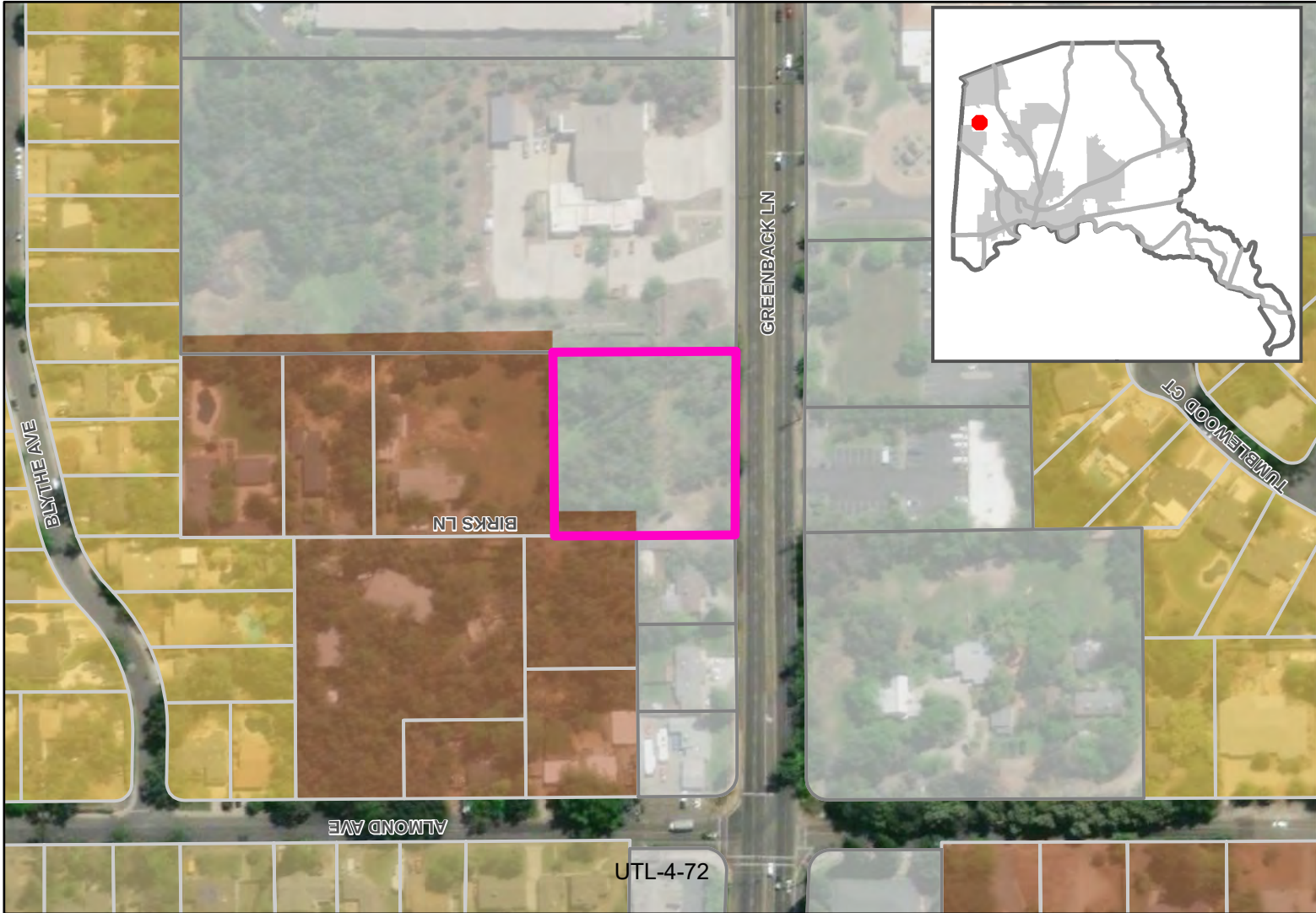
 RD-5 Residential

 SPA Special Planning Area



Site 66

APN 261-0160-034-0000
300 feet E of Greenback Lane/Almond Avenue,
Orangevale



Legend

 Proposed Rezone Site

Zoning

 RD-2 Residential

 RD-3 Residential

 RD-4 Residential

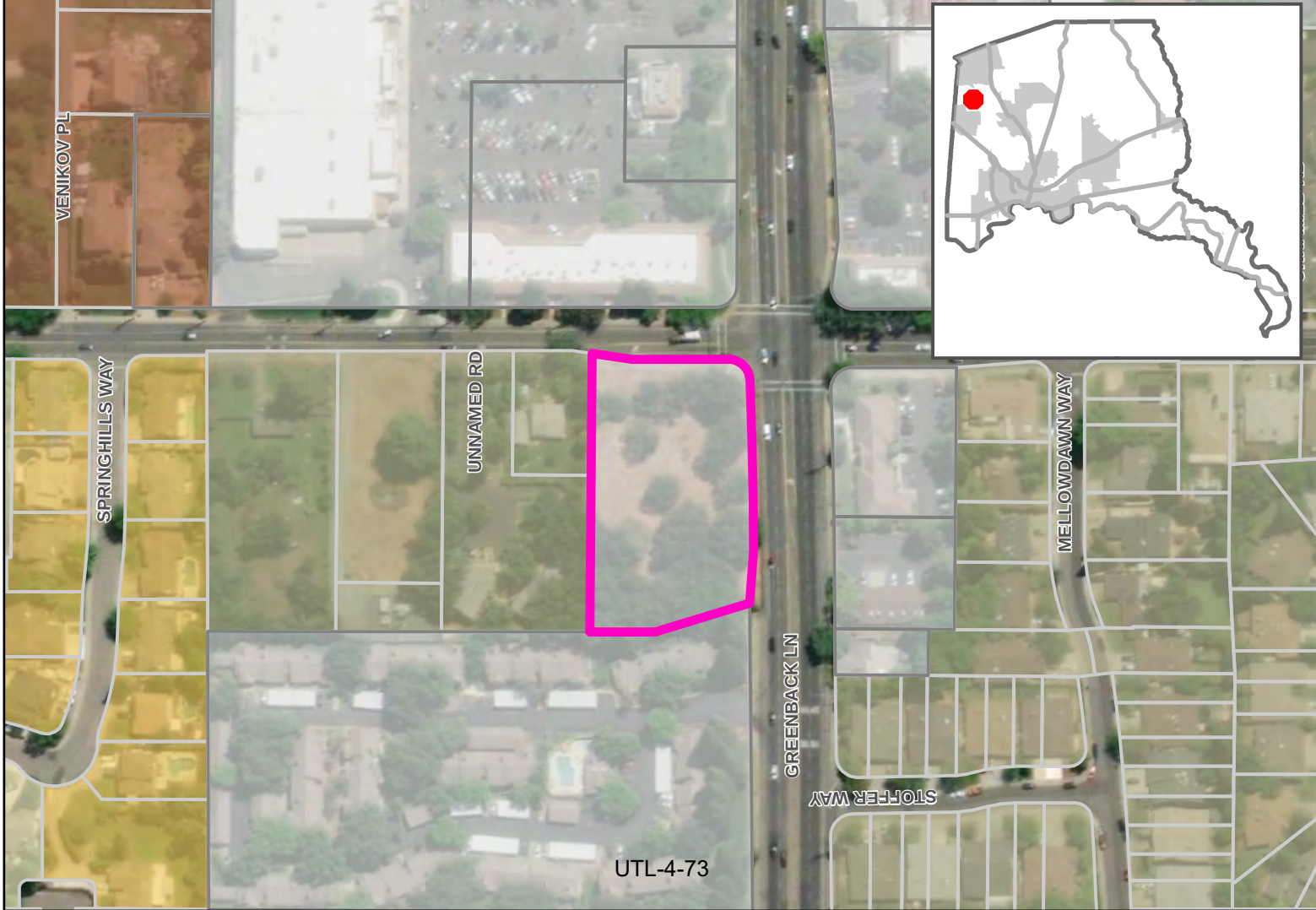
 RD-5 Residential

 SPA Special Planning Area



Site 67

APN 261-0210-019-0000
Northwest Beech Avenue/Greenback Lane,
Orangevale



Legend

Proposed Rezone Site

Zoning

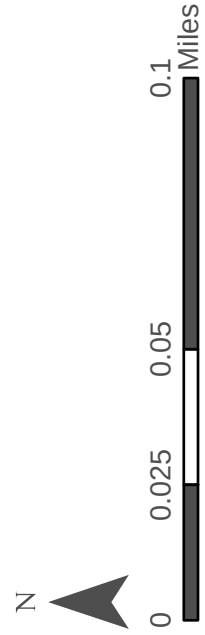
RD-2 Residential

RD-3 Residential

RD-4 Residential

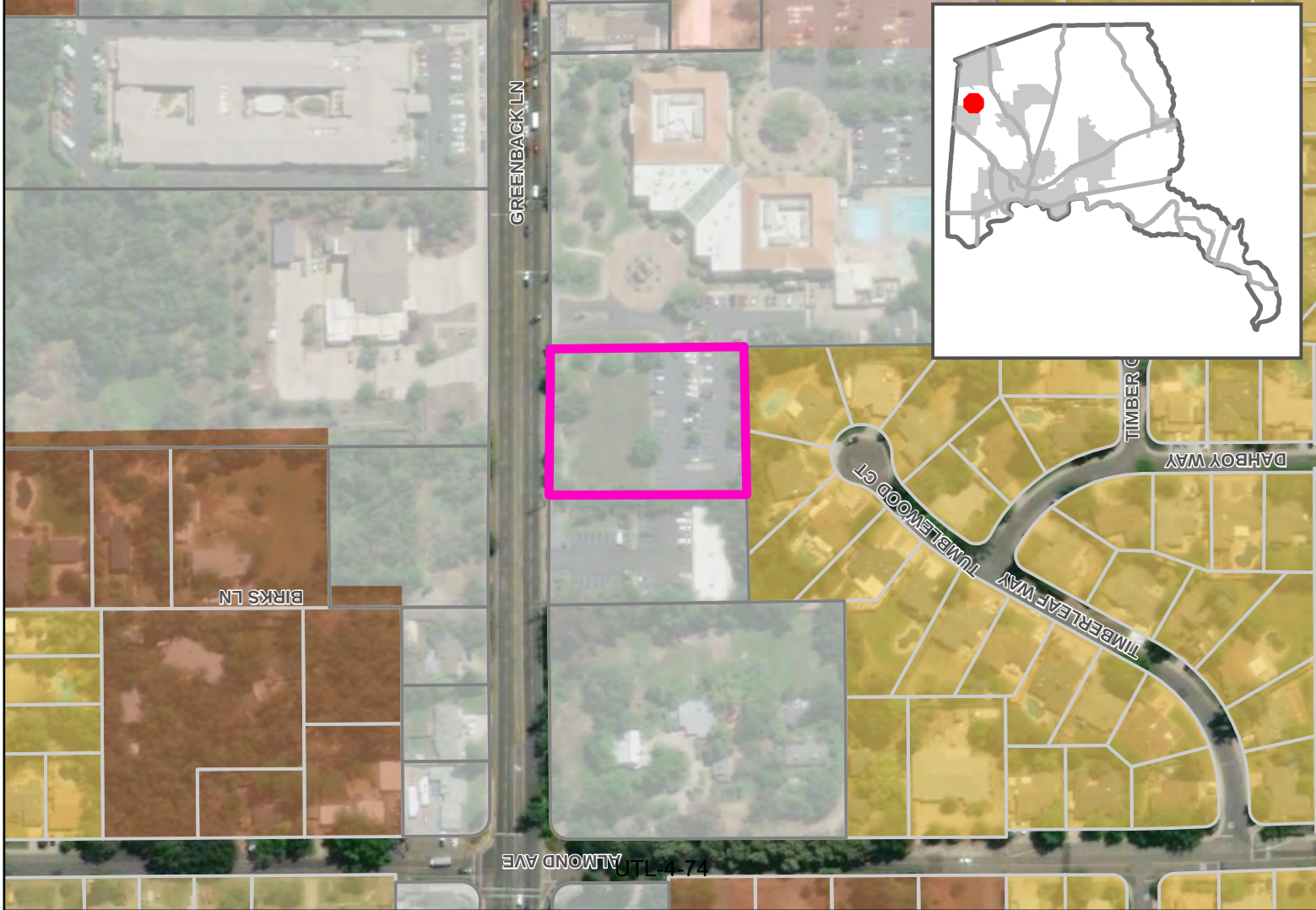
RD-5 Residential

SPA Special Planning Area



Site 68

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



Legend

 Proposed Rezone Site

Parcel Zone

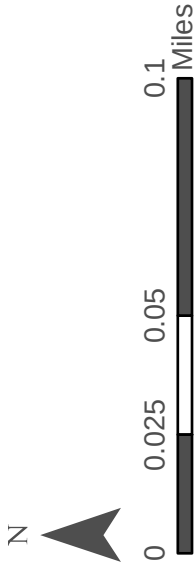
 GC General Commercial

 RD-2 Residential

 RD-4 Residential

 RD-5 Residential

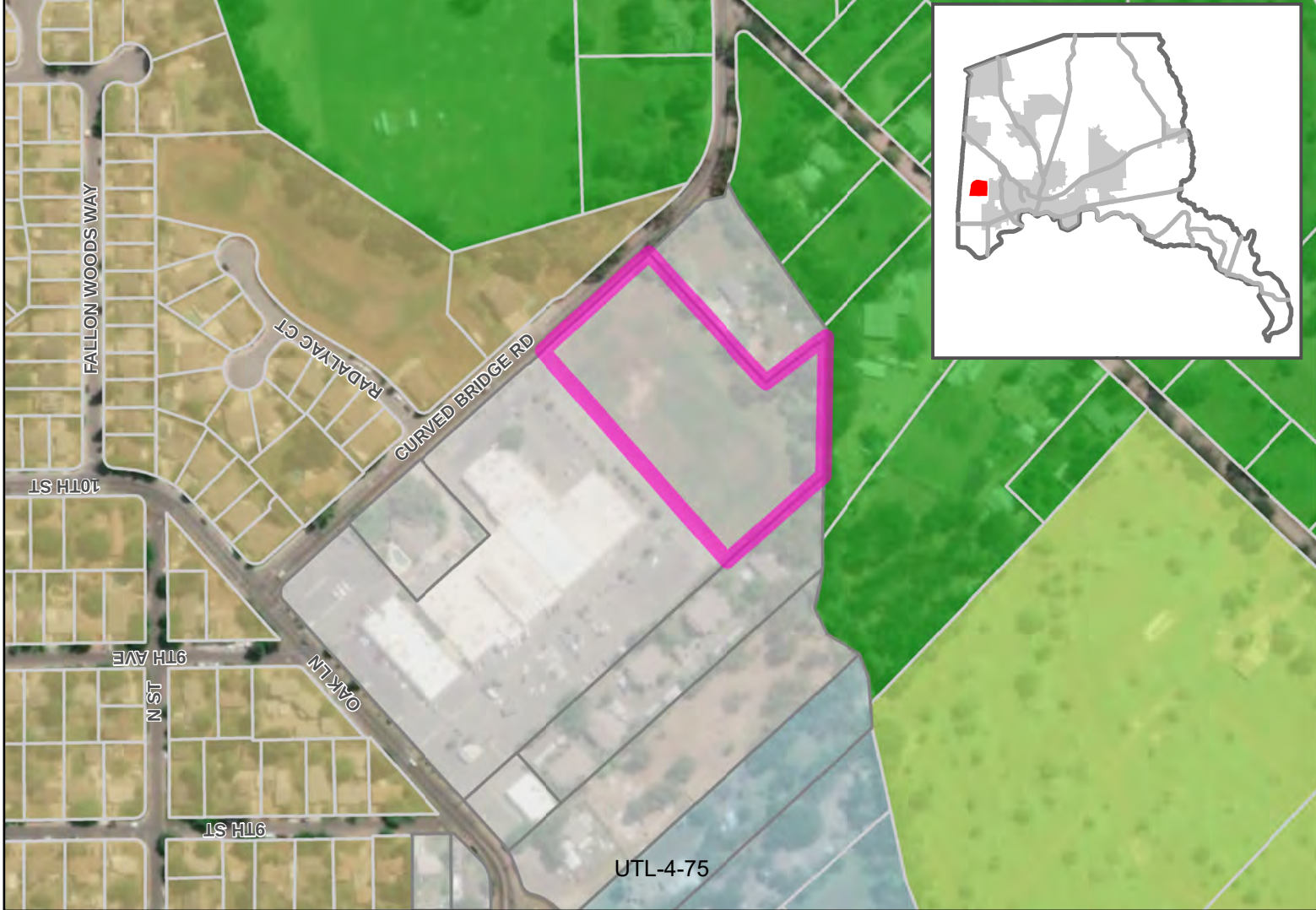
 SPA Special Planning Area



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

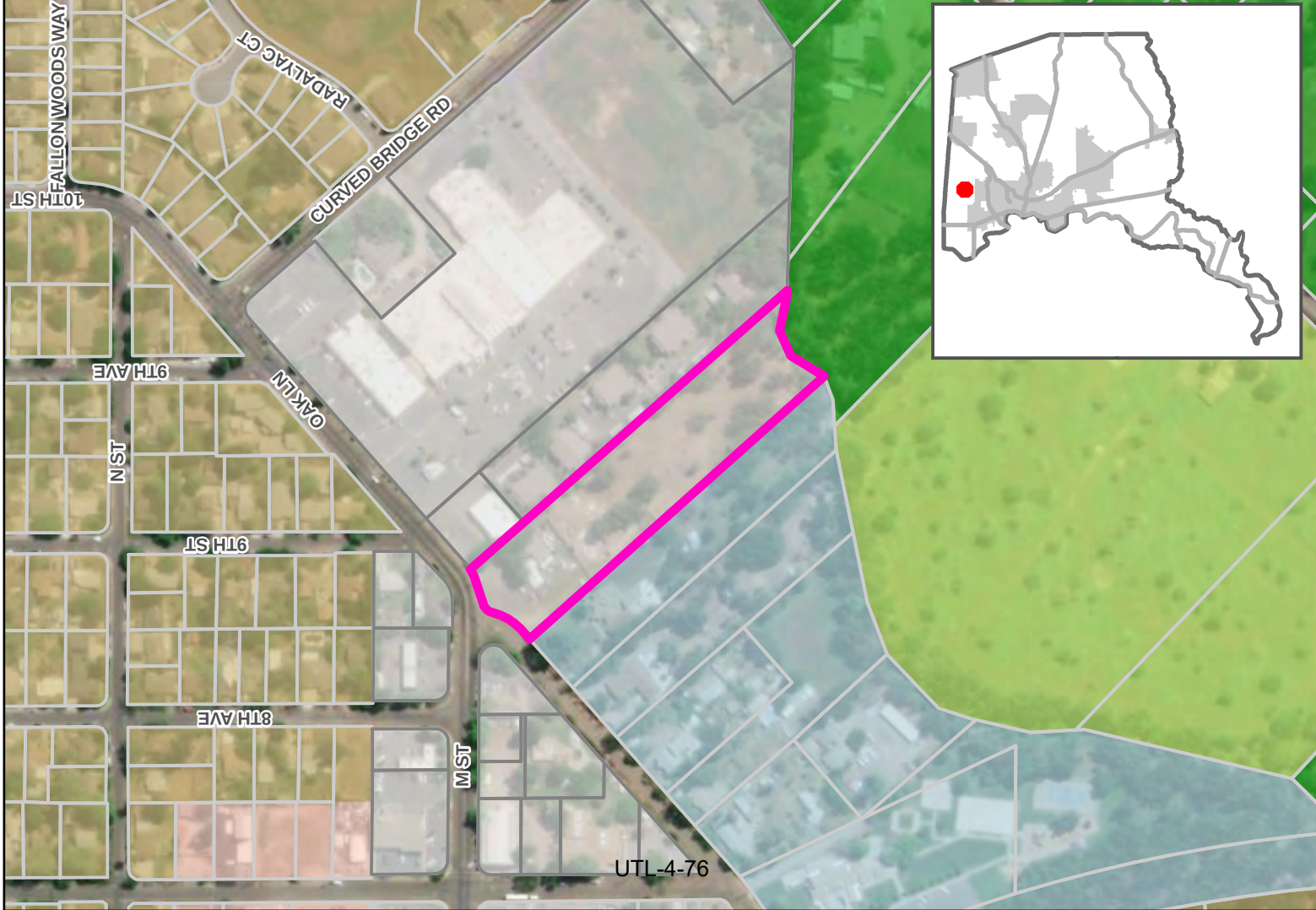
 RR Recreation Reserve

 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

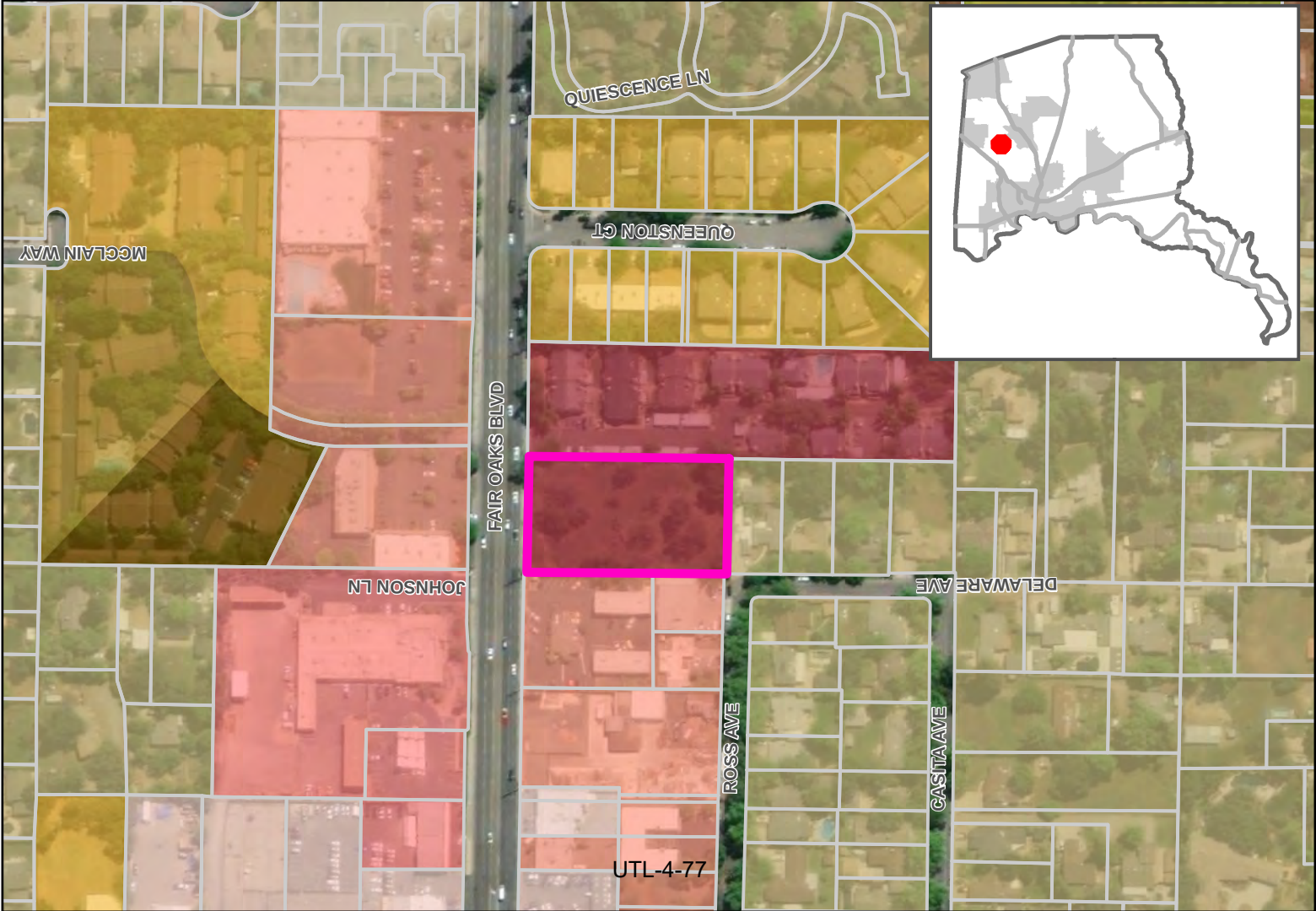
 RR Recreation Reserve

 SPA Special Planning Area



Site 71

APN 260-0310-025-0000
7904 Fair Oaks Boulevard,
Carmichael/Old Foothill Farms



Legend

Proposed Rezone Site

Zoning

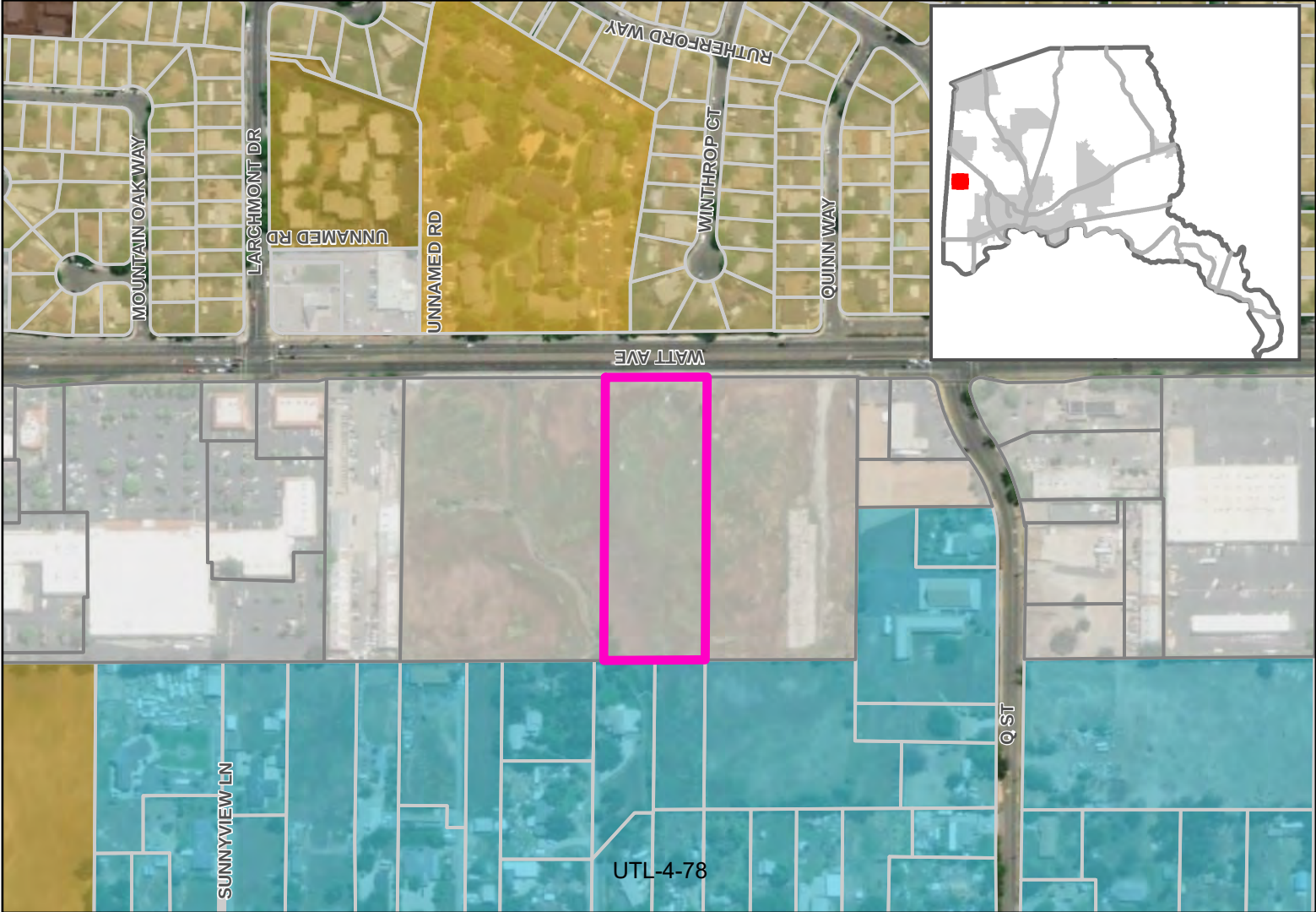
- AC Auto Commercial
- BP Business and Professional Office
- GC General Commercial
- LC Light Commercial
- RD-1 Residential
- RD-10 Residential
- RD-2 Residential
- RD-20 Multiple Family Residential
- RD-30 Multiple Family Residential
- RD-40 Multiple Family Residential
- RD-5 Residential



Site 72

APN 208-0122-066-0000

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



Legend

Proposed Rezone Site

Zoning

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

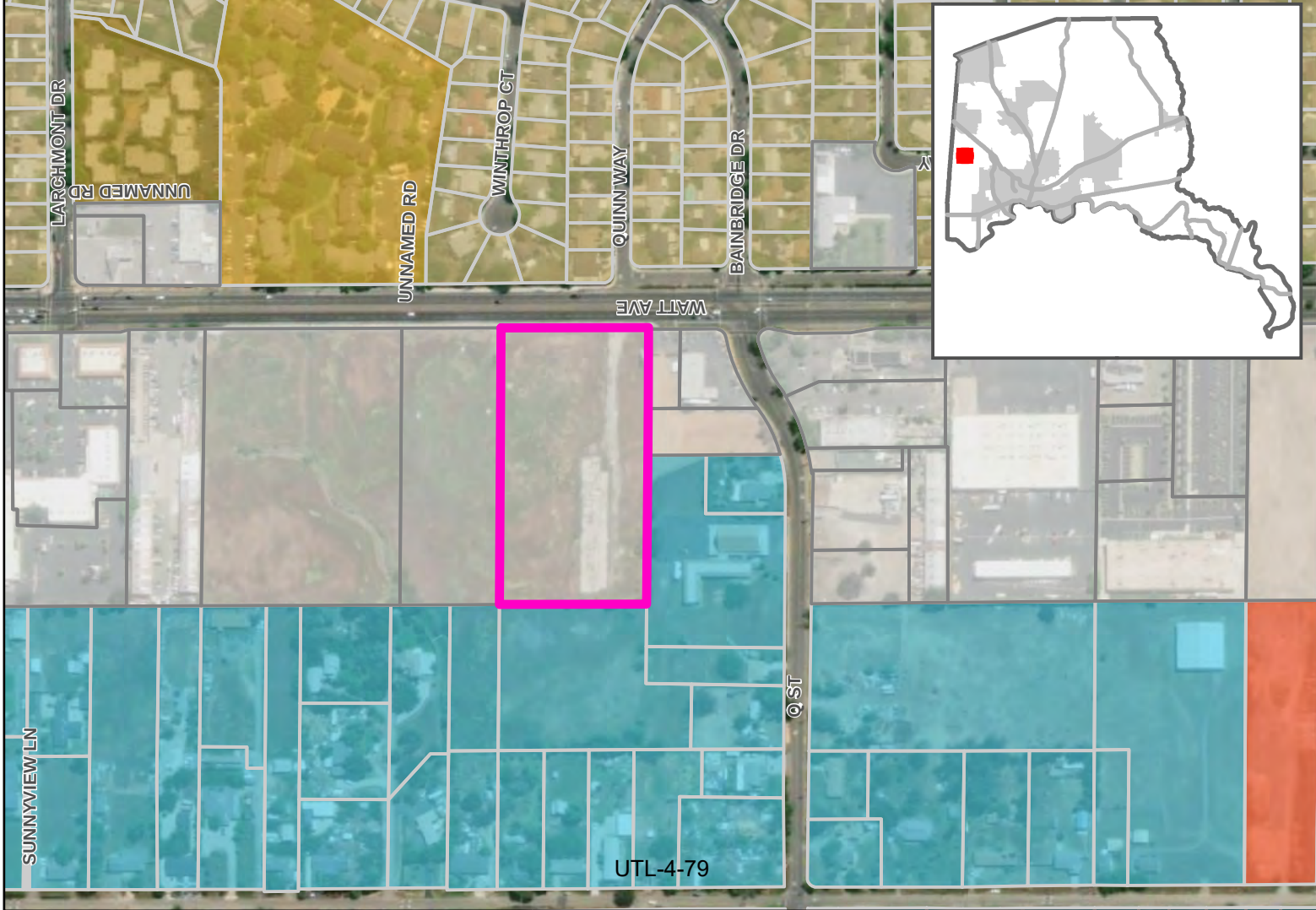
N

0 0.05 0.1 0.2 Miles

Site 73

APN 208-0132-008-0000

7235 Watt Avenue,
North Highlands



Legend

 Proposed Rezone Site

Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-5 Residential

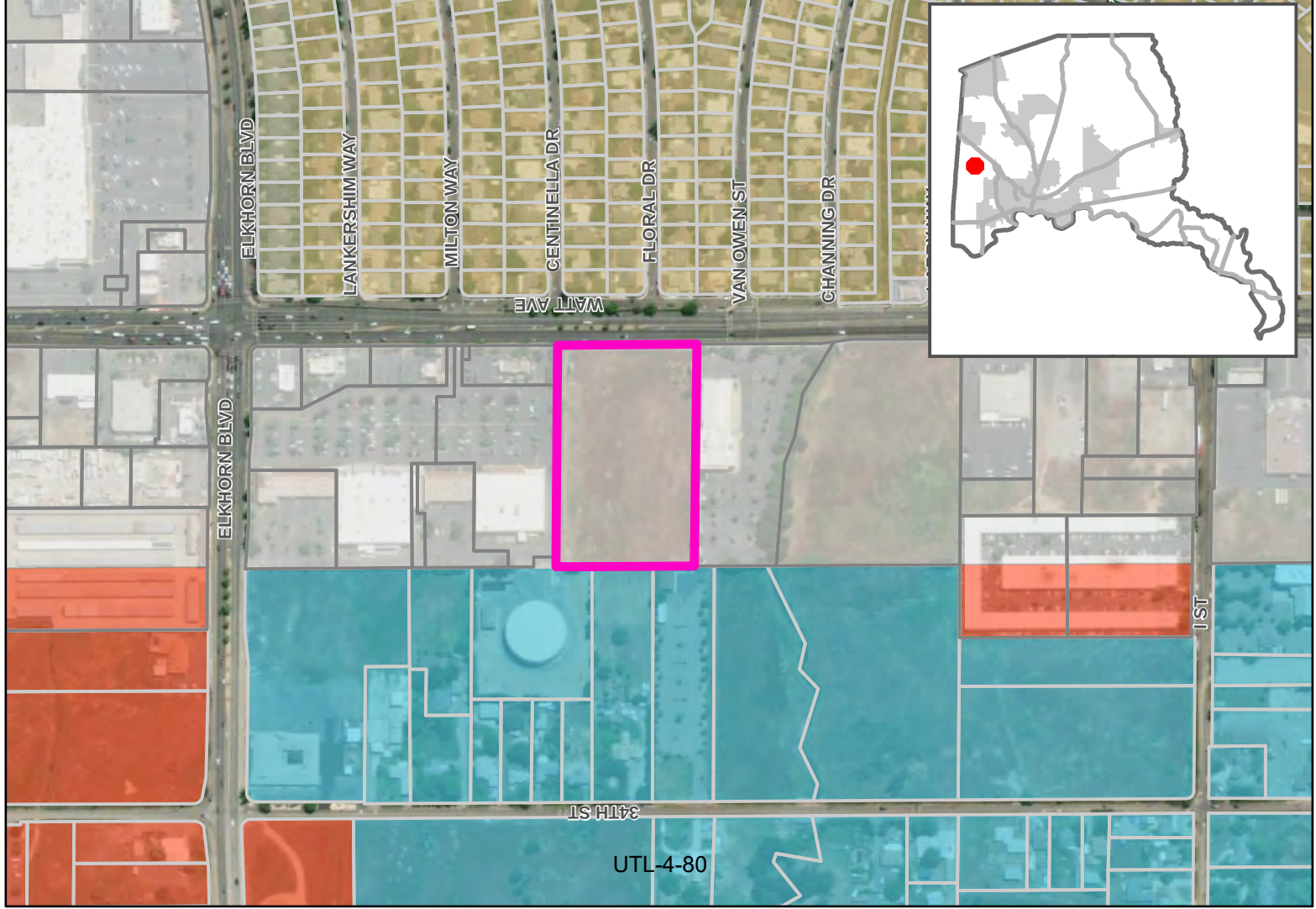
 SPA Special Planning Area



Site 74

APN 208-0162-018-0000

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



Legend

 Proposed Rezone Site

Zoning

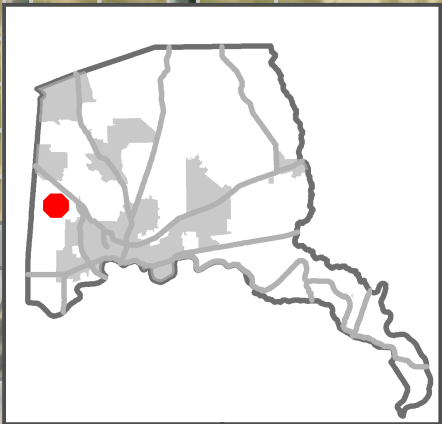
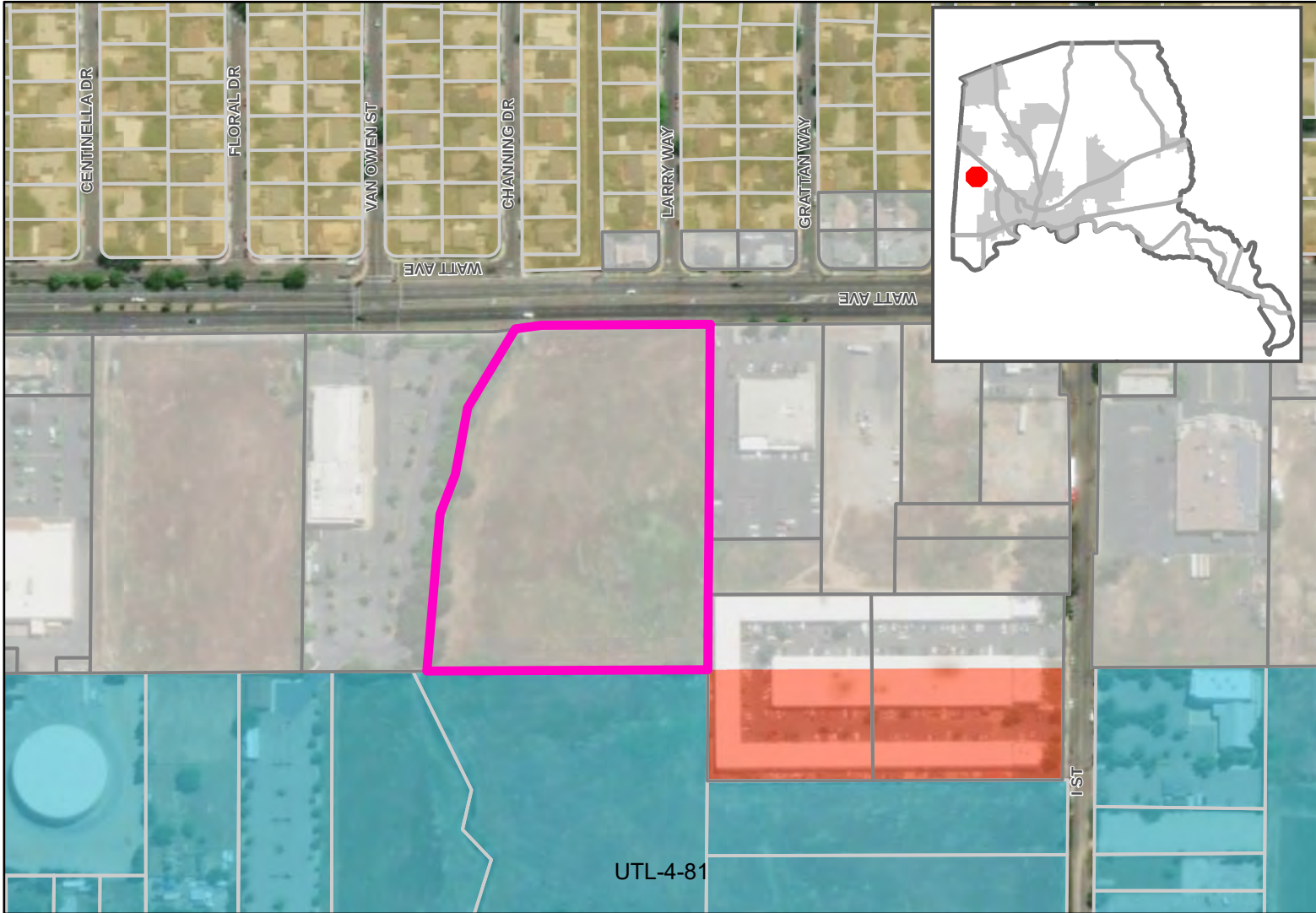
-  AR-1 Agricultural-Residential - 1 Acre
-  M-1 Light Industrial
-  RD-10 Residential
-  RD-5 Residential
-  SPA Special Planning Area



Site 75

APN 208-0162-027-0000

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



Legend

 Proposed Rezone Site

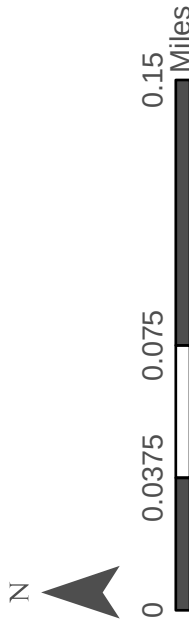
Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-5 Residential

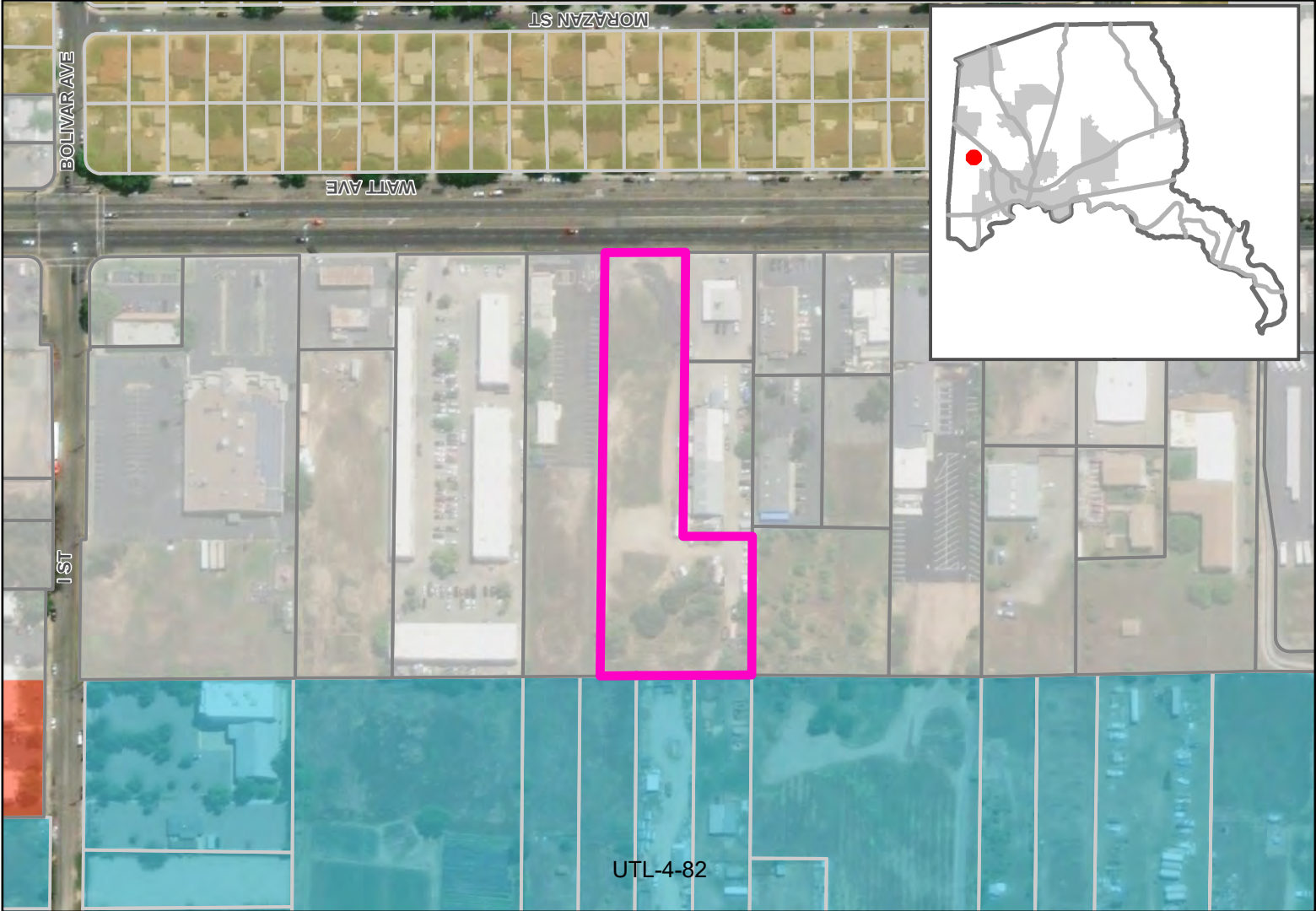
 SPA Special Planning Area



Site 76

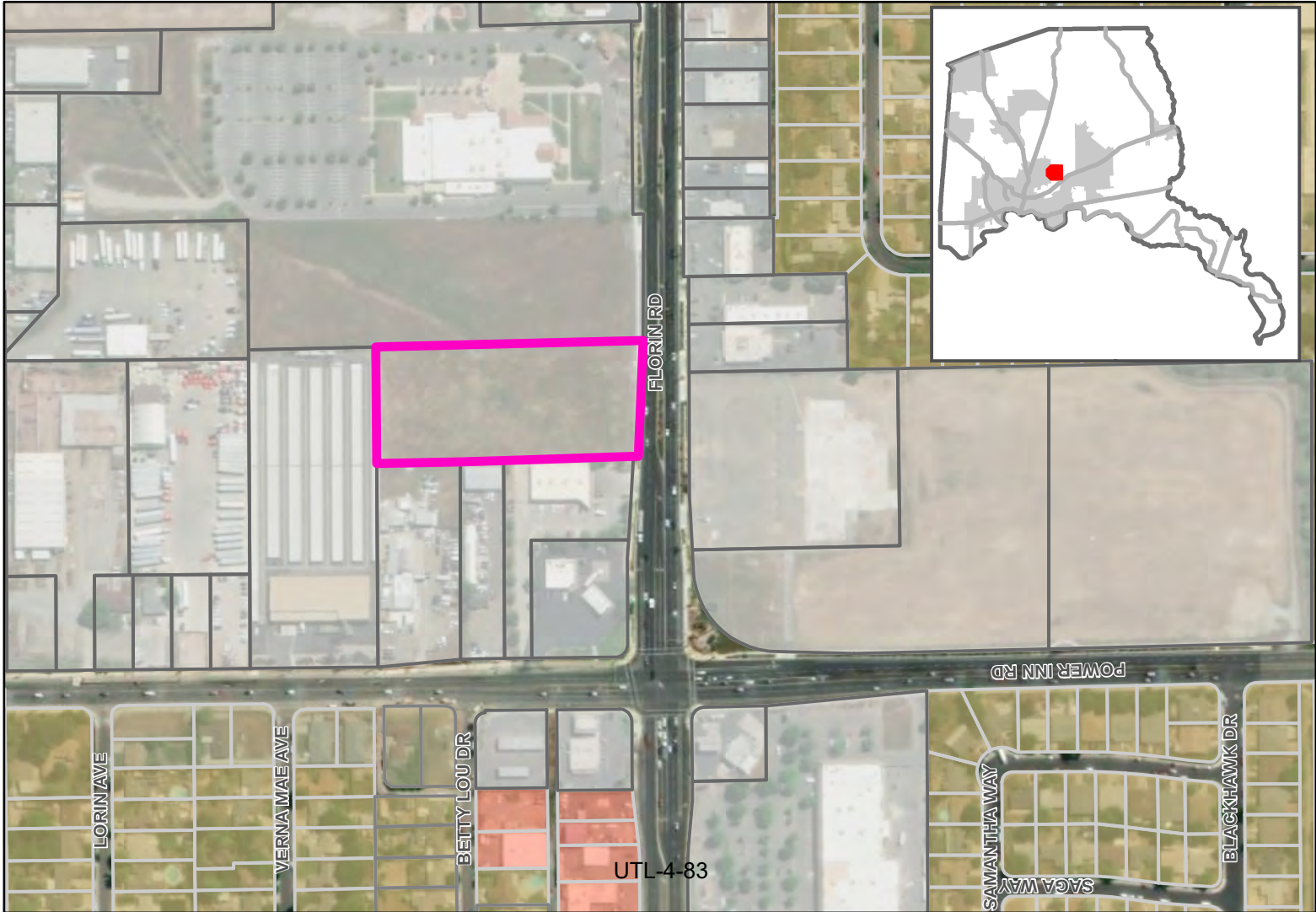
APN 215-0062-057-0000

6233 Watt Avenue,
North Highlands



Site 77

APN 043-0070-005-0000
8149 Florin Road,
South Sacramento



Legend

Proposed Rezone Site

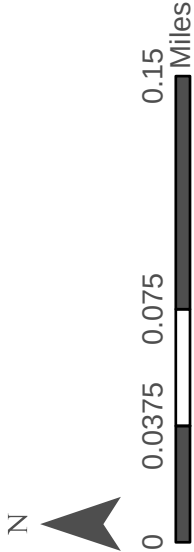
Zoning

LC Light Commercial

RD-10 Residential

RD-5 Residential

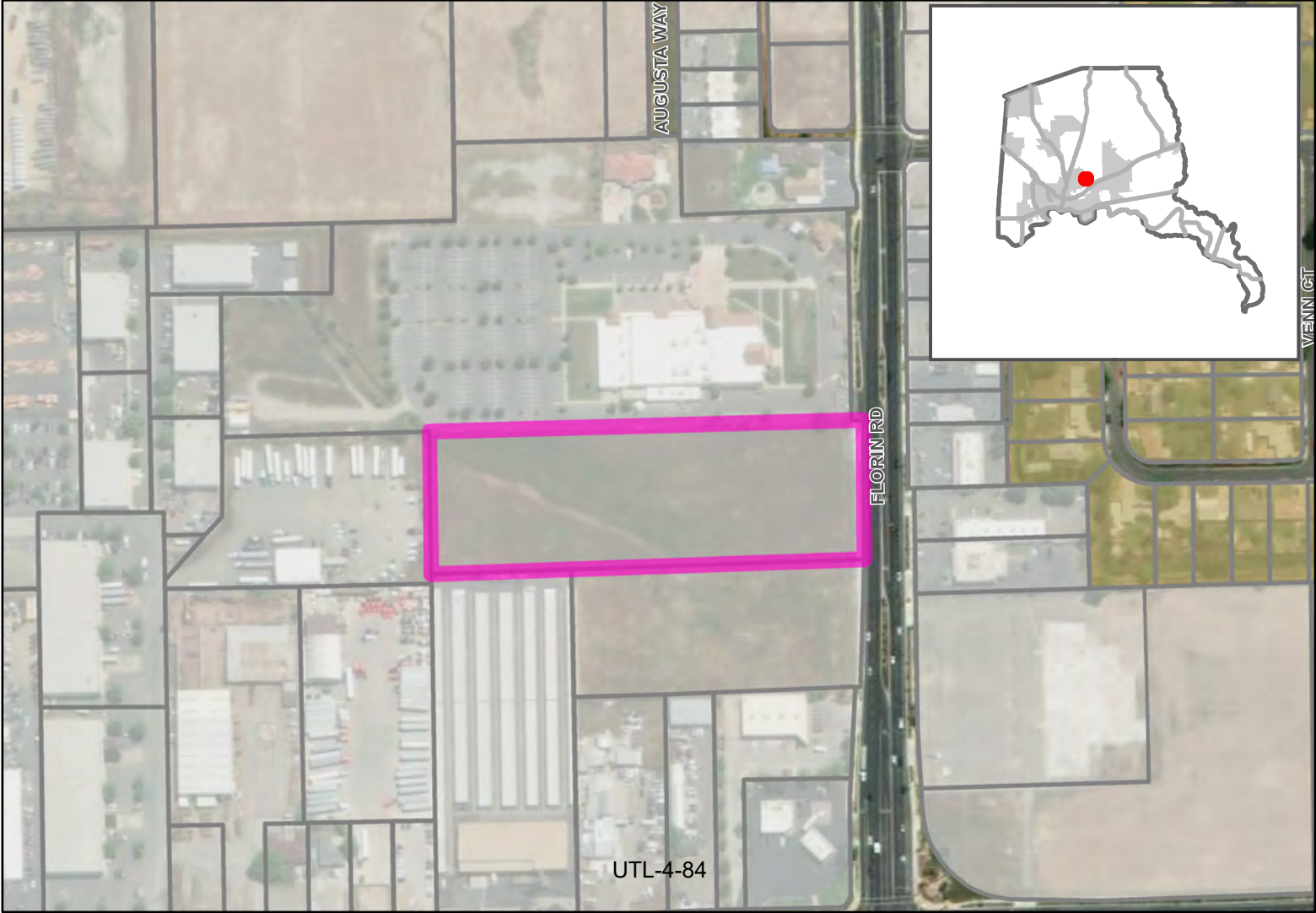
SPA Special Planning Area



Site 78

APN 043-0070-034-0000

8165 Florin Road,
South Sacramento



Legend

 Proposed Rezone Site

Zoning

 RD-10 Residential

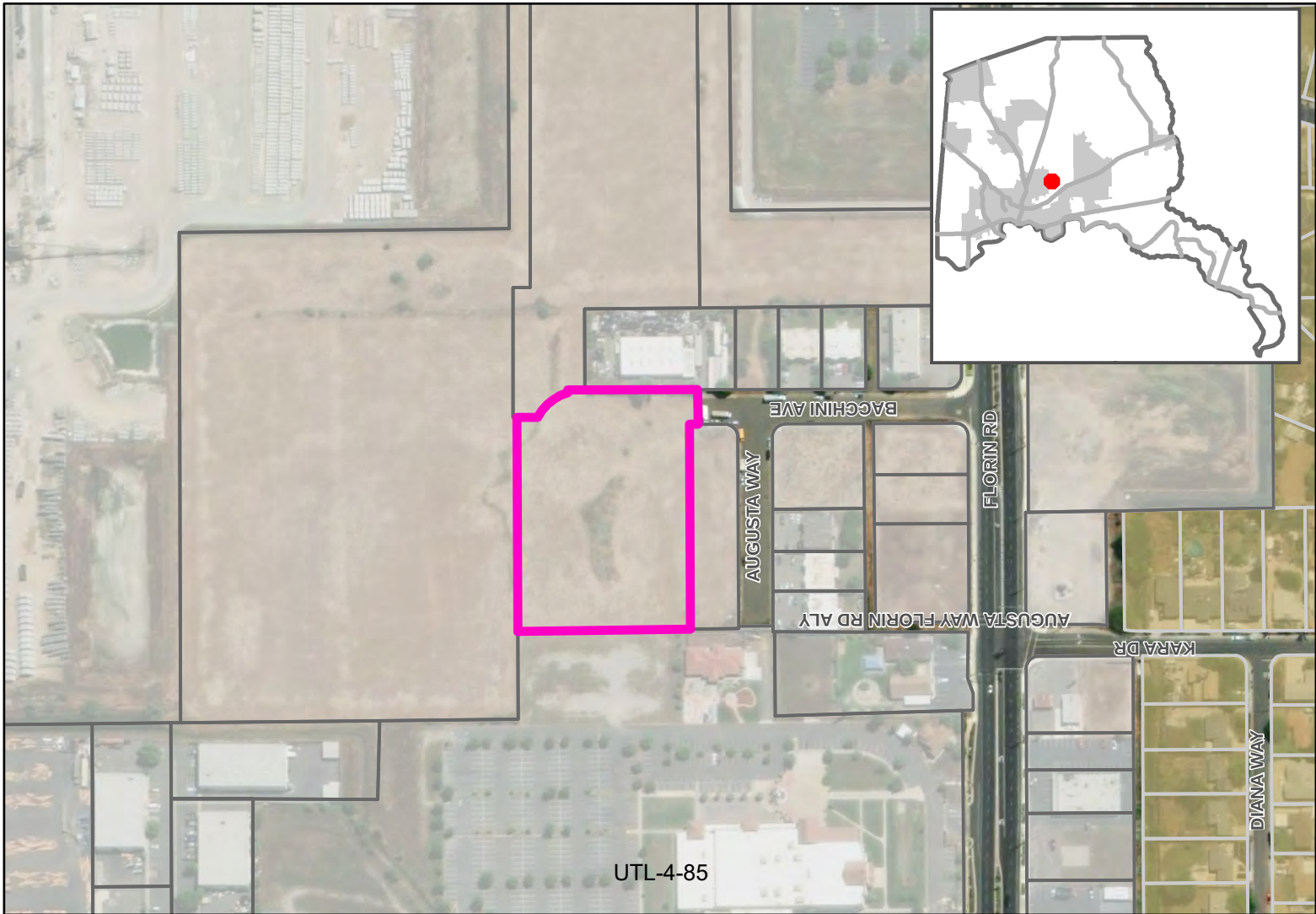
 RD-5 Residential

 SPA Special Planning Area



Site 79

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



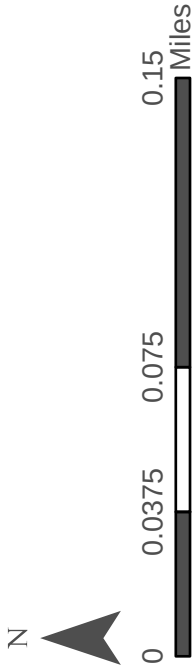
Legend

Proposed Rezone Site

Zoning

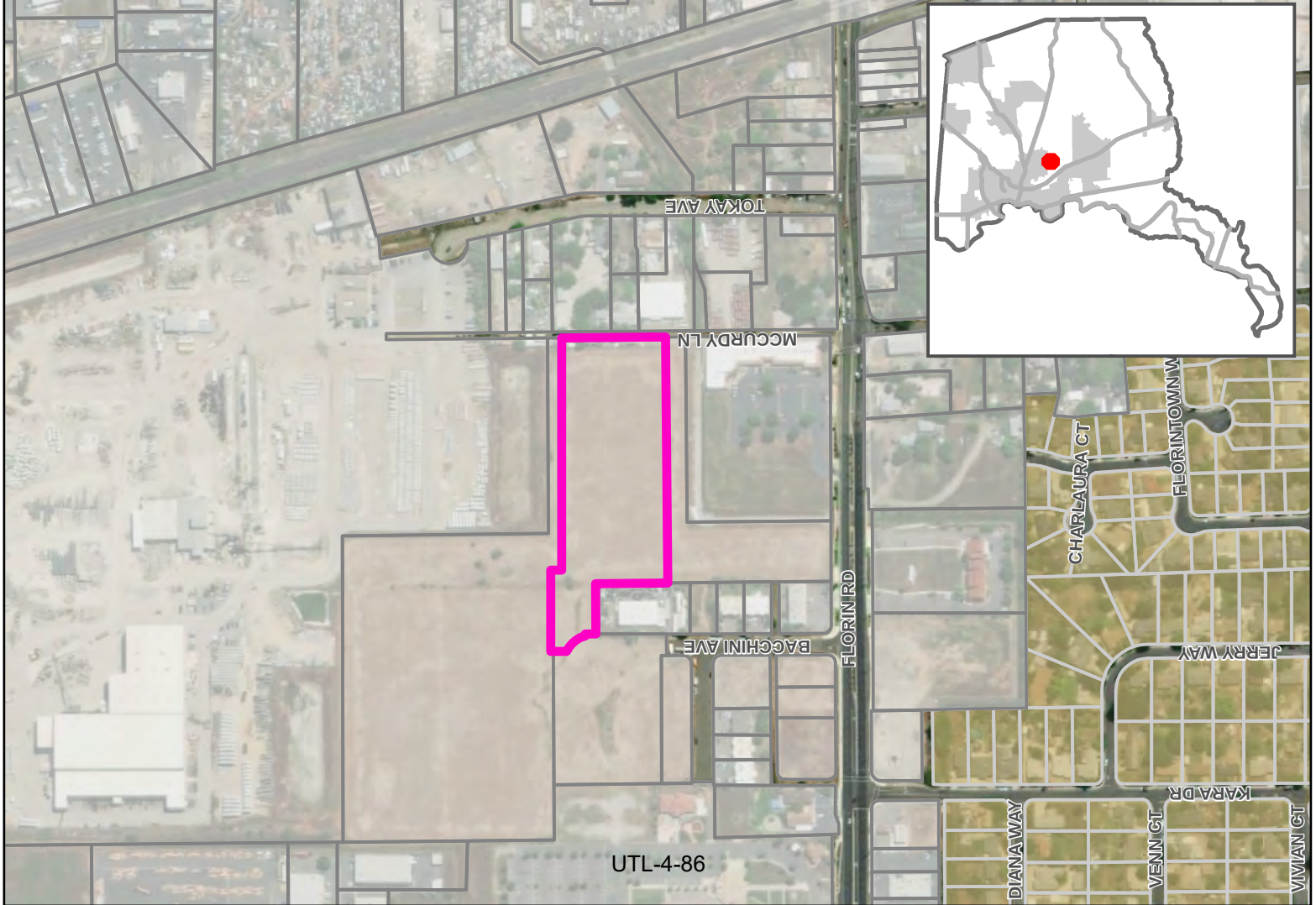
RD-5 Residential

SPA Special Planning Area



Site 80

APN 043-0230-022-0000
430 feet North of McCurdy Lane/Florin Road,
South Sacramento



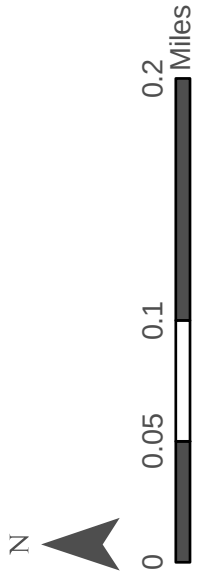
Legend

Proposed Rezone Site

Zoning

RD-5 Residential

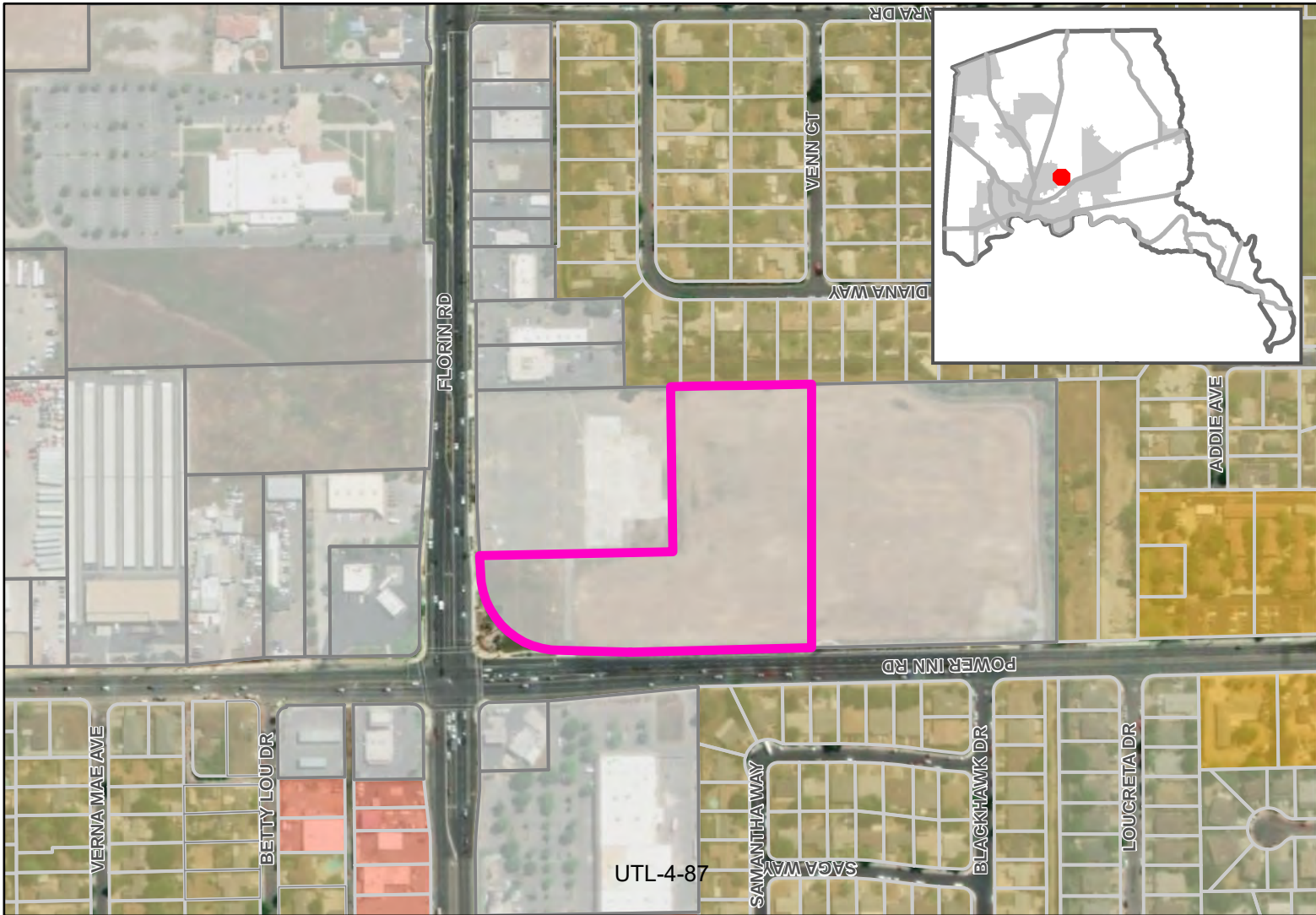
SPA Special Planning Area



Site 81

APN 051-0030-012-0000

Southeast Power Inn Road/Florin Road,
South Sacramento



Legend

Proposed Rezone Site

Zoning

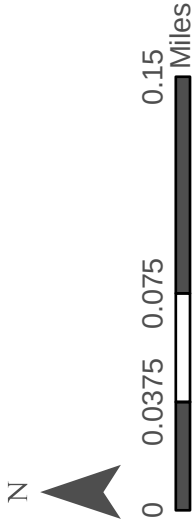
LC Light Commercial

RD-10 Residential

RD-20 Multiple Family Residential

RD-5 Residential

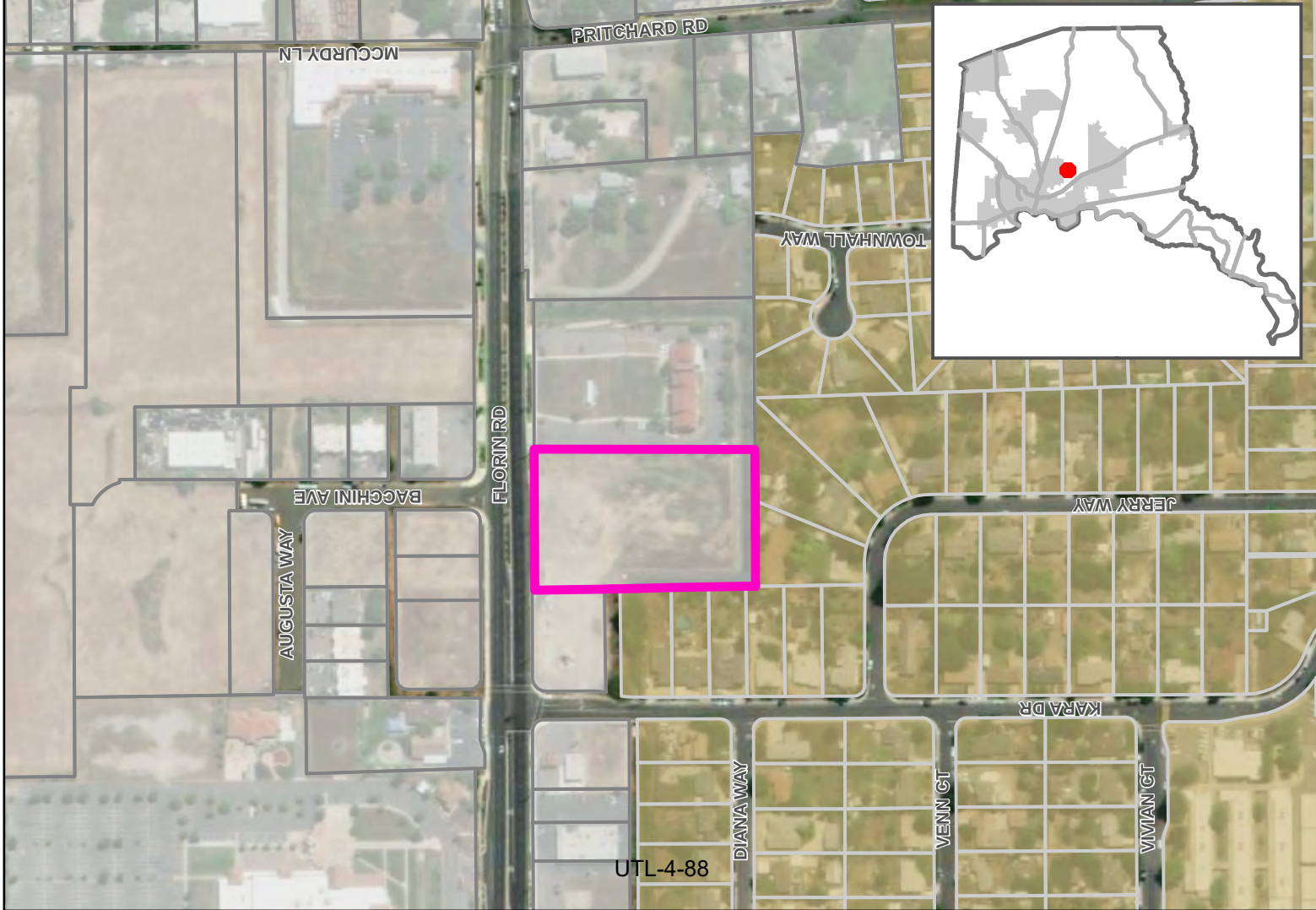
SPA Special Planning Area



Site 82

APN 051-0061-018-0000

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



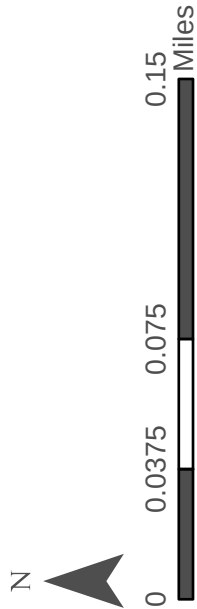
Legend

 Proposed Rezone Site

Zoning

 RD-5 Residential

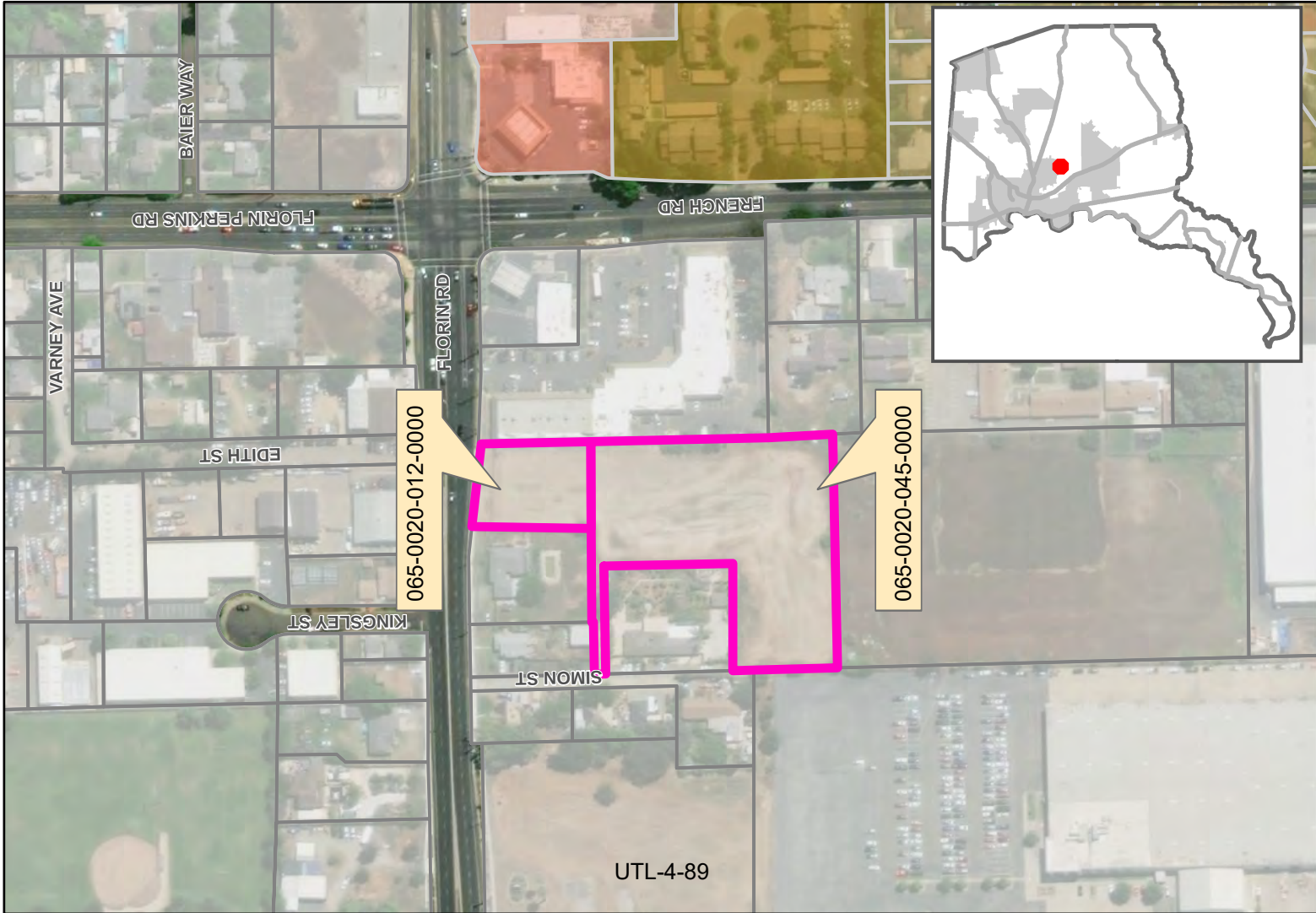
 SPA Special Planning Area



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



0 0.0375 0.075 0.15 Miles

March 13, 2024

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

Subject: REVISED NOTICE OF PREPARATION OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE SACRAMENTO COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA) REZONE PROJECT (SCH# 2023060304; COUNTY CONTROL NO. PLNP2020-00042)

APN: N/A

File No: PLNP2020-00042 (SCH# 2023060304)

Dear Ms. Shen,

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

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

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

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

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

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

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

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

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

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

Sincerely,

Robb Armstrong

Robb Armstrong
SacSewer Development Services