

APPENDIX E: HOUSING ACTION PLAN PROGRAM A1: COUNTYWIDE REZONE PROGRAM

Adopted: Month, XX 2026

Resolution No: 2026-XXXX

TABLE OF CONTENTS

Introduction and Purpose	6
Background and Context.....	6
Program A1 Project Description and Outcome.....	7
Rezone Sites Analysis of Countywide rezone Program.....	8
Source of the Candidate Rezone Sites	9
Site Zoning and Density Requirements.....	10
Program A1 Site Zoning and Density	11
Site Availability	11
Program A1 Site Availability (Vacant, Underutilized, Non-Vacant) Analysis	12
Non-Vacant Sites Analysis	13
Site Suitability	20
Size of Site	20
Target Communities	22
Proximity to Public Transportation	23
Access to Recreational Amentities.....	24
Access to Neighborhodd Amenities: Food Resources, Schools, and Job Centers	25
Avaliability of Infrastructure and Public Utilities.....	26
Environmental Constraints	28
Realistic Development Capacity Methodology	33
Site-By-Site Analysis	33
Assessment of Fair Housing – Countywide Rezone Sites	182

Poverty and Economic Conditions	192
Racial and Ethnic Segregation	193
Displacement Risk.....	193
Housing Cost Burden.....	194
Overcrowding	196
Access to Jobs and Transit.....	196
Accessibility and Disability.....	198
Other Neighborhood Amenities: Recreation, Education and Food Resource Access.....	199
Program A1, Countywide Rezone Fair Housing Outcomes	199
Summary of Relevant Housing Element Programs	203
Summary of Outreach	207
Program A1, Countywide Rezone Program Outreach	207
Housing Element Amendment 1 Outreach	208

LIST OF TABLES

Table E-1: 2021-2029 RHNA and Projected Supply for Unincorporated County by Income Category Pre-Completion of Program A1, Countywide Rezone Program	7
Table E-2: 2021-2029 RHNA and Projected Supply for Unincorporated County by Income Category Post-Completion of Program A1, Countywide Rezone Program	8
Table E-3: Summary of Sites Rezoned By Source Category with Program A1	9
Table E-4: Zoning Districts by Income Category.....	10
Table E-5: Summary of Countywide Rezone Program by Resultant Zoning Designation	11
Table E-6: Vacant and Underutilized Non-Vacant Rezone Site Distribution.....	13
Table E-7: Non-Vacant Sites	14
Table E-8: Rezone Site Size Distribution – Lower Income Sites.....	21
Table E-9: Rezone Site Size Distribution – Moderate Income Sites.....	22
Table E-10: Rezone Site Distribution by Community – Lower Income Category Rezones (RD-30 and RD-40)	22

Table E-11: Rezone Site Distribution by Community – Moderate Income Category Rezones (RD-20, RD-15, and RD-10).....	23
Table E-12: Water Supply and Infrastructure Analysis Key Points by Water Purveyor	27
Table E-13: Lower-Income Rezone Candidate Sites.....	183
Table E-14: Program A1 Rezone Site Distribution by Opportunity Area.....	202

LIST OF FIGURES

Figure E-1: Site 1	35
Figure E-2: Site 2	37
Figure E-3: Site 3	39
Figure E-4: Site 4	41
Figure E-5 – Site 5	43
Figure E-6: Site 6	45
Figure E-7: Site 7	47
Figure E-8: Site 11	50
Figure E-9: Site 12	52
Figure E-10: Site 15	55
Figure E-11: Site 16	57
Figure E-12: Site 17	59
Figure E-13: Site 18	62
Figure E-14: Site 20	64
Figure E-15: Site 21	66
Figure E-16: Site 22	69
Figure E-17: Site 23	72
Figure E-18: Site 24	75
Figure E-19: Site 25	78
Figure E-20: Site 26	80
Figure E-21: Site 27	82

Figure E-22: Site 30	85
Figure E-23: Site 31	88
Figure E-24: Site 32	91
Figure E-25: Site 33	93
Figure E-26: Site 34	95
Figure E-27: Site 35	97
Figure E-28: Site 36	100
Figure E-29: Site 37	102
Figure E-30: Site 38	105
Figure E-31: Site 39	108
Figure E-32: Site 40	110
Figure E-33: Site 41	113
Figure E-34: Site 42	116
Figure E-35: Site 43	118
Figure E-36: Site 45	121
Figure E-37: Site 51	124
Figure E-38: Site 52	127
Figure E-39: Site 53	130
Figure E-40: Site 55	133
Figure E-41: Site 56	136
Figure E-42: Site 57	139
Figure E-43: Site 58	142
Figure E-44: Site 59	145
Figure E-45: Site 63	147
Figure E-46: Site 64	149
Figure E-47: Site 67	151
Figure E-48: Site 68	153

Figure E-49: Site 69	155
Figure E-50: Site 70	157
Figure E-51: Site 71	160
Figure E-53: Site 73	165
Figure E-54: Site 74	168
Figure E-55: Site 75	171
Figure E-56: Site 76	174
Figure E-57: Site 77	177
Figure E-58: Site 78	179
Figure E-59: Site 79	181
Figure E-60: Rezone Sites by TCAC/HCD Opportunity Area	201
Figure E-61: Program A1 Rezone Site Distribution by Opportunity Area.....	202

INTRODUCTION AND PURPOSE

With adoption of the Housing Element on March 8, 2022, the Land Inventory chapter (Chapter 8) demonstrated that the County had sufficient residential capacity to accommodate its Regional Housing Needs Allocation (RHNA) for moderate and above moderate income category units but had a shortfall of sites to accommodate the lower income category units (households with incomes less than 80 percent of area median income (AMI)). The Housing Action Plan (Chapter 3), Program A1, identifies the Countywide Rezone Program as the mechanism to address the shortfall of lower income category units. Additionally, the Assessment of Fair Housing (Chapter 11) identifies Program A1 as a strategy to address some of the barriers to affordable housing, specifically that “affordable rental options in the region are increasingly limited” and that disparities exist in access to opportunity. The assessment further directs the rezone program to improve such access by prioritizing “target communities” when selecting candidate sites and ensuring that at least 30 percent of the lower-income RHNA shortfall is located in highest, high, and moderate resource areas. In all, Program A1 stipulates that the Countywide Rezone must meet the following criteria to accommodate the lower income category shortfall:

- rezone at least 165 acres, zoned at a minimum density of 20 units per acre and a maximum density of at least 30 units per acre;
- at least 50 percent will be accommodated on sites designated exclusively for residential uses;
- sites will be large enough to accommodate at least 16 units;
- permit multifamily residential uses by-right for development in which at least 20 percent of the units are affordable to lower-income households; and,
- at least 30 percent will be located along commercial corridors in California Tax Credit Allocation Committee (CTCAC)/California Department of Housing and Community Development (HCD) opportunity maps’ highest, high and moderate resource areas.

Jurisdictions are obligated to meet their RHNA by a mandated deadline or can be subject to enforcement actions by HCD, including a determination that a housing element no longer complies with the requirements of State law and potential referral to the Attorney General. Pursuant to Senate Bill 197 (SB 197), the County’s statutory deadline to complete the Countywide Rezone Program addressing the shortfall of lower income category units was September 12, 2024 (3 years and 120 days from the statutory deadline for the adoption of the Housing Element (May 15, 2021)). The County made up deficiencies in the land inventory by appropriately rezoning suitable land (meeting all State Housing Element Law requirements and all objectives of Program A1) through the Countywide Rezone Program (Resolution Nos: 2024-0621 thru 2024-0632 and SZC Ordinance Nos: 2024-0009 thru 2024-0083), which was approved and adopted by the Board of Supervisors on August 20, 2024 prior to the statutory deadline of September 12, 2024.

After the conclusion of Program A1, the Housing Element has been amended (**Amendment 1, Resolution XXXX, adopted XXX XX, 2026**) to reflect completion of the Countywide Rezone Program. This Appendix (Appendix E) was added to the Housing Element as part of Amendment 1 to provide the analysis and documentation required to demonstrate that the sites rezoned through Program A1, Countywide Rezone Program, comply with State Housing Element Law. This appendix also provides a supplemental fair housing analysis for the sites rezoned through Program A1 prepared pursuant to Assembly Bill (AB) 686.

BACKGROUND AND CONTEXT

As described in the Land Inventory chapter (Chapter 8), Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available, and suitable sites to provide opportunities for housing to all income levels. Chapter 8 and other related sections (e.g. Appendix C Land Inventory Tables) of the Housing Element provided an analysis of sites that met the legal criteria to be classified as adequate sites for all income levels to meet the RHNA and it also identified any shortfalls. As discussed above, the County did identify appropriately zoned, available, and suitable sites for all income levels but identified a shortfall in the lower income category sites. The Housing Element reported a

deficiency in land available to accommodate lower income category housing amounting to 2,884 units; however, during the Amendment 1 process of adding rezoned sites to the Land Inventory tables in Appendix C, errors were identified and revised. This “true-up” process yielded slightly different baseline supply numbers that resulted in an increased shortfall of lower income land that could accommodate lower income units. The shortfall of lower income units was 3,215 units instead of the reported 2,884 units, amounting to an additional 331 unit deficiency. See Table E-1 below, which demonstrates the accurate RHNA supply on the County’s Land Inventory prior to the completion of Program A1.

Table E-1: 2021-2029 RHNA and Projected Supply for Unincorporated County by Income Category Pre-Completion of Program A1, Countywide Rezone Program			
Income Level	RHNA	Projected Supply	Oversupply /Shortfall
Lower-Income	7,158 units	3,943 units	-3,215 units
Moderate Income	4,186 units	7,698 units	+3,512 units
Above Moderate Income	9,928 units	12,108 units	+2,180 units
Total	21,272 units	23,749 units	
Notes:			
1	Projected supply includes accessory dwelling units (ADUs). 400 total – 224 units for lower income, 172 units for moderate income, and 4 for above moderate income category.		
2	The lower income category includes Extremely Low Income (\$0 - \$25,900), Very Low Income (\$25,901 - \$43,150), and Low Income (\$43,151 - \$69,050) levels.		

PROGRAM A1 PROJECT DESCRIPTION AND OUTCOME

The County’s Countywide Rezone Program effort aimed to address the shortfall of lower-income housing units by targeting 79 candidate rezone sites—totaling approximately 230 acres—across 10 community planning areas in the unincorporated County. The project was projected to yield approximately 5,100 lower-income and 237 moderate-income units—well exceeding the identified shortfall in units and providing a substantial buffer.

All candidate sites were located in infill locations (within the Urban Policy Area(UPA) and Urban Services Boundary (USB)), including several within commercial corridors such as Fair Oaks Boulevard, North Watt Avenue, and Old Florin Town SPA, and others in Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) such as Stockton Boulevard, Victory Avenue, Greenback Lane, and Downtown Rio Linda. Of the original 79 candidate sites, 49 were already included in the Housing Element inventory and proposed to be upzoned from moderate or above moderate income categories to lower-income (see additional information below on the source of candidate rezone sites).

As a result of the CEQA environmental review phase, the environmentally superior CEQA alternative was the “project” without the rezones of four of the 79 candidate rezone sites due to significant impacts related to deficient water supply and a measurable reduction in most other impact areas with their removal. An additional site was considered for removal from the Program after the project went to Planning Commission due to a development application being processed on the site that would result in a project in direct conflict with the objectives of the rezone. Therefore, staff’s recommendation to the Board of Supervisors was to adopt the environmentally superior CEQA alternative and remove one additional site, resulting in the rezone of 74 of the 79 sites in the Countywide Rezone Program.

Adoption and approval of Housing Action Plan Program A1, Countywide Rezone Program, resulted in the rezone of 74 candidate rezone sites made up of 216.72 acres (195.50 acres for lower income units and 21.22 acres for moderate income units) with a realistic development capacity of 4,803 lower income units and 237 moderate income units. With the completion of Program A1, the County no longer has a shortfall

of lower income zoned sites and established a 22.2 percent buffer (exceeding a goal of a 15 percent buffer), which amounts to a realistic surplus in development capacity of 1,588 units in the lower income category. Table E-2 shows the updated projected supply of land by income category with completion of the Countywide Rezone Program. This represents the updated Housing Land Inventory for Sacramento County for the 2021-2029 RHNA housing cycle. The Land Inventory tables located in Appendix C have also been updated, and trued-up, with the completion of Program A1.

Table E-2: 2021-2029 RHNA and Projected Supply for Unincorporated County by Income Category Post-Completion of Program A1, Countywide Rezone Program			
Income Level	RHNA	Projected Supply	Oversupply /Shortfall
Lower-Income	7,158 units	8,746 units	+1,588 units
Moderate Income	4,186 units	6,506 units	+2,320 units
Above Moderate Income	9,928 units	11,987 units	+2,059 units
Total	21,272 units	27,239 units	--
Notes:			
1 Projected supply includes accessory dwelling units (ADUs).			
2 The lower income category includes Extremely Low Income (\$0 - \$25,900), Very Low Income (\$25,901 - \$43,150), and Low Income (\$43,151 - \$69,050) levels.			

The information presented below supplements the Land Inventory Chapter with a focus on the 74 sites rezoned as a part of Program A1 and will demonstrate that the sites rezoned through Program A1, Countywide Rezone Program, comply with State Housing Element Law and the related objectives and criteria stated in Program A1 and the Housing Element at large.

REZONE SITES ANALYSIS OF COUNTYWIDE REZONE PROGRAM

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available, and suitable sites to provide opportunities for housing to all income levels. This was done for the existing sites located on Land Inventory as detailed in the Land Inventory Chapter (Chapter 8). This same level of analysis is required for all sites added to the Land Inventory through implementation of Program A1, Countywide Rezone Program (see Appendix C for a comprehensive list of all sites on the Land Inventory and candidate rezone sites that were identified either in the Housing Element as potential candidate rezone sites or were newly identified through the analysis phase of the Countywide Rezone).

The site selection phase of the Countywide Rezone Program included a robust analysis and review of any known assets (e.g. sites already on the moderate and above-moderate inventory) and a review of primarily vacant lands in the unincorporated County and within the Urban Services Boundary for new land assets that could be rezoned and added to the inventory. It is important to note that this process is inherently complex and not always linear—by design. State Housing Element Law is intended to ensure that sites included in the inventory are truly adequate and readily available for development, with minimal barriers, to expedite the delivery of much-needed housing. For instance, while some sites initially appeared to meet all required criteria, subsequent phases such as environmental review, technical department review, or public outreach could reveal new information indicating that a site was not truly suitable for inclusion in Program A1.

Because of the length and complexity of the process, site conditions can change at any time—for example, a site may shift from vacant to developed or become entitled—making it no longer viable for rezoning, even in the final stages of the Countywide Rezone Program. Acknowledging this dynamic environment, the County proactively identified as many potential sites as possible to create a buffer against such unforeseen

changes. This approach was intended to ensure the final inventory would meet RHNA obligations with a surplus in all income categories and align with the criteria and goals of Program A1.

This appendix provides parcel specific background and analysis related to appropriate zoning, availability, and suitability for the 74 sites rezoned as a part of the Countywide Rezone Program.

SOURCE OF THE CANDIDATE REZONE SITES

Building the candidate rezone site list to address the shortfall in land available for lower income categories pursuant to the RHNA began during the Housing Element update process. Sites were sourced through several methods, some of which were identified in the Housing Element. The Land Inventory Chapter committed to considering sites that were previously on the lower income inventory in prior cycles but because they were no longer considered adequately zoned to meet the default density deemed appropriate to accommodate housing for lower income units (Government Code Section 65583.2(c)(3)), they were moved to the moderate income inventory (source 1 sites). The Land Inventory chapter also indicated that a more thorough analysis of vacant and underutilized sites would occur with implementation of the Countywide Rezone Program. This analysis resulted in newly identified sites for consideration as candidate rezone sites from the following sources: above moderate and moderate sites that were on 4th, 5th, or 6th Cycle Housing Elements (source 2 sites), and additional vacant and underutilized sites within the UPA that were not on the 4th, 5th or 6th cycle inventory (source 3 sites). Additional information on the sources utilized for identifying candidate rezone sites (See Appendix C, Table C-32 for the pool of candidate rezone sites considered for Program A1 Countywide Rezone Program) are discussed below. An overall summary showing the supply obtained by each source category is shown in Table E-3.

Table E-3: Summary of Sites Rezoned By Source Category with Program A1						
Candidate Rezone Site Source	Quantity of Sites		Previous Zoning	Updated Zoning	Resultant Income Category	Realistic Development Capacity
Source 1: Low-to-Mod-to-Low Sites	19		RD-20, SPA	RD-30, RD-40	Lower Income	1,665 units
Source 2: Above Mod and Mod Sites on 4 th , 5 th , or 6 th Cycle Housing Elements	29		AR-5, RD-2, RD-5, RD-10, RD-20, SPA	RD-10, RD-15, RD-30, RD-40	Lower Income	1,433 units
					Moderate Income	157 units
Source 3: Sites not on any of the 4 th , 5 th , or 6 th Cycle Housing Elements	26		RD-2, RD-5, RD-20, SPA, BP, LC, UR	RD-20 RD-30	Lower Income	1,705 units
					Moderate Income	80 units
Totals	74	59 lower	--	--	Lower Income	+4,803 units
		15 moderate			Moderate Income	+237 units

Source 1: Sites that Moved from Lower to Moderate Income

When the land inventory was established in response to the RHNA and the shortfall was identified for the lower income category, one of the contributing reasons for the shortfall was related to the County's historical use of sites zoned RD-20 and RD-25 (allowing maximum densities of 20 and 25 units per acre, respectively) to accommodate the County's lower income RHNA in prior housing cycles. Given the change in Government Code related to the minimum default density being at least 30 units per acre for lower income sites (Section 65583.2(c)(3)), the County was no longer able to rely on that pool of sites with RD-20 and RD-25 zoning and these sites were allocated to the moderate income category inventory when the Housing Element was completed. The Land Inventory Chapter indicated that this pool of sites would be

considered for upzoning as a part of the Countywide Rezone Program to increase their densities to allow at least 30 units per acre to effectively move them back to the lower income category inventory. All of the sites that were reallocated from the lower income to moderate income category inventory were considered “candidate rezone sites” and additional site-specific analysis (as presented in this chapter) was conducted to see if those sites could be upzoned to be returned to the lower income category inventory. Of the 74 sites rezoned, 22 were identified in this manner—sites that had shifted from the lower income category to the moderate income category during this cycle but were returned to the lower income inventory upon completion of Program A1 (source 1). As shown in Table E-3, the 19 sites sourced in this manner contributed a realistic development capacity of 1,665 units to the lower income category inventory.

Source 2: Newly identified Sites from Moderate and Above Moderate Income Inventory

Existing sites on the 4th, 5th, or 6th Housing Element Cycle land inventories (allocated to non-lower income categories) were reviewed for appropriateness to be upzoned to at least 30 units per acre for the lower income inventory. The above moderate-income inventory was also reviewed for potential upzoning opportunities to address gaps in the moderate-income category, resulting from Source 1 sites being rezoned and shifted back to the lower-income inventory, and for additional sites to address the lower income inventory shortfall. Twenty-nine newly identified sites rezoned were sourced in this manner and these sites yielded a realistic development capacity of 1,433 lower income units and 157 moderate income units added to the respective inventories (see Table E-3).

Source 3: Newly Identified Sites from Non-Inventory Vacant and Underutilized Land

As discussed in the Land Inventory chapter the County committed to reviewing non-inventory vacant and underutilized properties in the Urban Policy Area (UPA – where urban services are planned and provided) for opportunities to add sites to the candidate rezone list. Sites were initially screened for state requirements and any major known constraints. Twenty-six of the sites rezoned were sourced in this manner. These 26 sites contributed a realistic development capacity of 1,705 units added to the lower income land inventory and 80 units added to the moderate income land inventory (See Table E-3).

SITE ZONING AND DENSITY REQUIREMENTS

The Land Inventory chapter explains which zoning districts in the County can accommodate housing units by income levels (summarized in Table E-4, below).

Table E-4: Zoning Districts by Income Category	
Income Level	Zoning District
Lower Income	RD-30, RD-40 LC, SC, GC, TC Master Plans and Special Planning Areas (SPAs)
Moderate	RD-10, RD-15, RD-20, RD-25, RD-30, RD-40, RM
Above Moderate	AR-1, A-2, AR-2, A-5, AR-5, A-10, AR-10, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RE-2, R-1A, R-1B

Further, Government Code Section 65583.2(c)(3), indicates for the County (a jurisdiction in a metropolitan county), sites allowing at least 30 units per acre is the default density deemed appropriate to accommodate housing for lower income households. Therefore, in Sacramento County, the appropriate zoning for sites on the lower income inventory are those zoning districts listed above for the lower income which allow at least 30 units per acre. Program A1 also stipulated that the Countywide Rezone Program would rezone at least 165 acres, zoned at a minimum density of 20 units per acre and a maximum density of at least 30 units per acre.

PROGRAM A1 SITE ZONING AND DENSITY

Proposed zoning for candidate rezone sites was generally developed based on compatibility with existing surrounding zoning designations and land uses. Sites along a major road, in proximity to transit services, and met State site criteria were generally assigned denser proposed zoning (i.e., RD-40). In some cases, property owners of sites requested certain proposed zoning designations which were reviewed for appropriateness (additional information on site screening for specific criteria is discussed in subsequent sections). The Countywide Rezone Program appropriately rezoned 74 sites and made necessary zoning code amendments to ensure the sites added to the land inventory comply with State Housing Element Law and the criteria of Program A1 related to zoning and required minimum densities for the lower income inventory. Table E-5 shows the accomplishments of the Countywide Rezone Program by resulting zoning designation.

Table E-5: Summary of Countywide Rezone Program by Resultant Zoning Designation				
Resultant Zoning Designation	Number of Sites	Acres	Realistic Development Capacity/Supply (Acres)	Income Category
RD-10	4	3.59	29	Moderate
RD-15	10	16.66	193	Moderate
RD-20	1	0.97	15	Moderate
<i>Subtotal</i>	<i>15</i>	<i>21.22</i>	<i>237</i>	
RD-30	42	144.92	3,278	Lower
RD-40	17	50.58	1,525	Lower
<i>Subtotal</i>	<i>59</i>	<i>195.5</i>	<i>4,803</i>	
Total	74	216.72	5,040	

Rezoning sites to the RD-30 and RD-40 zoning classifications was only one component of the broader effort to ensure that lower-income housing sites meet all required density standards. Under County General Plan Policy LU-5, residential infill development is permitted at no less than 75 percent of the zoned maximum density. To align with this policy and to ensure consistent application of density requirements across all governing land use documents, the County adopted targeted amendments to the Zoning Code, various special planning areas (SPAs), neighborhood preservation areas (NPAs), and corridor plans. These documents were updated to explicitly set minimum density requirements for RD-30 and RD-40 zones at no less than 75 percent of their respective maximums—resulting in minimum densities of 22.5 and 30 dwelling units per acre, respectively. These changes ensure that lower-income sites on the inventory will be developed at appropriate densities, consistent with the criteria of Program A1 and the requirements of State Housing Element Law.

SITE AVAILABILITY

State law requires jurisdictions to make land available to accommodate their RHNA across all income levels. In addition, State Housing Element Law and HCD's best practices further clarify what constitutes an "available" site. Beyond the numerous suitability criteria discussed throughout this appendix and the Housing Element, the fundamental test for "availability" is whether a site can physically accommodate development of housing — as in, is it vacant, underutilized, or non-vacant.

While HCD guidance encourages prioritizing vacant sites, non-vacant sites may also qualify for inclusion in the land inventory under certain conditions. For example, underutilized commercial or office sites may be

considered available if they can accommodate mixed-use projects or housing development on vacant or underused portions of the site. Consistent with this approach, and pursuant to General Plan Policies LU-6 and LU-11, the County's Land Inventory includes select underutilized, non-vacant sites that contain vacant areas or are occupied by obsolete uses (e.g., abandoned residential or commercial structures).

The Land Inventory chapter provides additional background and outlines the methodology used to evaluate and include non-vacant sites in the existing inventory, as follows:

The non-vacant sites chosen for inclusion in the lower-income inventory meet the AB 1397 requirements for adequate sites. In addition, these sites are all larger than one-acre and a larger portion of the site is vacant. For example, the inventory contains sites that are only developed with parking lots or have a small portion used for a commercial or residential building. None of these underutilized sites have existing, vacated, or demolished affordable housing and none have been occupied by affordable housing in the last five-years. These existing residential uses are assumed to not be affordable to lower-income levels. The developable area of each site was calculated by measuring the area needed to create a lot around the existing structure and subtracting that area from the total site acreage. If the structure was clearly obsolete and not actively used, the entire site was considered available and a net developable acreage was calculated by applying setbacks and any constraints. The number of units was then determined by multiplying the developable area by the density. Commercial sites assumed that 25 percent of the parcel will be available for affordable multi-family development as a conservative estimate of the units.

PROGRAM A1 SITE AVAILABILITY (VACANT, UNDERUTILIZED, NON-VACANT) ANALYSIS

All candidate rezone sites were first reviewed to see if they were vacant or non-vacant. All sites that were fully developed and contained active uses were immediately rejected from further consideration. Sites that were vacant or were non-vacant and appeared to be underutilized were considered for further analysis. Prior to additional analysis or inclusion of sites on the candidate rezone list, underutilized non-vacant sites underwent further analysis of site characteristics and use conditions per the methodology listed above and in the Land Inventory Chapter. All candidate rezone sites included in the Countywide Rezone Program and ultimately rezoned were either vacant sites or underutilized non-vacant sites.

Of the 74 sites rezoned, 60 sites, or approximately 81 percent, were vacant at the time of evaluation. These included 45 sites designated for lower-income housing (rezoned to RD-30 or RD-40) and 15 for moderate-income housing (rezoned to RD-10, RD-15, or RD-20). These 60 sites clearly meet the "vacant and available" standard under State law and HCD's best practices.

The remaining 14 sites, or approximately 19 percent of the total, were non-vacant but demonstrated availability based on site-specific conditions. All 14 sites were underutilized with partial development, such as overflow/unused parking lots or existing obsolete uses, as well as some sites having one single-family structure or other underutilized residential use that would be removed as part of redevelopment under existing or proposed zoning (many times with property owners indicating their plans for demolition). All 14 of these rezoned sites were included in the lower-income inventory.

Table E-6 summarizes the distribution of Program A1 sites rezoned by site type (i.e. vacant or underutilized non-vacant).

Table E-6: Vacant and Underutilized Non-Vacant Rezone Site Distribution			
Site Type	Number of Sites	Percentage of Total	Income Category
Vacant	60	81%	45 Lower, 15 Moderate
Non-Vacant (underutilized/commercial)	4	5%	Lower
Non-Vacant (obsolete abandoned SFD)	2	3%	Lower
Non-vacant (existing SFD, to be removed)	8	11%	Lower
Total	74	100%	--

NON-VACANT SITES ANALYSIS

Each of the 14 non-vacant sites was evaluated using criteria consistent with AB 1397, including size (all greater than one acre), absence of recent affordable housing use, and redevelopment feasibility (see more information on site suitability in proceeding sections). Sites with obsolete uses, such as overflow church lots, vacant single-family homes, single-family homes intended for removal under existing or proposed zoning, or minimally developed commercial parking areas, were determined to be realistic opportunities for lower-income housing. See Table E-7 for additional information.

Given the obsolete uses, intent for removal of structures with redevelopment, and other criteria shown for each of these sites, staff assumed full site development was feasible, and these sites were further subject to suitability testing as discussed below.

In conclusion, 100 percent of the sites rezoned through the Countywide Rezone Program meet the definition of “available” under State Housing Element Law. The inventory reflects a strong emphasis on vacant land while also appropriately incorporating non-vacant, underutilized sites where redevelopment is realistic and consistent with State requirements, best practices, and Program A1 criteria.

Table E-7: Non-Vacant Sites

Site #	Existing Use	Property Owner Interest	Age/Condition of Structure	Current Lease/For Sale	Development Assumption	Additional Information
5	APN 268-0010-007: fourplex APN -008: duplex APN -009: vacant	Yes	APN -007: existing fourplex was constructed in 1950 per County Assessor's data. Structure appears to be in habitable condition, however, the property has history of illegal dumping violations. APN -008: existing duplex was constructed in 1947 per County Assessor's data. Similar to APN -007, the structure appears to be in habitable condition, but the property is not well kept with previous code and dumping violations on file.	The two structures are actively being rented out to tenants, although it is not clear if all units are currently occupied. Nevertheless, the duplex is intended to be refurbished, and any current tenants of that structure will remain. The fourplex is currently leased, however, due to the condition of the structure it is intended to be demolished. Any tenants at risk of displacement due to the demolition of the structure would be eligible to be relocated into new multifamily development constructed on site.	It is intended for the fourplex to be demolished due to the current condition of the structure, while the duplex will be refurbished for continued tenancy. The property owner intends to develop the site with multifamily development within the planning period.	The site encompasses three parcels owned by the Fulton-El Camino Recreation & Park District (FECRPD). Each of the three parcels are accessed by driveways from Edison Avenue and have access to public utilities from Edison Avenue as well. FECRPD intends to develop the site with a multifamily residential project. While APN -007 does have an existing fourplex, the condition of the structure and units is such that it is not feasible to preserve and refurbish the structure. FECRPD intends to demolish the structure to make way for denser multifamily development on the site. FECRPD requested inclusion in Program A1 to help facilitate increased density on site. APN -008 contains an existing duplex that has been better maintained than the fourplex, as such, FECRPD intends to refurbish the duplex and keep it in place for continued tenancy. The identified realistic development capacity for the site is 45 units. The site is a prime location for infill housing development as it has access to available public utilities, is immediately adjacent to an existing high-density, 64-unit multifamily development and Bohemian Park. It is also in close proximity to several job centers along Auburn Boulevard to the north and Marconi Avenue and Fulton Avenue to the south.
7	Two single family units	No	County records do not provide an exact date the structure was built, but historical aerial imagery shows the structure was erected between 1953 and 1968. The structure appears to be in good condition and the property owner lives in the home. Improvement value is 40 percent of land value per County Assessor's data.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.	Remove existing use for development	The site is owner-occupied and is developed with a two single-family dwellings per County Assessor's data. An existing driveway provides access to the property from Garfield Avenue. The site contains a well but is connected to public sewer and public water is immediately accessible from Garfield Avenue. The site is surrounded by a high-density, fourplex subdivision to the north, east, and south. To the south is a major job center along Auburn Blvd and Garfield Ave. There are also at least eight other high-density multifamily residential projects in the immediate vicinity that share the same zoning as the site. The identified realistic development capacity for the site is 21 units.
11	One single family dwelling	No	The structure is 660 square-feet and constructed in 1940, per County Assessor's data.	There is a current market for this type of site and	Remove existing use for development	The site is owner-occupied and is developed with a single-family dwelling. The dwelling sites in the lower southeastern corner of the site, leaving much of the three-acre site vacant. An existing driveway provides access to the property

Table E-7: Non-Vacant Sites

Site #	Existing Use	Property Owner Interest	Age/Condition of Structure	Current Lease/For Sale	Development Assumption	Additional Information
			The structure appears to be in good condition and appears to be owner-occupied. Improvement value is 17 percent of land value, per County Assessor's data.	location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.		from Fair Oaks Boulevard. The site has access to public water and sewer from Fair Oaks Boulevard. The site is prime candidate for infill redevelopment, as it is located within a ¼ mile of at least eight existing, high-density multifamily developments. Additionally, the site is across the street from Charles C. Jensen Botanical Garden and ~1.2 miles from the American River Parkway. Fair Oaks Boulevard is a major job center in the Carmichael/Old Foothill Farms community, providing access to jobs in walking distance from the site. The identified realistic development capacity for the site is 68 units.
12	One single family dwelling	Yes	The single-family dwelling is located on APN 283-0020-016-0000 and was constructed in 1949 and appears to be in good condition. APN 283-0020-017-0000 is vacant.	There is a current market for this type of site and location, however the site is not currently for sale. The property owner has expressed interest in developing the site with multifamily residential and requested inclusion of the site in Program A1.	Remove existing use for development	The dwelling on APN -016 is not owner-occupied, and both parcels are under the same LLC ownership. County records indicate that a tenancy in the dwelling ended in 2023, and no other County records show a current tenant in the dwelling. An existing driveway provides access to the site from Garfield Avenue. Both parcels receive public water and sewer from Garfield Avenue. The site is a prime candidate for infill redevelopment as the property is adjacent to existing high-density residential development to the north and to the west (across Garfield Avenue). Developments to the north are of similar size and zoning to the candidate rezone site, demonstrating project feasibility and development interest in this area. The identified realistic development capacity for the site is 42 units.
16	Illegal carport	No	The structure was erected during the COVID-19 pandemic and appears to be in good condition, however, the permit allowing for the use has since expired.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale or developed by the property owner within the planning period.	Structure is a temporary carport approved as a temporary outdoor dining area for the congregate care facility on the adjacent parcel to allow for social-distanced communal dining during the COVID-19 pandemic. The Emergency Temporary Use Permit that initially approved the use of the structure on	The structure on site is a temporary carport approved via an Emergency Temporary Use Permit (ETUZ) issued during the COVID-19 pandemic. The structure allowed for socially-distanced communal dining for the adjacent congregate care facility. The structure was legally erected, however, the ETUZ expired on September 23, 2021 (one year after permit issuance). Therefore, the structure could easily be removed to make way for multifamily housing development on the site. The site is accessible from Folsom Boulevard, and has immediate access to public utilities from Folsom Boulevard as well. There are several existing multifamily developments in the immediate area demonstrating market interest and financial feasibility for housing development on site. Additionally, the site is within walking distance of the American River Parkway to the north, and several job centers to the east and west along Folsom Boulevard.

Table E-7: Non-Vacant Sites

Site #	Existing Use	Property Owner Interest	Age/Condition of Structure	Current Lease/For Sale	Development Assumption	Additional Information
					Site 16 has since expired	
25	One single-family dwelling	No	The 736 square-foot single-family dwelling was constructed in 1950, per County Assessor's data. The structure appears to be in good condition. Improvement value is 17 percent of land value, per County Assessor's data.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.	Remove existing use for development	The existing dwelling on-site does not appear to be occupied based on aerial imagery and a review of County records and permits, however, the County has not received a response to the outreach efforts to the property owner. An existing driveway provides access to the site from Beech Avenue. The site received public water and sewer from Beech Avenue. The site is immediately adjacent to an existing 73-unit apartment complex to the east, demonstrating market interest and development feasibility in this area. The site is located in one of the County's commercial corridors (Greenback Lane) providing immediate access to jobs, recreational amenities, and high-quality food sources. The identified realistic development capacity for the site is 28 units.
30	One single-family dwelling	No	The single-family dwelling was originally constructed in 1927 and appears to be in good condition. The improvement value is 28 percent of land value, per County Assessor's data.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.	Remove existing use for development	The site appears to be owner-occupied and is developed with a single-family dwelling. The dwelling is located in the lower portion of the lot along Fruitridge Road, leaving the majority of the site vacant and undeveloped. A driveway from Fruitridge Road provides access to the site. The site appears to have an existing septic and well system, but public water and sewer are accessible via Fruitridge Road. The site is currently underutilized and provides a prime opportunity for infill redevelopment. The site is in close proximity to Stockton Boulevard in which several multifamily developments have recently been constructed or are in development, demonstrating market interest and development feasibility in the area. Furthermore, the site is in close proximity to several recreational, educational, and food access amenities. The identified realistic development capacity for the site is 40 units.
31	One single-family dwelling	No	The 798 square-foot structure was originally constructed in 1923, per County Assessor's data. The structure appears to be in substandard condition.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.	Remove existing use for development	The site appears to be owner-occupied (although this could not be confirmed) and is developed with a 798 square-foot single-family home. The property is connected to public water and sewer and received access via driveway off of Southwest Avenue. The single-family dwelling is located in the southern portion of the site leaving much of the 2.13-acre site vacant and underutilized. The site is immediately adjacent to the San Juan Avenue Apartments, developed by Mutual Housing and funded in part by the Sacramento Housing

Table E-7: Non-Vacant Sites

Site #	Existing Use	Property Owner Interest	Age/Condition of Structure	Current Lease/For Sale	Development Assumption	Additional Information
			The improvement value is 44 percent of land value, per County Assessor's data.			and Redevelopment Agency (SHRA). There is a need and already a market answer for multifamily housing in this area. Additionally, Stockton Boulevard provides transit, recreational, and food access amenities within waling distance of the site. The identified realistic development capacity for the site is 64 units.
36	Parking lot	No	The site is currently developed with a parking lot that is not serving adjacent uses.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.	No existing structures on site to be removed, standard improvements would be required to prep the site for development.	The site is currently developed with a parking lot, however, neither the adjacent self-storage facility or restaurant use the parking located on this parcel to meet their parking requirements. Aerial imagery shows that the site is currently fenced off and parking is not permitted. For all intents and purposes, the site is vacant and prime for development. There are at least two other properties of similar size to Site 36 in the immediate area that have been developed with multifamily residential, demonstrating market interest and development feasibility. The site is located along the Franklin Boulevard commercial corridor and is walking distance from transit, recreation, education, and food access amenities. The identified realistic development capacity for the site is 32 units.
51	Abandoned single family dwelling	Yes	The existing single-family dwelling is 1,770 square-feet and was originally constructed in 1964. The structure is in good condition, but abandoned with boarded up windows. The property is still maintained for vegetation overgrowth.	There is a current market for this type of site and location, however the site is not currently for sale. The property owner has expressed interest in developing the site with multifamily residential and requested inclusion of the site in Program A1.	Remove existing use for development	The site is currently developed with a single-family dwelling, however the dwelling is not occupied. The property owner confirms aerial imagery which shows the home is boarded up and not in use. The structure sits in the lower southeastern corner of the property along Stevenson Avenue, leaving the majority of the 6.51-acre site vacant. The site is accessible via a driveway from Stevenson Avenue, and receives public water and sewer. The site is also located on Stockton Boulevard, one of the County's targeted commercial corridors, and provides immediate access to various amenities including transit, recreation, education, and food access. The property owner requested inclusion of the site in Program A1 for future residential development. The identified realistic development capacity for the site is 147 units.
53	One single-family dwelling	Yes	The single-family dwelling is located on APN 115-0202-018-0000 and was originally constructed in 1935. The	There is a current market for this type of site and location, however the site is not currently for sale.	Remove existing use for development	APN 115-0202-018-0000 is currently developed with a single-family home that appears to be occupied. APN 115-0202-019-0000 is vacant. The dwelling sits in the northern portion of the site, leaving the majority of the 2.65-acre site vacant.

Table E-7: Non-Vacant Sites

Site #	Existing Use	Property Owner Interest	Age/Condition of Structure	Current Lease/For Sale	Development Assumption	Additional Information
			structure appears to be in good condition. APN 115-0202-019-0000 is vacant	The property owner requested inclusion of the site in Program A1 and there is potential that the site could be listed for sale within the planning period.		The site is current accessible via a driveway from Stevenson Avenue, but access from Power Inn Road is also possible. The site currently has a septic and well system, but has access to public utilities via Stevenson Avenue or Power Inn Road. The site is located one block east of Stockton Boulevard, one of the County's targeted commercial corridors, and provides immediate access to various amenities including transit, recreation, education, and food access. The property owner requested inclusion of the site in Program A1 for future residential development. The identified realistic development capacity for the site is 60 units.
59	Abandoned single family dwelling	Yes	The 960 square-foot single-family dwelling was originally constructed in 1955, per County Assessor's data. Per the property owner, the dwelling is unoccupied.	There is a current market for this type of site and location, and the site is for sale. The property owner requested inclusion of the site in Program A1.	Remove existing use for development	The site is currently developed with a single-family dwelling, however the dwelling is not occupied, per the property owner. The site is accessible via a driveway from Stockton Boulevard, where public water and sewer is accessible. The site is located on Stockton Boulevard, one of the County's targeted commercial corridors, and provides immediate access to various amenities including transit, recreation, education, and food access. The property owner requested inclusion of the site in Program A1 for future residential development. The identified realistic development capacity for the site is 105 units.
64	Parking lot	No	There are no existing structures on site, just an existing parking serving the adjacent office use.	There is a current market for this type of site and location, however the site is not currently for sale. There is potential that the site could be listed for sale within the planning period.	No existing structures on site to be removed, standard improvements would be required to prep the site for development.	The site is currently developed with a parking lot that is serving the adjacent office use. However, the site is not necessary to meet the minimum parking requirements for the adjacent use. The site is currently accessible via driveway on the adjacent office use, however, direct access to the site is available via Greenback Lane, as well as access to public utilities. The site is located in one of the County's commercial corridors (Greenback Lane) providing immediate access to jobs, recreational amenities, and high-quality food sources. The identified realistic development capacity for the site is 27 units.
74	Place of worship	No	The portion of the property identified as a candidate rezone site is vacant, however, the remainder of the site is	There is a current market for this type of site and location, however the site is not currently for sale.	Either the site will be subdivided from the primary use on site, or multifamily	The portion of the property identified for rezone and inclusion on the lower income inventory is vacant. However, an existing place of worship is located on the same parcel, just east of the identified rezone site.

Table E-7: Non-Vacant Sites

Site #	Existing Use	Property Owner Interest	Age/Condition of Structure	Current Lease/For Sale	Development Assumption	Additional Information
			developed with an existing place of worship.	There is potential that the site could be split and listed for sale within the planning period, or developed in conjunction with the place of worship use.	residential could be developed along side the existing use.	The site is accessible via driveway from Florin Road and also has immediate access to public utilities from Florin Road. There are several development options for the rezone site including using the Affordable Housing on Faith and Higher Education Lands Act to develop affordable housing alongside the existing place of worship. Alternatively, streamlining of the subdivision of land to facilitate residential development is possible due to actions completed as part of Program A8 and analysis completed through the Subsequent Environmental Impact Report (SEIR) for the rezoning of the site. There are several existing multifamily developments within the immediate vicinity of the site demonstrating market interest and development feasibility for the site. The site is also in close proximity to Stockton Boulevard, one of the County's targeted commercial corridors, and provides immediate access to various amenities including transit, recreation, education, and food access. The identified realistic development capacity for the site is 106 units.

SITE SUITABILITY

Determining whether a site is suitable for residential development and inclusion on the Land Inventory requires consideration beyond its physical availability (i.e., whether it is vacant, underutilized, or non-vacant; see the "Site Availability" section above) and its zoning or allowable density. In accordance with State law, HCD best practices, and the objectives of Program A1, a comprehensive suitability analysis must also consider the following site characteristics:

- Size
- Locational Factors
 - Target communities listed in the Housing Element
 - Proximity to transit
 - Access to recreational amenities
 - Access to food services such as a grocery store or farmers market
 - Availability of infrastructure and public utilities
 - Presence of environmental constraints
- Development capacity

Each of these criteria or site characteristics are described in more detail below and is followed by an analysis of how the rezoned sites compare to these standards.

SIZE OF SITE

State Housing Element Law, as updated through AB1397 (2017), set specific criteria related to the size a site must be for it to be included in the Land Inventory to accommodate the RHNA. The criteria used to gauge the correct size for a site on the inventory varies dependent on the income category the site is intended to serve. Strict size requirements are only in place for sites that are intended to serve lower income categories. These size requirements ensure that sites are not only theoretically developable, but also realistically feasible for the income category level it will serve.

For the lower income category, state law specifies that sites must be between 0.5 acre and 10 acres in size. This size range exhibits the typical size threshold for feasible affordable multifamily housing projects. As indicated in the Land Inventory chapter, sites smaller than 0.5 acre or larger than 10 acres may be included but substantial evidence demonstrating that such sites are likely to be developed with lower income housing is required. Evidence may include prior examples of similar development within the County, documentation of a known developer interest, or other supportive infrastructure or policy that clearly shows feasibility. These sites should be considered only under these special circumstances. As shown in the Land Inventory Chapter some sites on the land inventory or considered candidate rezone sites under Program A1 or other Housing Action Plan programs, are sized outside of the strict range of 0.5 acre to 10 acres in size. For this income category, the Land Inventory chapter builds upon state requirements, and indicates that for sites rezoned to address the lower income shortfall through Program A1, priority should be given to sites that are between 0.85 and 10 acres.

For the moderate and above-moderate income category, state law does not impose a strict minimum or maximum size. However, best practices indicate that housing in these income categories can be accommodated on larger sites as long as zoning and infrastructure availability support housing, and the site is not overly constrained by significant environmental or land use barriers. The Land Inventory chapter provides substantial evidence that sites outside the standard 0.5 acre to 10 acres for the lower income category, are viable for moderate and above moderate income housing. For example, duplex or triplex development on sites smaller than 0.5 acre was demonstrated to occur in Sacramento County providing moderate income housing units. In the same thread, sites larger than 10 acres can accommodate subdivisions that would provide moderate and above-moderate housing types.

Program A1: Site Size Suitability

Lower Income Site Size

All 59 sites rezoned for lower income housing, are sized appropriately to meet the requirements of State law (sized between 0.5 acre and 10 acres) and the goal of prioritizing sites that are between 0.85 acre and 10 acres. Only one of these 59 sites fell below 1 acre at 0.89 acre and the largest site rezoned is 10 acres. Nearly three-quarters (74.6 percent) of the sites rezoned for the lower income category were sized between one and five acres. Table E-8 provides the complete parcel size distribution for the lower income rezone sites (See Appendix C, Table C-32 for the size of each rezoned site).

Table E-8: Rezone Site Size Distribution – Lower Income Sites		
Site Size Range (acres)	Number of Sites	Percentage of Total
Less than 1	1	1.7%
1 – 1.99	22	37.3%
2 – 2.99	14	23.7%
3 – 4.99	8	13.6%
5 – 6.99	10	16.9%
7 – 10	4	6.8%
Total	59	100%

With a median parcel size of 2.43 acres and a range of 0.89 to 10 acres, all of sites fall within the State’s presumed suitability threshold of 0.5 to 10 acres for lower income development. Additionally, the average site size of 3.31 acres supports development potential consistent with Program A1 objectives, including opportunities for economies of scale and project feasibility. Also, the distribution of sites across a broad range of sizes within the allowable range ensures flexibility in accommodating a mix of housing types and densities, aligning with both statutory criteria and the County’s goals for producing affordable housing.

Moderate Income Site Size

In total, the 15 moderate income sites rezoned through Program A1 have a median size of 0.97 acres and an average size of 1.41 acres, which are well within the acceptable size range for this income category. More than half of the sites are under 1 acre, providing ideal conditions for small- to mid-scale development suited for moderate-income households, such as townhomes, duplexes, or small-lot subdivisions. This parcel size pattern is consistent with County development trends and supports Program A1’s objective of ensuring a realistic capacity for meeting moderate-income housing needs. Table E-9 provides the complete parcel size distribution for the moderate income rezone sites (See Appendix C, Table C-32 for the size of each rezoned site).

Table E-9: Rezone Site Size Distribution – Moderate Income Sites		
Site Size Range (acres)	Number of Sites	Percentage of Total
Less than 1	8	53.3%
1 – 1.99	5	33.3%
2 – 2.99	0	0.0%
3 – 4.99	2	13.3%
5 or more	0	0.0%
Total	15	100%

TARGET COMMUNITIES

In addition to reconsidering sites that were previously shifted from the lower income category to the moderate income category, with the intent of rezoning them back to the lower income category, the Land Inventory chapter of the Housing Element also indicated that new sites would be identified for rezoning with a focus on certain communities to help address the lower income shortfall. These efforts would target sites in the Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale communities.

Program A1 resulted in the rezoning of 74 sites, 59 rezoned for lower income units and 15 for moderate income units, located in ten communities in the unincorporated County. See Table E-10 and E-11 for the site distribution by community for lower and moderate income categories, respectively.

Table E-10: Rezone Site Distribution by Community – Lower Income Category Rezones (RD-30 and RD-40)		
Community	# of Sites	# of units
Antelope	4	708
Arden Arcade	1	45
Carmichael/Old Foothill Farms	5	201
Cordova	2	203
Fair Oaks	2	66
North Highlands	9	1,012
Orangevale	4	149
Rio Linda/Elverta	2	158
South Sacramento	28	2,152
Vineyard	2	109
Total	59	4,803

Table E-11: Rezone Site Distribution by Community – Moderate Income Category Rezones (RD-20, RD-15, and RD-10)		
Community	# of Sites	# of units
Carmichael/Old Foothill Farms	4	67
North Highlands	1	15
Orangevale	3	21
South Sacramento	7	134
Total	15	237

As shown in Table E-10 above, for the lower income category sites, a total of 17 sites were rezoned in the five target communities, with a total realistic development capacity of 1,327 lower income units (Antelope – 708 units, Carmichael/Old Foothill Farms – 201 units, Cordova – 203 units, Fair Oaks – 66 units, and Orangevale – 149 units). See the *Program A1 Countywide Rezone Fair Housing Outcome* section of the rezone’s Assessment of Fair Housing for more detail on the outcomes achieved by siting these rezoned sites within prioritized and targeted communities.

PROXIMITY TO PUBLIC TRANSPORTATION

One of the key criteria for identifying suitable housing inventory sites, especially for lower income housing, is access to public transportation. HCD has established best practices indicating that sites intended to accommodate lower income housing should ideally be located within 0.25 mile of an existing or planned transit stop. This is particularly important because lower income households are more likely to rely on transit to access jobs, schools, healthcare, and daily necessities.

To evaluate compliance with these standards, the County reviewed all 74 sites rezoned under Program A1, which includes 59 sites designated for the lower income inventory and 15 sites designated for the moderate income inventory. Each site was assessed for its proximity to an existing or planned transit stop, with distance bands analyzed to identify how closely sites aligned with HCD’s recommended standards.

For the 59 sites designated for the lower income inventory:

- 46 sites (78 percent) are located within 0.25 miles of an existing or planned transit stop, meeting HCD’s best practice guidance for transit access.
- 8 sites (13.5 percent) are located between 0.25 and 0.5 miles of an existing or planned transit stop, within a reasonable walking distance and in areas with additional services and amenities
- 3 sites (5.1 percent) are located between 0.5 miles and 0.75 miles of an existing or planned transit stop, also within a reasonable walking distance and in areas with additional services and amenities.
- 1 site (1.7 percent) is located between 1 mile and 1.25 miles of an existing or planned transit stop.
- 1 site (1.7 percent) is located up to 1.5 miles from a transit stop, the farthest distance identified among all lower income sites.

This stepped distance analysis shows that 91.5 percent of lower income sites are within 0.5 miles of transit, 96.6 percent are within 0.75 miles, and 100 percent are within 1.5 miles, supporting the conclusion that these sites provide sufficient access to public transportation to be considered suitable for lower income units. Even those sites located farther than 0.25 mile from a transit stop are located within developed areas of the County’s Urban Policy Area, where transit service enhancements may be planned or feasible as development occurs. Additionally, proximity to schools, food resources, and employment areas further supports the suitability of these locations for future residential use. See the *Access to Jobs and Transit*

discussion in the Assessment of Fair Housing section below for more information on how this aligns with the County's AFFH goals.

For the 15 sites designated for moderate income housing:

- 12 sites (80 percent) are located within 0.25 mile of a transit stop.
- The remaining 3 sites are located between 0.25 mile and 0.5 miles of a transit stop.

Although moderate income households may be more likely to own personal vehicles, the County evaluated transit proximity for these sites using the same criteria applied to lower income sites to ensure equitable access and consistent methodology. A distance of up to 0.5 miles is considered acceptable for moderate income sites, particularly when they are located near other essential amenities.

This analysis demonstrates that the vast majority of rezoned sites, particularly those designated for lower income housing, are located within or near areas served by existing or planned public transportation. This finding supports the County's determination that the rezoned sites meet state Housing Element site suitability standards, including those related to access to transit as outlined in HCD's best practices.

ACCESS TO RECREATIONAL AMENITIES

HCD's best practices and the County's Housing Element both indicate that access to recreational and parks amenities should be a key consideration in assessing site suitability for lower income housing. Recreational services and related amenities include neighborhood parks, public open space, recreation centers, sports facilities, pedestrian and bicycle paths, libraries, and community centers. The Land Inventory chapter uses the metric that a "majority" of sites on the lower income inventory should be within one mile of "parks, open space or other recreational amenities."

All candidate rezone sites were mapped within park district and library branch boundaries to assess accessibility to recreational services provided by these entities. Staff also utilized County GIS layers and street view imagery to examine each site's surroundings and to identify other accessible public spaces such as plazas, botanical gardens, or nature area. Additionally, the County's Active Transportation Plan (ATP) was referenced to evaluate potential access via active transportation infrastructure, such as walking trails and bicycle paths, which serve both recreational and mobility purposes.

Sites rezoned through Program A1 for both the lower and moderate income categories are served by 11 park districts and 11 local public library branch service areas. While resources vary by district, the range of available amenities includes neighborhood and regional parks, community centers, nature trails, aquatic facilities, golf courses, historic and cultural sites, and meeting or event spaces. Park districts also offer year-round recreational and educational programming. Similarly, local library branches offer meeting spaces, community events, and full library programming.

Based on the mapping analysis, review of park and library resources, and the ATP, all rezoned sites are located within one mile of at least one recreational amenity, with the majority having easy access to multiple amenities. Well over a majority of the sites are located within 0.5 mile of at least one public park amenity with many located adjacent to these recreational amenities. Public library branches are widely dispersed across the portfolio with several sites in Cordova, Carmichael/Old Foothill Farms, Orangevale, Antelope, and South Sacramento having less than one mile distance to library services, and nearly all others are within 1.5 miles, providing free educational programming, youth activities, and community spaces.

All park districts participated in the planning and environmental review phases of Program A1 and confirmed that rezoned sites could be served. They also provided site-specific conditions of approval to ensure future residents will have adequate park access. The County Department of Transportation conducted similar reviews to ensure future development would not conflict with existing or planned ATP facilities, such as bike lanes or sidewalks that double as recreational and mobility infrastructure.

Finally, pursuant to the County's Zoning Code and Design Guidelines, all multi-family developments of 10 or more units are required to provide on-site open space and recreational amenities for residents. The Zoning code indicates that common open space and outdoor amenities can include common patios, small

common greens, community gardens, pools, pedestrian walkways, tot-lots, and recreation areas. Additionally, private or communal open space is also required at a rate of 40 square feet per unit. This type of amenity can be indoors or within the building footprint and could include amenities such as gyms, game rooms, roof decks, or communal kitchens. Since all rezoned sites have the capacity of developing 16 units or more, these standards will apply to future developments on all rezoned sites unless a discretionary special development permit with appropriate findings is obtained.

The County's rezoned sites for both lower and moderate income housing categories demonstrate strong alignment with HCD's expectations for proximity to recreational amenities. All sites are located within one mile of at least one existing recreational amenity or service, such as parks, trails, or community facilities, and most benefit from access to multiple amenities. The coordinated input from park and library service providers, integration of Active Transportation Plan considerations, and consistency with County zoning and design requirements further ensure that future development on these sites will be well-served by high-quality recreational resources. This comprehensive approach affirms the suitability of these sites for inclusion in the lower income housing inventory and supports the County's commitment to equitable access to opportunity and livability for all residents.

ACCESS TO NEIGHBORHOOD AMENITIES: FOOD RESOURCES, SCHOOLS, AND JOB CENTERS

As part of the rezone analysis for Program A1, Sacramento County reviewed the proximity of essential neighborhood resources to all 74 rezoned sites to ensure that the selected locations promote equitable access to opportunity and are consistent with the goals of affirmatively furthering fair housing (AFFH). This review included all 59 sites placed in the lower-income inventory (zoned RD-30 or RD-40) and the 15 sites designated for moderate-income households (zoned RD-10, RD-15, or RD-20).

The County evaluated each site for proximity to key community-serving amenities, including food resources, retail and employment areas, and schools. Food access was measured by the availability of full-service grocery stores, local markets, and food banks. Job-rich areas included nearby commercial corridors, retail hubs, and employment centers. Educational access was assessed based on proximity to public K–12 schools and nearby post-secondary institutions.

All 59 lower income sites were found to be located within one mile of multiple amenities. Many sites are within walking or biking distance to both a grocery store and a school, with additional access to commercial or retail corridors that support local employment. Similarly, the 15 moderate-income sites were found to have comparable access, with the majority located within one mile of amenities and key services.

The rezone portfolio provides consistent access to daily needs and opportunity enhancing amenities. Most sites identify a full-service grocery or local market within one mile, and many are within 0.5 miles, supporting food security and reduced travel costs for lower-income households. Site profiles (included below) shows proximate K–12 schools with many routinely having multiple schools within roughly a one-mile radius, ensuring family-serving access and safe routes to school opportunities. Finally, a substantial share of sites occur within or in the near vicinity of major commercial corridors (e.g., Folsom Boulevard, Franklin Boulevard, Fruitridge Road, Sunrise Boulevard, Roseville Road, Walerga Road/Antelope Road), placing residents close to retail and service employment while aligning with the County's infill and corridor-reinvestment strategies.

This review of neighborhood-serving amenities directly supports the Housing Element's required site suitability analysis pursuant to Government Code section 65583.2. It aligns with HCD's Site Inventory Guidebook and best practices, which emphasize proximity to resources as a key factor in evaluating the adequacy of housing sites to accommodate the regional housing need. By ensuring that sites provide not only appropriate zoning and infrastructure access, but also meaningful access to community services and opportunity, the County has demonstrated that the rezoned inventory is consistent with state law and advances housing equity.

These findings are also consistent with the County's overarching strategy to direct housing growth to infill areas that are already served by public facilities and services and that support inclusive, sustainable

development patterns. By prioritizing proximity to essential services, the County has ensured that the Program A1 rezoned sites meet not only zoning and infrastructure requirements but also contribute meaningfully to goals related to fair housing, community health, and economic mobility.

AVAILABILITY OF INFRASTRUCTURE AND PUBLIC UTILITIES

In accordance with State Housing Law requirements, specifically Government Code Sections 65583 and 65583.2, the County conducted an extensive and detailed assessment of infrastructure and public utility capacity to support the development of the 74 sites rezoned through Program A1 (79 sites analyzed, 5 sites not approved due to environmental and planning factors). The Final Subsequent Environmental Impact Report (FSEIR) prepared for Program A1 and supporting technical studies document this analysis and demonstrate that all rezoned sites are adequately served or planned to be served by essential utilities, including water, sewer, electricity, and solid waste disposal.

Water Supply and Infrastructure

Sacramento County engaged in early and ongoing consultation with all nine water purveyors serving areas that include one or more Program A1 rezone sites. Each of the following water districts was provided with GIS shapefiles of candidate rezone parcels and asked to review and confirm their ability to provide water service to the proposed rezone sites.

- California American Water (CalAm)
- Carmichael Water District (CWD)
- Fair Oaks Water District (FOWD)
- Orange Vale Water Company (OVWC)
- Rio Linda Elverta Community Water District (RLECWD)
- Sacramento Suburban Water District (SSWD)
- City of Sacramento
- Florin County Water District (FCWD)
- Sacramento County Water Agency (SCWA)

Additionally, in accordance with County policy, water agency requirements, and state law, the County requested a Water Supply Assessment (WSA) with written verification of reliable water supply from any purveyor if the proposed rezones would result in an increase in demand of 500 or more new housing units, or if the purveyor required it. One water purveyor, the City of Sacramento, required a WSA even though the increase in water demand was under 500 new units. In total, three WSAs were received from CalAm, SSWD, and the City of Sacramento. All other water districts provided written verification of available water supply or identified system limitations based on their respective Urban Water Management Plans (UWMPs) or other applicable state resources. In the case of Florin County Water District (FCWD), which is not required to prepare a UWMP due to its size, water supply projections were based on alternative data sources consistent with state planning standards.

The FSEIR concluded that no mitigation measures were necessary related to water supply or infrastructure for the 74 sites rezoned (including the 59 for lower income and 15 for moderate income), reflecting that the selected sites can be served under existing or planned water utility frameworks. See Table E-12 for a summary of the water supply and infrastructure analysis key points from each water district.

Table E-12: Water Supply and Infrastructure Analysis Key Points by Water Purveyor

Water District	No. of Sites	Supply and Access Available/ Planned (Y/N)	Notes	Conditions
California American Water (CalAm)	33	Y	Adequate supply through all hydrologic scenarios confirmed through WSA across all five service areas; accessible infrastructure with standard conditions of approval.	• Meet CalAm connection requirements • Pay development fees
Carmichael Water District (CWD)	3	Y	Confirmed adequate supply capacity and no site-specific constraints; accessible infrastructure with standard conditions of approval.	• Meet CWD connection requirements • Pay development fees
Fair Oaks Water District (FOWD)	2	Y	No supply or infrastructure constraints noted; standard conditions of approval.	• Meet FOWD connection requirements • Pay development fees
Florin County Water District (FCWD)	8	Y	GM confirmed development trends are not tracking with General Plan growth assumptions and water use has not changed substantially as projected; GM verified water supply under existing conditions and the ability to serve rezone sites subject to conditions of approval.	• Will-serve letter required • Developer must meet FCWD connection requirements
Orange Vale Water Company (OVWC)	7	Y	Confirmed sufficient water supply and service is available with standard development conditions.	• Meet OVWC connection requirements • Pay development fees
Rio Linda Elverta Community Water District (RLECWD)	4	N	<u>All 4 sites removed and not rezoned</u> due to insufficient water supply and unavailable or inaccessible infrastructure.	• N/A – sites not rezoned
Sacramento Suburban Water District (SSWD)	19	Y	Adequate supply through all hydrologic scenarios confirmed through WSA; Rezone site demand at maximum buildout density is minimal (0.8%); accessible infrastructure with conditions of approval. (One site considered was not rezoned)	• Meet SSWD connection requirements • Pay development fees
City of Sacramento	1	Y	Adequate supply through all hydrologic scenarios confirmed; Demand from Project is minimal and certified as adequate by City WSA. Accessible infrastructure with standard conditions of approval.	• Meet City connection requirements • Pay development fees
Sacramento County Water Agency (SCWA)	2	Y	Adequate supply through all hydrologic scenarios confirmed; All rezone site water demand at maximum buildout density is minimal (<0.05%); accessible infrastructure with conditions of approval.	• Meet SCWA connection requirements • Pay development fees • Abandon existing wells • Comply with Landscape Water Conservation Ordinance

Sewer Services and Infrastructure

All rezone sites are located within the Sacramento Area Sewer District (SASD) service boundary and are planned to be served by the Sacramento Regional County Sanitation District (SRCSD) for wastewater treatment. The County coordinated directly with SASD during the planning process. SASD confirmed the following:

- All rezoned sites have access to public sewer services or can be served through standard infrastructure extensions.
- Sewer capacity is available for all proposed developments.
- No extraordinary offsite improvements or system upgrades were required to accommodate the development of Program A1 sites.

As with water service, the County applied standard conditions of approval where necessary to ensure extension of sewer infrastructure occurs concurrently with development. These conditions are typical of infill development projects within the County's Urban Policy Area (UPA) and Urban Services Boundary (USB) and are not considered barriers to housing production.

Electricity, Natural Gas, and Solid Waste Services

The County also confirmed the availability of other essential public services and utilities, including:

- Electricity and natural gas, provided by Pacific Gas and Electric Company (PG&E) and Sacramento Municipal Utility District (SMUD), depending on location.
- Solid waste service will be provided by the County or franchised haulers. Adequate regional landfill capacity exists to support buildout of the rezone sites.

All utility service providers indicated that the rezoned sites fall within their service areas and that standard service extensions or connections would be applied at the time of development. No new substations or utility facilities are required to serve the Program A1 sites.

Site-Specific Zoning Ordinances and Development Certainty

As a major implementation feature of Program A1, the County adopted site-specific zoning ordinances for each rezoned site. These ordinances clearly identify any infrastructure or service-related requirements, including water and sewer connection obligations. This proactive approach provides future developers with certainty and transparency regarding development standards, including public utility expectations, and facilitates streamlined permitting.

This planning approach—paired with documented outreach and environmental review—ensures that no site will face unexpected infrastructure limitations, and that all identified lower-income housing sites are adequate and suitable for development under State Housing Element law.

ENVIRONMENTAL CONSTRAINTS

Each of the 59 lower income sites rezoned under the Countywide Rezone Program was evaluated for environmental constraints using GIS data, aerial photography, County pictometry, flood hazard mapping, Google Street View, and elevation contours. This review was paired with the comprehensive environmental analysis in the County's Final Subsequent Environmental Impact Report (FSEIR), which tiers from the General Plan Update EIR and applicable area plan EIRs (more information on all topical areas reviewed and considered is summarized below).

The evaluation ensured that sites could accommodate multifamily development at the rezoned densities (RD-30 or RD-40) with no constraint that would preclude their use for lower income housing. While this same analysis occurred for sites rezoned for the moderate income inventory, this analysis focuses on the 59 lower income sites rezoned to address the lower income shortfall and provide a buffer. Key considerations included:

- **Protected Trees:** The presence of native and heritage trees was identified during site review and addressed through site-specific zoning ordinances and the FSEIR's Mitigation Monitoring and Reporting Program (MMRP). When protected trees are present, future development must comply with tree mitigation, allowing on-site preservation, replacement plantings, or payment of in-lieu fees. Because tree removal and mitigation are provided for in adopted FSEIR and associated ordinances for each site, protected trees were not considered a development constraint in site selection.
- **Flood Hazards and Drainage:** 55 of the 59 lower income rezone sites are not located within any mapped FEMA 100-year floodplain, floodway, or very high hazard flood area. Four sites (Site 38, 58, 71, and 78) are located within a FEMA 100-year floodplain. Of these sites only one, Site 58, is located entirely within a floodplain. Sites 71 and 78 only have small areas of the site that are impacted and development can be designed to fully utilize the sites without impacting the 100-year floodplain or putting people or property at risk. Approximately two thirds of Site 39 is located within the 100-year floodplain and development of this site and site 58 will require special design features for flood abatement. Both sites are located within the Florin Creek Watershed and are located proximal to one another. Residential and other development types have occurred within the area with flood abatement measures in place. These sites are also located within environmental justice communities, where the County has policy direction to prioritize capital improvement projects to address flooding (and other environmental issues) to make these communities more resilient. Furthermore, the *Sacramento County Multi-Jurisdictional Local Hazard Mitigation Plan* (LHMP), updated in 2021, is a comprehensive plan to reduce and or eliminate long-term risk to people and property from hazards, including flood hazards.

For all sites, during the planning and environmental review phases, DWR reviewed and provided flooding or drainage conditions. For those sites that have FEMA 100-year floodplains DWR requires subsequent review to provide design requirements (e.g., finished floor elevation, flood abatement measures (e.g. excavation and fill), and drainage improvements) to fully utilize the site consistent with County standards.

- **Natural Resources (Special-Status Species, Wetlands, and Waters):** Site review identified the potential for other biological resources, including wetlands, riparian habitat, and species. Twenty-nine sites are located with the Urban Development Area (UDA) of the South Sacramento Habitat Conservation Plan (SSHCP). For sites within the SSHCP area, development is considered a "covered activity" and will be processed under the requirements of the SSHCP. Development that impacts natural resources identified in the FSEIR may proceed, with compliance with adopted mitigation measures, and sites can be fully utilized per zoned minimum densities.
- **Slope:** While some sites have mild topography, no rezoned site contains slope conditions that would prevent multifamily development at RD-30 or greater densities. Standard grading, retaining walls, or split-level construction methods are anticipated as needed.

Subsequent Environmental Impact Report

The Subsequent Environmental Impact Report (SEIR) evaluated potential environmental effects for all 79 candidate rezone sites and tiered from the County's General Plan EIR and applicable area plan EIRs. Under the Environmentally Superior Alternative, four Rio Linda Elverta Community Water District (RLECWD) sites (28, 29, 65, 66) were removed to avoid significant unavoidable water supply and VMT impacts. One additional site was not rezoned, leaving 74 total rezoned sites, of which 59 are designated for lower income housing. The CEQA review process for the Rezone Program provides a thorough evaluation of both site-specific and cumulative environmental impacts associated with its implementation. While the analysis identified certain environmental impacts, these have been addressed through appropriate mitigation measures and, where necessary, findings and statements of overriding considerations. As a result, these impacts do not represent barriers to the development of the 59 sites rezoned for the lower income inventory. Rather, the adopted environmental analysis establishes a clear and consistent framework for addressing potential impacts, offering substantial streamlining benefits for future development proposals

and providing greater certainty for project applicants and reviewing agencies. The following summarizes all topical resource areas reviewed, outcomes, and mitigation applied for all candidate rezone sites.

Summary of Impacts

- The SEIR identified new or more significant effects than disclosed in the prior EIRs in air quality (construction and operational emissions), climate change (construction and operational emissions), noise and vibration (construction noise and vibration), transportation (transit facilities and vehicle miles traveled [VMT] impacts) and utilities (water supply). Mitigation measures are identified for these environmental topic areas, except for transportation (transit facilities impact) as there is no feasible mitigation available. Even with implementation of identified mitigation measures, the Project's contribution to impacts would be substantial and overall impacts remain significant and unavoidable. These topics are further discussed under "Discussion of Significant and Unavoidable Impacts" below.
- The SEIR identified no new or more significant effects than disclosed in the prior EIRs in aesthetics (light/glare), air quality (consistency with air quality plans), noise and vibration (operational traffic noise), transportation (airport safety), and utilities (wastewater treatment for General Plan EIR). The Project's contribution to impacts would not be substantial; however, overall impacts as disclosed in prior EIRs remain significant and unavoidable.
- The SEIR identified no new or more significant effects than disclosed in the prior EIRs in aesthetics (visual character or quality of public views), air quality (toxic air contaminants [TACs], carbon monoxide [CO] hotspot, and odors), climate change (conflict with greenhouse gas [GHG] reduction plans), energy, noise and vibration (operational noise), public services and recreation, transportation (bicycle and pedestrian facilities, design hazards, and emergency access), tribal cultural resources, utilities (water supply and wastewater capacity for distinct area plan EIRs, and solid waste services/facilities), and wildfire. Mitigation measures are identified for air quality (TACs), tribal cultural resources, and utilities (water supply and wastewater capacity in distinct area plan EIRs) to reduce impacts to a less-than-significant level. The Project's contribution to impacts would not be substantial and overall impacts would remain less than significant with implementation of mitigation measures (Mitigation Measures AQ-2 for TACs; TCR-1 for tribal cultural resources; and NW-PS-1, NW-PS-2, and OFT-PS-1 for water supply and wastewater capacity), where applicable.
- Environmental effects adequately addressed in prior EIRs include agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, and population and housing. Project impacts to these environmental area topics would not result in new or more severe effects than disclosed in the prior EIRs, with implementation of standard mitigation measures and mitigation measures identified in the prior EIRs for biological resources (Mitigation Measures BIO-1 through BIO-17, FO-BR-3 through FO-BR-6, NW-BR-1 through NW-BR-4, and OFT-BR-1 through OFT-BR-3), cultural resources (Mitigation Measures CULT-1 through CULT-5, FO-CR-1 through FO-CR-4, NW-CR-1 through NW-CR-3, and OFT-CR-1 through OFT-CR-4), and hazards and hazardous materials (Mitigation Measures HAZ-1).

Discussion of Significant and Unavoidable Impacts (Site Specific vs. Cumulative)

Most of the following impacts are considered less than significant with noted mitigation for each of the rezone sites individual level of impact and are only considered significant and unavoidable when considering the sites in aggregate (i.e. development of all sites cumulatively). Each significant and unavoidable impact is discussed further below.

Air Quality

Subsequent development on each candidate rezone site would not exceed Sacramento Metropolitan Air Quality Management District's (SMAQMD) construction screening levels with implementation of SMAQMD's dust-reducing best management practices (Mitigation Measures AQ-1, FO-AQ-1, NW-AQ-1, and OFT-AQ-1) or include any of the identified construction and design parameters that would disqualify a subsequent

development from construction screening. However, at a cumulative level of analysis for all rezone sites, construction emissions would exceed criteria pollutant thresholds. Therefore, cumulatively, the Rezone Program results in a more severe impact than disclosed in prior EIRs for construction emissions, and the impact remains significant and unavoidable.

Similarly, with operation, subsequent development on each rezone site may not exceed SMAQMD's screening thresholds for operational emissions. However, at a cumulative level of analysis for the Rezone Program, operational emissions would be exceeded for criteria pollutants. Even with implementation of mitigation requiring development without natural gas infrastructure and compliance with endorsed air quality management plans designed to achieve a minimum 15 percent reduction in operational and area source emissions (Mitigation Measures CC-2, FO-AQ-2, NW-AQ-2, and OFT-AQ-2), operational emissions would exceed criteria pollutant thresholds at a cumulative level. Therefore, the Rezone Program results in a more severe impact than disclosed in prior EIRs for operational emissions, and the impact remains significant and unavoidable.

Climate Change

Subsequent development on each rezone site may not exceed SMAQMD's construction screening level or include any of the identified construction and design parameters that would disqualify a subsequent development from construction screening. However, at a cumulative level of analysis for the entire Rezone Program, construction greenhouse gas (GHG) emissions would exceed thresholds. Even with implementation of mitigation requiring construction measures to reduce construction GHG emission (Mitigation Measure CC-1), construction GHG emissions would exceed the threshold. The Rezone Program as a whole would result in a more severe impact than disclosed in prior EIRs for construction GHG emissions, and the impact remains significant and unavoidable.

Similarly, with operation, subsequent development on each rezone site may not exceed SMAQMD's screening criteria for operational GHG emissions; or if modeled, operational GHG emissions may not exceed the screening level. However, at a cumulative level of analysis for the entire Rezone Program, operational GHG emissions would be exceeded. Even with implementation of mitigation requiring development without natural gas infrastructure, electric vehicle capable spaces, reducing residential VMT or other GHG reduction measures (Mitigation Measure CC-2), operational GHG emissions may still exceed thresholds. The Rezone Program as a whole would result in a more severe impact than disclosed in prior EIRs for operational GHG emissions, and the impact remains significant and unavoidable.

Noise and Vibration

Although construction activities for subsequent development on rezone sites are expected to occur primarily during daytime hours, nighttime construction could occur. Construction activities performed during the evening hours could result in adverse noise impacts to nearby sensitive land uses. Even with implementation of mitigation requiring temporary noise barriers around construction and staging areas for subsequent development at candidate rezone sites (Mitigation Measure NOI-1), it cannot be presumed that nighttime construction would not occur, and that if it does occur, applicable noise standards would be met. Therefore, the Rezone Program would result in a more severe impact than disclosed in prior EIRs for construction noise, and the impact would be significant and unavoidable.

Construction activities for subsequent development on rezone sites may entail the use of construction equipment that could generate excessive vibration levels for nearby sensitive land uses. Even with implementation of mitigation designed to minimize vibration impact from use of piling driving and vibratory roller activity as part of construction of subsequent development on candidate rezone sites (Mitigation Measure NOI-2), it cannot be presumed that construction vibration could be reduced to level that would not impact persons or buildings. Therefore, the Rezone Program would result in a more severe impact than disclosed in prior EIRs for construction vibration, and the impact would be significant and unavoidable.

Transportation

With the Project (at a cumulative level of analysis), regionwide network VMT would increase by approximately 1.1 percent and VMT per capita would increase by 0.06 percent. VMT per capita for each of

the rezone sites was calculated. At the individual rezone site level, 18 rezone sites in total, 11 that were rezoned for the lower income inventory (Sites 2, 4, 6, 17, 18, 24, 25, 28, 56, 57, 63) would exceed the 85 percent VMT threshold and would result in a significant VMT impact at the individual site level. The remaining 48 lower income rezone sites would not result in a significant VMT impact at the site level. For the 11 lower income rezone sites with significant VMT impacts, implementation of VMT reduction measures and participation in the County's proposed VMT Mitigation Program (if and when adopted) would be required (Mitigation Measure TRAN-1). However, the SEIR details that it cannot be presumed that the County's proposed VMT Mitigation Program would be adopted prior to processing proposals for subsequent development on the rezone sites, nor the extent to which this would reduce VMT on an individual project-by-project basis. Therefore, this impact remained significant and unavoidable and the Board of Supervisors made appropriate findings to override this impact.

Utilities

In regards to water supply, the Florin County Water District (FCWD) relies on groundwater wells as the primary source of water. Under existing conditions, FCWD has confirmed water supply and infrastructure capacity to individually serve the rezone sites with conditions of approval as requested by the General Manager. However, the SEIR tiered off of the General Plan EIR and the Old Florin Town Corridor Plan, which assumes a lot more growth in other sectors (industrial, commercial, single-family, and retail) in the General Plan horizon within the FCWD. The GM confirmed that water usage has not increased substantially since adoption of the General Plan and Corridor Plan and water supply surplus will likely persist. FCWD has proceeded with planning for all the growth assumed in the service area and has three established interties with adjacent water districts to provide water services for emergency use (when FCWD water supply is insufficient). FCWD will continue to work with these adjacent water districts to supplement water supply and make emergency interties permanent if necessary. It should be noted that sites located with FCWD, were already assumed for multi-family residential under prior zoning and FCWD was anticipating multi-family projects on these sites. Even though sites within FCWD can be served water with available infrastructure under existing conditions, from a CEQA perspective, the cumulative impact would remain significant and unavoidable as shown in prior EIRs.

CEQA Analysis Conclusions and Benefits

The CEQA process for the Rezone Program provided a comprehensive evaluation of both site-specific and cumulative environmental impacts, ensuring that potential issues were identified, analyzed, and addressed before adoption. While the SEIR determined that certain impacts, such as those related to air quality, climate change, noise and vibration, transportation, and utilities remain significant and unavoidable at a cumulative level, the majority of individual site-level impacts can be mitigated to less than significant levels through clearly defined mitigation measures. Where unavoidable impacts remain, the County adopted findings and statements of overriding consideration, reflecting the broader public benefits of providing much-needed lower income housing and meeting State Housing Element requirements.

Importantly, these environmental findings do not represent barriers to development for the 59 rezoned lower income sites. In fact, the program-level CEQA analysis and associated site-specific ordinances deliver substantial streamlining benefits. For sites with potentially significant environmental effects, the SEIR established precise mitigation measures, such as requirements for dust control, noise abatement, protection of special-status species, and tribal cultural resource consultation that are incorporated directly into the adopted ordinances. This ensures that future developers have clear, consistent, and enforceable expectations from the outset.

By resolving these environmental issues upfront, the Rezone Program minimizes uncertainty, reduces the likelihood of project delays, and avoids duplicative review. This proactive approach shortens timelines, lowers processing costs, and supports timely delivery of affordable housing while ensuring that environmental resources are protected. In addition, the County's detailed site-specific ordinances address infrastructure and service-related requirements such as water and sewer connections at the rezoning stage, providing certainty to both project proponents and reviewing agencies.

In sum, the SEIR's program-level review not only meets CEQA's requirements but also advances the County's ability to meet its RHNA obligations in a manner consistent with environmental stewardship. The outcome is a clear, predictable, and well-documented pathway for developing the 59 lower income sites, balancing housing production needs with the County's long-term sustainability and resource protection goals.

REALISTIC DEVELOPMENT CAPACITY METHODOLOGY

The Land Inventory chapter (Chapter 8) of the Sacramento County Housing Element details the methodology for the land inventory and capacity analysis utilized for parcels currently on the vacant land inventory. The calculations are based on Affordable Sites Analysis, the Moderate and Above Moderate Income Sites, Accessory Dwelling Units, Infrastructure Availability, Environmental Constraints and Affirmatively Furthering Fair Housing/Opportunity Sites.

For the 59 candidate rezone sites for the lower income category, minimum density was used rather than the above methodology. Per California Government Code Section 65583.2(c)(1), if a local government has adopted, through regulations or ordinance, minimum density requirements that explicitly prohibit residential development below the minimum density on that site, the element may establish the housing unit capacity based on the established minimum density. On August 9, 2022, the Sacramento County Board of Supervisors adopted a Zoning Code Ordinance (SZC2022-0011) to amend the minimum density for LC, GC, NMC, CMC, and CMZ zoning districts to a minimum of 20 dwelling units per acre. Additionally, Zoning Code Ordinance (SZC2024-00090) was adopted on August 20, 2024 by the Sacramento County Board of Supervisors to amend the minimum density for RD-30 and RD-40 parcels at 75 percent of the zoned maximum densities (22.5 and 30 dwelling units per acre, respectively). This Ordinance also included amendments to several Special Planning Areas (SPA), Neighborhood Preservations Areas (NPA), and corridor plans, with parcels that are within Program A1, to align them with minimum densities amended as described above. As a result, all 59 candidate rezone sites are in zoning districts that prohibit residential development below the adopted minimum density for that site. Therefore, minimum density is the most appropriate methodology to determine realistic development capacity for parcels rezoned for the lower-income category.

SITE-BY-SITE ANALYSIS

This section provides a detailed site-by-site analysis of each of the 59 candidate sites rezoned for the lower-income category. Accompanying each site profile table, is a map of each site depicted in Figures E-1 through E-59.

Site 1		
APN/Address	APN 203-0110-047-0000 / 0.3 miles West of Antelope Road/Walerga Road	
Size/Portion of Lot Rezoned	10 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	225 units	
Community	Antelope (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0010	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Sierra Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. The trees are sparsely located in the northern portion of the property with the majority of trees along the eastern boundary. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Antelope Road and Winje Drive.	
Easements	Easements for drainage near the northeast corner of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 1	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.25 mile of existing or planned public transportation. • Within 0.4 miles of North Highlands-Antelope Library • Within 0.3 miles of Blue Oak Park • Within 0.8 miles of Brock Park • Within 0.2 miles of Antelope High School • Within 0.7 miles of a grocery store

Figure E-1: Site 1



Site 2		
APN/Address	APN 203-0110-069-0000 / 0.2 miles S of Elverta Road/Walerga Road	
Size/Portion of Lot Rezoned	4.66 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	105 units	
Community	Antelope (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0011	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Sierra Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Walegra Road.	
Easements	Easement for future right of way along Walegra Road. Easement does not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent parcels.	

Site 2	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Within 0.25 mile of existing or planned public transportation. • Within 0.3 miles of North Highlands-Antelope Library • Adjacent to Blue Oak Park • Within 0.5 miles of Brock Park • Within 0.4 miles of Antelope Community Park • Within 0.3 miles of Antelope High School • Within 0.4 miles of a grocery store

Figure E-2: Site 2



Site 3		
APN/Address	APN 203-0120-089-0000 / S Antelope Road/Elverta Road	
Size/Portion of Lot Rezoned	9.69 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	219 units	
Community	Antelope (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0012	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Sierra Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	No known biological resources.	
Access	The site is accessible from Antelope Road.	
Easements	Easements for public utilities along Antelope Road. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Moderate Resource	

Site 3	
Other	Access to amenities: • Within 0.75 miles of existing public transportation. • Located within 0.6 miles of North Highlands-Antelope library • Within 0.4 miles of Chardonay Park • Within 0.6 miles of Antelope Community Park • Within 1 mile of Brock Park • Within 0.4 miles of Antelope High School • Within 0.9 miles of a grocery store

Figure E-3: Site 3



Site 4		
APN/Address	APN 209-0720-027-0000 / 370 feet N Roseville Road/Antelope Road	
Size/Portion of Lot Rezoned	5.28 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	159 units	
Community	Antelope (County Target Community)	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0013	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Cripple Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a sparse mix of native and non-native tree resources, with no other known biological resources. The trees are predominantly located along the southern and eastern property boundaries. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Antelope Road and Roseville Road.	
Easements	Easements for drainage near the northeast corner of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 5		
APN/Address	APN 268-0010-007-0000, 268-0010-008-0000 & 268-0010-009-0000 / 2328 Edison Avenue, 2332 Edison Avenue & 2336 Edison Avenue	
Size/Portion of Lot Rezoned	1.98 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	45 units	
Community	Arden Arcade	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0014	
Existing Condition/Use	Non-vacant – existing fourplex and duplex. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Hagginwood Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Edison Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: Yes; Overflight Zone of McClellan Airport. Future land use as multi-family development was reviewed by Airport Land Use Commission (ALUC) and was determined compatible use within Overflight Zone.	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	

Site 5	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, infrastructure connections, fee payment, and compliance with design and conservation standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.5 miles of existing public transportation. • Adjacent to Bohemian Park • Within 0.3 miles of Arcade Library • Within 0.3 miles of Haggin Oaks Golf Complex • Within 0.1 miles of Dyer-Kelly Elementary School • Within 0.3 miles of a grocery store

Figure E-5 – Site 5



Site 6		
APN/Address	APN 220-0025-002-0000 / 6344 Verner Avenue	
Size/Portion of Lot Rezoned	1.8 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	41 units	
Community	Carmichael/Old Foothill Farms (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0015	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Diablo Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. The trees are predominantly located in the southeast corner of the property along the Greenback Lane frontage and shared property boundary to the east. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Greenback Lane and Verner Avenue.	
Easements	Easements for future right of way along Greenback Lane. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Water infrastructure is serving all adjacent parcels.	

Site 6	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.75 mile of existing or planned public transportation. • Within 0.2 miles of Foothill Community Park • Within 0.3 miles of Indian River Drive Park • Within 0.3 miles of Cabana Park • Within 0.6 miles of Matheny Way Park • Within 1.4 miles of Sylvan Library • Within 0.5 miles of Frontier Elementary School • Within 0.7 miles of Foothill High School • Within 0.7 miles from a grocery store

Figure E-6: Site 6



Site 7		
APN/Address	APN 220-0311-019-0000 / 5804 Garfield Avenue	
Size/Portion of Lot Rezoned	0.89 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	21 units	
Community	Carmichael/Old Foothill Farms (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0016	
Existing Condition/Use	Non-vacant – two single family units. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Arcade Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	No known biological resources.	
Access	The site is accessible from Garfield Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, connection and capacity fee payment, and compliance with design and conservation standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Low Resource	

Site 7	
Other	Access to amenities: • Within 0.25 mile of existing or planned public transportation. • Within 0.4 miles of Pioneer Park • Within 0.2 miles of Pioneer Elementary School • Within 0.4 miles of a grocery store

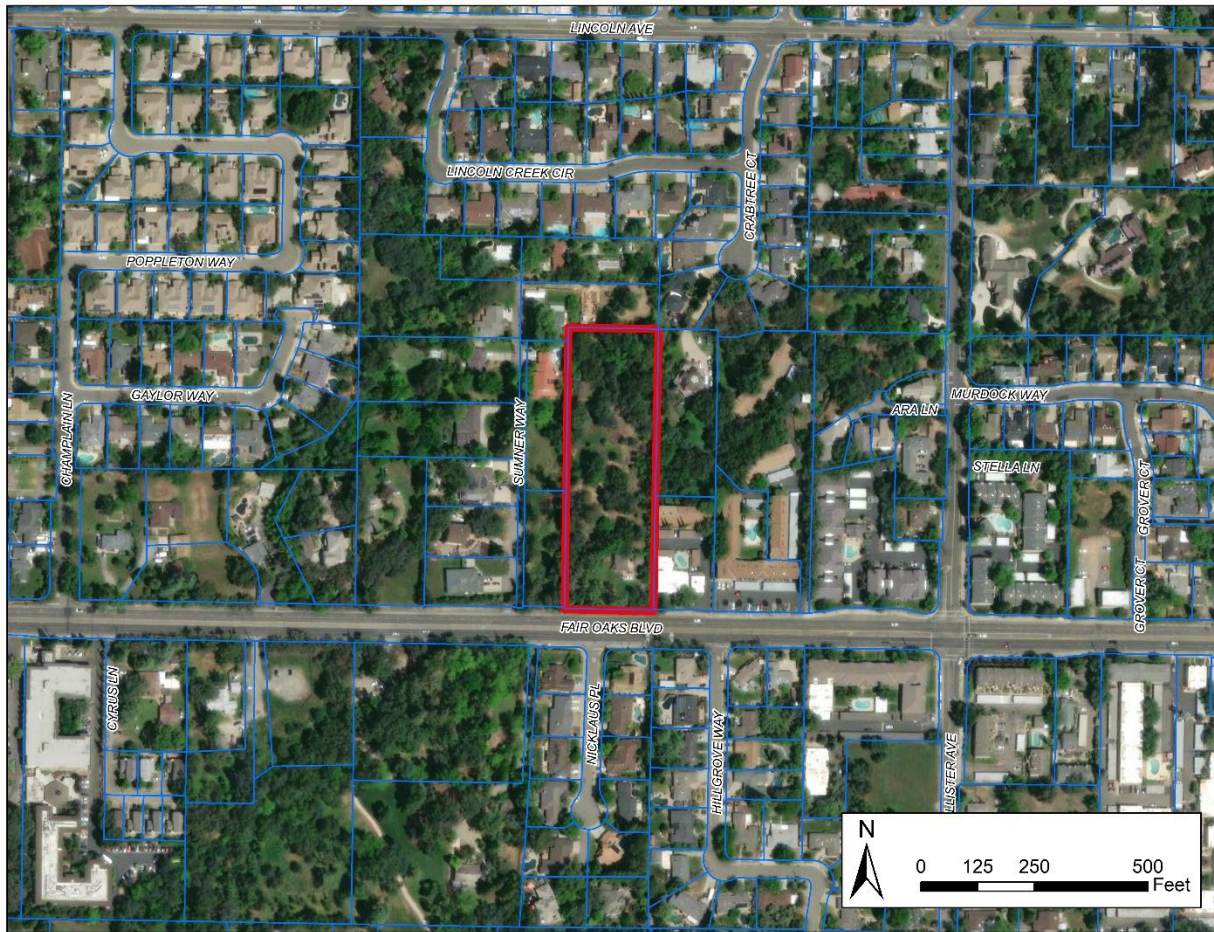
Figure E-7: Site 7



Site 11		
APN/Address	APN 247-0220-004-0000 / 8545 Fair Oaks Boulevard	
Size/Portion of Lot Rezoned	3 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	68 units	
Community	Carmichael/Old Foothill Farms (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0019	
Existing Condition/Use	Non-vacant – single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Localized flood/drainage planning required due to creek tributary. Carmichael Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. Carmichael Creek tributary on northerly portion of site and adjacent parcels. WR will establish minimum-finished floor requirements and drainage infrastructure upgrades are anticipated.	
Slope	Some topography – not a constraint for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources. Water Resources: A tributary of Carmichael Creek runs offsite along the western boundary of the site. The creek loops through the approximately 0.6 acre northern section of the site. Adjacent development, including multi-family development that is directly east of the site have setbacks to the midline of the creek of 20 feet or less. WR has conditioned the site with standard conditions and Mitigation Measure BIO-14 requires all applicable permits from State and Federal regulatory agencies should direct impacts occur.	
Access	The site is accessible from Fair Oaks Boulevard.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	

Site 11	
Water	Service provided by Carmichael Water District (CWD). Confirmed adequate capacity and accessible infrastructure per the District's Urban Water Management Plan and response to the County's request. Conditions include obtaining a "will serve" letter, payment of connection and capacity fees, and compliance with CWD's water efficiency and infrastructure design standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Within 0.25 mile of existing or planned public transportation. • Across the street from Charles C Jensen Botanical Garden • Within 0.1 miles of Sutter Park • Within 0.6 miles of the American River Parkway • Within 0.4 miles of Albert Schweitzer Elementary School • Within 0.6 miles of John Barrett Middle School • Within 1 mile of a grocery store

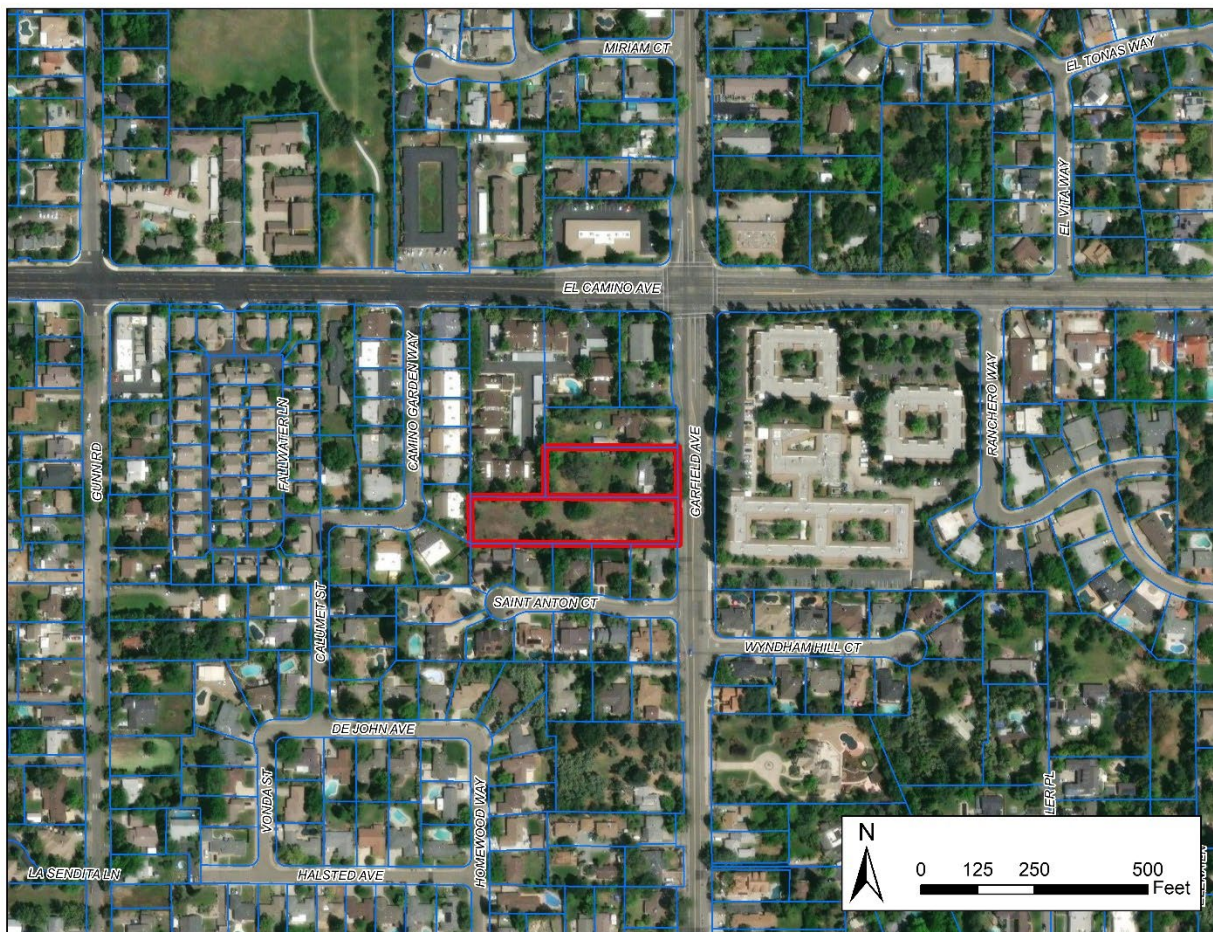
Figure E-8: Site 11



Site 12		
APN/Address	APN 283-0020-016-0000 & 283-0020-017-0000 / 2421 Garfield Avenue & 2413 Garfield Avenue	
Size/Portion of Lot Rezoned	1.84 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	42 units	
Community	Carmichael/Old Foothill Farms (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0020	
Existing Condition/Use	Non-vacant – single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Hagginbottom watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a sparse mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Garfield Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	
Water	Service provided by Carmichael Water District (CWD). Confirmed adequate capacity and accessible infrastructure per the District's Urban Water Management Plan and response to the County's request. Conditions include obtaining a "will serve" letter, payment of connection and capacity fees, and compliance with CWD's water efficiency and infrastructure design standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	

Site 12	
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.4 miles of North Highlands-Antelope library • Within 0.1 miles of Cardinal Oaks Park • Within 0.6 miles of Capra Park • Within 0.4 miles of Glancy Oaks Park • Within 0.3 miles of Marvin Marshall Children's Center • Within 0.8 miles of Starr King Elementary School • Within 0.6 miles of Carmichael Library • Within 1 mile of a grocery store

Figure E-9: Site 12



Site 15		
APN/Address	APN 075-0020-015-0000 / 9425 Folsom Boulevard	
Size/Portion of Lot Rezoned	5.73 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	129 units	
Community	Cordova (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0023	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Levee (certified) Protected ULOP Mayhew Slough watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a sparse mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Folsom Boulevard.	
Easements	Easements for sewer and future right of way along Folsom Boulevard. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	

Site 15	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 1 mile of Rancho Cordova Library • Within 0.4 miles of American River Parkway • Within 0.5 miles of Larchmont Community Park • Within 0.6 miles of O.W. Erlewine Elementary School • Within 0.8 miles of James W. Marshall Elementary School • Within 1.2 miles of Isador Cohen Elementary School • Within 0.5 miles of a grocery store

Figure E-10: Site 15



Site 16		
APN/Address	APN 075-0440-024-0000 / 450 feet NE Folsom Boulevard/Paseo Rio Way	
Size/Portion of Lot Rezoned	2.45 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	74 units	
Community	Cordova (County Target Community)	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0024	
Existing Condition/Use	Vacant – illegal carport. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No American River watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: Parameter and possible on-site tree resources - native and non-native. Trees are overhanging site with potential for some small onsite trees. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Folsom Boulevard.	
Easements	Easements for public utilities and future right of way along Folsom Boulevard. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure serves all developed adjacent parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Moderate Resource	

Site 16	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 300 feet of Rancho Cordova library • Within 0.1 miles of American River Parkway • Within 0.5 miles of Riviera East Park • Within 0.8 miles of Abraham Lincoln Elementary School • Within 0.7 miles of A.M. Winn Public Waldorf Elementary School • Within 0.6 miles of a grocery store

Figure E-11: Site 16



Site 17		
APN/Address	APN 235-0060-010-0000 & 235-0060-011-0000 / 8933 Madison Avenue & 8937 Madison Avenue	
Size/Portion of Lot Rezoned	1.26 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	29 units	
Community	Fair Oaks (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0025	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Arcade Creek South Branch watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Some topography – not a constraint for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Madison Avenue.	
Easements	Easements for future right of way along Madison Avenue. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by the Fair Oaks Water District (FOWD). Confirmed adequate capacity and accessible infrastructure per the District's Urban Water Management Plan (UWMP) and response to the County's request. Conditions include obtaining a "will serve" letter from FOWD, and require compliance with FOWD's design standards, connection requirements, and applicable fees for new service connections. Water conservation measures and demand management practices are expected to align with district-wide policies and the UWMP. Existing water infrastructure is serving all adjacent parcels.	

Site 17	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.9 miles of Orangevale Library • Within 0.3 miles of Little Phoenix Park • Within 0.6 miles of Pecan Park • Within 0.3 miles of Pershing Elementary School • Within 1.4 miles of Bella Vista High School • Adjacent to a grocery store

Figure E-12: Site 17



Site 18		
APN/Address	APN 244-0058-025-0000 & 244-0058-028-0000 / 4746 Sunrise Boulevard & 4742 Sunrise Boulevard	
Size/Portion of Lot Rezoned	1.63 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	37 units	
Community	Fair Oaks (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0026	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Minnesota Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Some topography – not a constraint for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Sunrise Boulevard.	
Easements	Easements for future right of way along Sunrise Boulevard and an easement encompassing the site for the purposes of maintaining the streetlight and traffic signal system at the Sunrise Boulevard and Sunset Boulevard. The streetlight/traffic signal easement would be addressed and replaced by new public utility easements per County Improvement Standards and the Conditions of Approval for the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 18	
Water	Service provided by the Fair Oaks Water District (FOWD). Confirmed adequate capacity and accessible infrastructure per the District's Urban Water Management Plan (UWMP) and response to the County's request. Conditions include obtaining a "will serve" letter from FOWD, and require compliance with FOWD's design standards, connection requirements, and applicable fees for new service connections. Water conservation measures and demand management practices are expected to align with district-wide policies and the UWMP. Existing water infrastructure is serving all adjacent parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.8 miles of Fair Oaks-Orangevale Community Library • Within 0.6 miles of Plaza and Village Parks • Within 0.7 miles of Fair Oaks Park • Within 0.9 miles of Northridge Elementary School • Within 1 mile of a grocery store

Figure E-13: Site 18



Site 20		
APN/Address	APN 219-0033-001-0000 / SW Walerga Road/Don Julio Boulevard	
Size/Portion of Lot Rezoned	5.7 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	129 units	
Community	North Highlands	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0028	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Robla Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Walegra Road.	
Easements	Easements for future right of way along Walegra Road. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all developed adjacent parcels.	

Site 20	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.6 miles of Robert Frost Park • Within 0.8 miles of Ridgepoint Park • Within 0.9 miles of Memorial Park • Within 0.9 miles of Highlands Community Pool and North Highlands Recreation and Community Center • Across the street from Highlands High School • Across the street from Warren A. Wilson Elementary School • Within 1.1 miles of North Highlands-Antelope Library • Within 0.5 miles of a grocery store

Figure E-14: Site 20



Site 21		
APN/Address	APN 219-0042-019-0000 / NW Walerga Road/Galbraith Drive	
Size/Portion of Lot Rezoned	3.36 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	76 units	
Community	North Highlands	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0029	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Robla Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure available to site. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a sparse mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Walegra Road.	
Easements	Easements for future right of way along Bainbridge Drive and Galbraith Drive. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	

Site 21	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.3 miles of North Highlands-Antelope Library • Within 0.4 miles of Memorial Park • Within 0.4 miles of Brock Park • Within 0.3 miles of Ridgepoint Park • Within 0.7 miles of Sierra View Elementary • Within 0.5 miles of Warren A. Allison Elementary School • Within 0.6 miles of Highlands High School • Within 0.2 miles of a grocery store

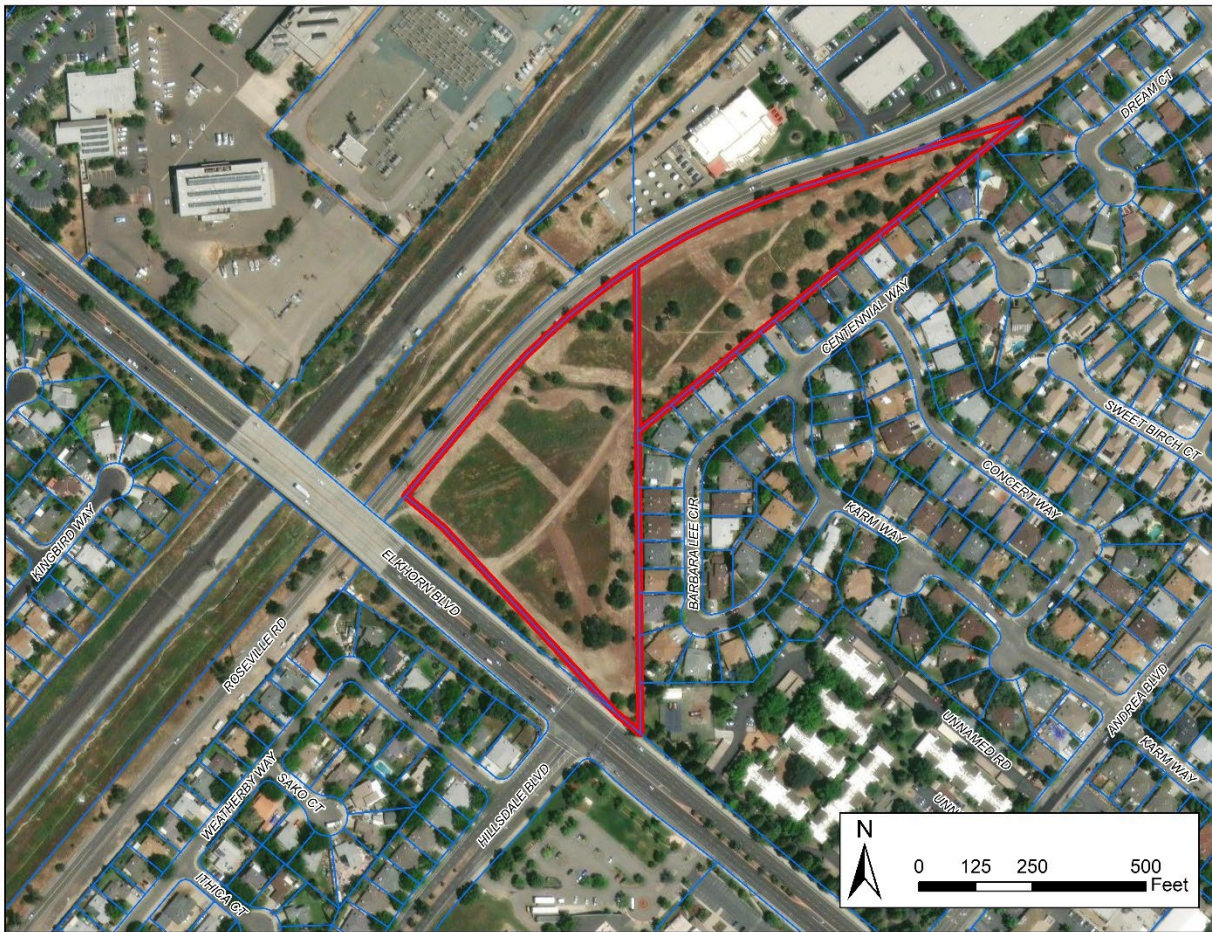
Figure E-15: Site 21



Site 22		
APN/Address	222-0024-001-0000 & 222-0024-041-0000 / E Roseville Road/Elkhorn Boulevard overpass	
Size/Portion of Lot Rezoned	9.96 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	225 units	
Community	North Highlands	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0030	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Magpie Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Roseville Road and Elkhorn Boulevard.	
Easements	County records indicate an easement for future ROW bisecting the site. However, this easement aligns with the previous location of Roseville Road, which has now become obsolete. This easement will be vacated as part of the development of this site, and any new development would be required to dedicate necessary new ROW easements along the existing frontage of Roseville Road, per the adopted Conditions of Approval for the site. The easements does not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	

Site 22	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 2.5 miles of North Highlands-Antelope Library • Within 0.5 miles of Foothill Community Park • Within 0.1 miles of Cornerstone Christian School • Within 0.5 miles of Hillsdale Elementary School • Within 0.6 miles of Westside Preparatory Charter School • Within 0.8 miles of Creative Connections Arts Academy High School • Within 0.8 miles of Miles P Richmond School • Within 0.2 miles of a grocery store

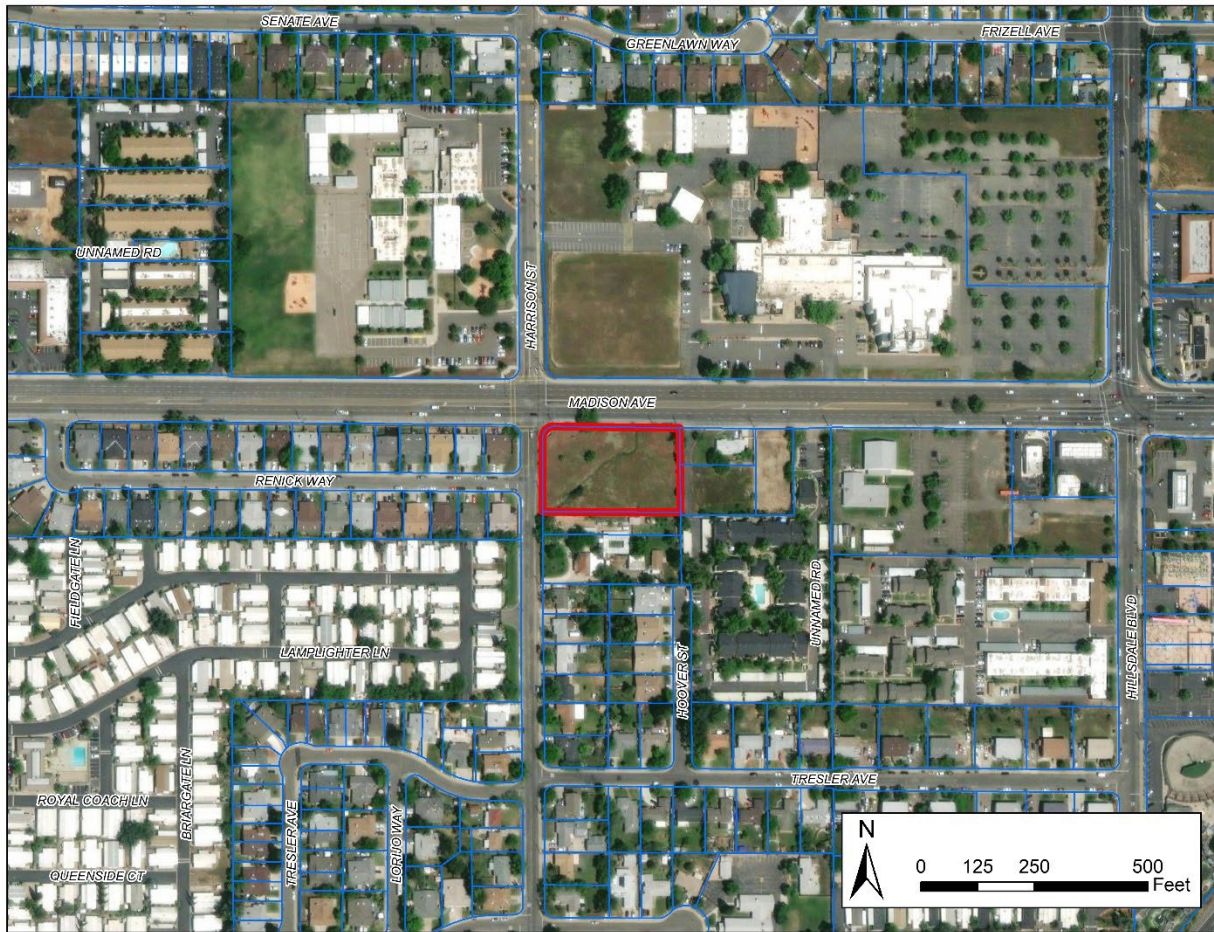
Figure E-16: Site 22



Site 23		
APN/Address	APN 228-0182-005-0000 / 5140 Harrison Street	
Size/Portion of Lot Rezoned	1.22 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	28 units	
Community	North Highlands	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0031	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Magpie Creek watershed WR standard conditions for drainage improvements and water quality. Modified drainage ditch running through property will require drainage infrastructure to tie to the existing system. No flood or drainage constraints with applicable conditions.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	Tree Resources: The site contains sparse tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources. Water Resources: A modified drainage ditch runs through the site and will require proper infrastructure to develop the site. DWR has conditioned the site with standard conditions and Mitigation Measure BIO-14 requires all applicable permits from State and Federal regulatory agencies should the feature be determined to be jurisdictional waters of the state or federal government.	
Access	The site is accessible from Harrison Street, Hoover Street, and Madison Avenue.	
Easements	Easements for future ROW located along Madison Avenue and Harrison Street. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	

Site 23	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 4.5 miles of North Highlands-Antelope Library • Within 0.5 miles of Hamilton Street Park • Within 0.6 miles of Planehaven Park • Within 0.6 miles of Oakdale Park • Within 0.1 miles of Madison Elementary School • Within 0.2 miles of a grocery store

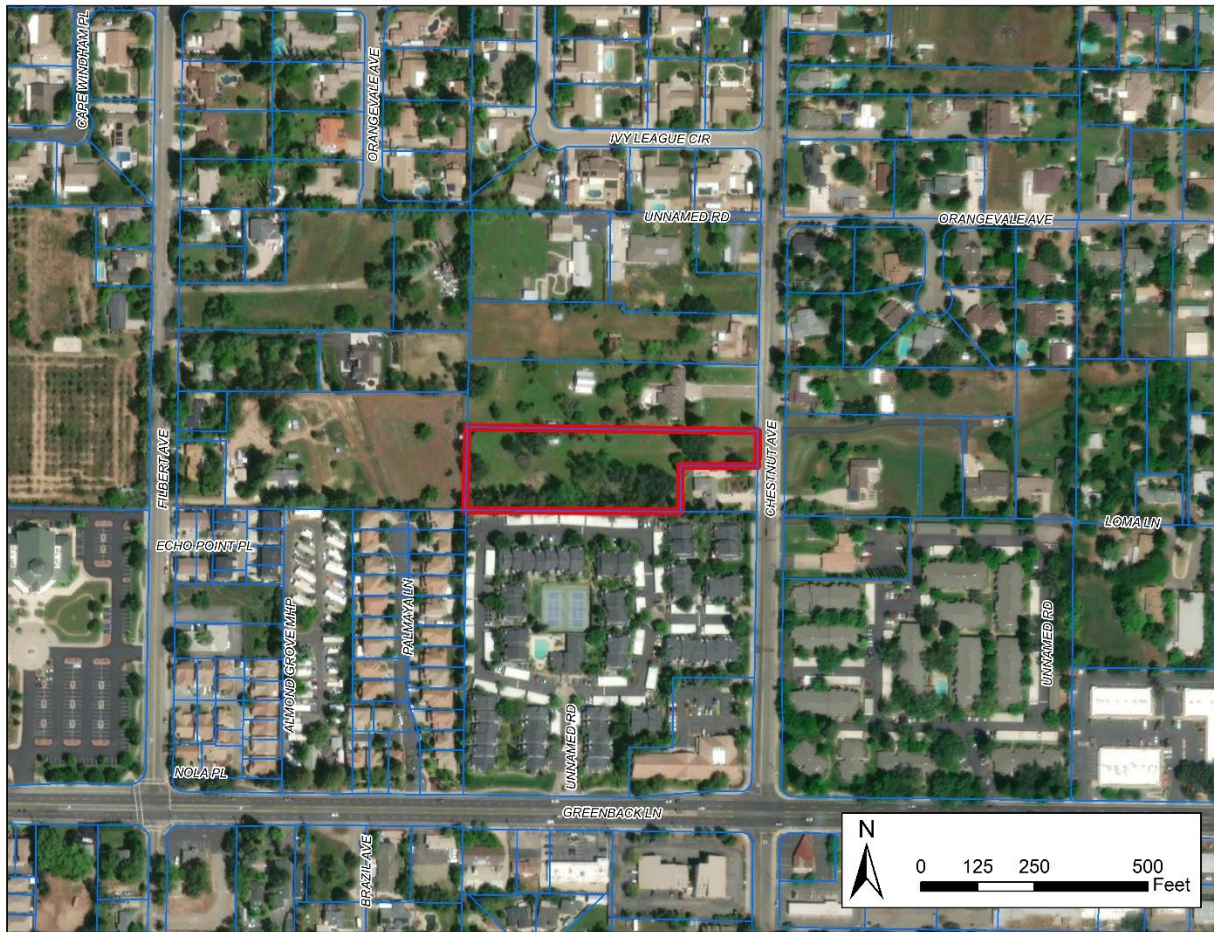
Figure E-17: Site 23



Site 24		
APN/Address	APN 223-0092-028-0000 / 6321 Chestnut Avenue	
Size/Portion of Lot Rezoned	2.18 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	50 units	
Community	Orangevale (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0032	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Fair Oaks Stream Group watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or drainage constraints.	
Slope	Some topography – not a constraint for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Chestnut Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 24	
Water	Service provided by Orange Vale Water Company (OVWC). Confirmed adequate supply and infrastructure per OVWC's UWMP and response to the County's request. Conditions include obtaining a "will serve" letter from OVWC, payment of applicable connection and service fees, and compliance with OVWC's standards for water infrastructure and system design. Conservation requirements and water demand management are expected to align with OVWC's company policies and the UWMP, where applicable. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.75 miles of existing or planned public transportation • Within 1.2 miles of Orangevale Library • Within 0.5 miles of Pecan Park • Within 0.3 miles of Golden Valley Orchard School • Within 1 mile of Louis Pasteur Middle School. • Within .8 miles of Orangevale Community Center and Farmers Market • Within 0.4 miles of a grocery store

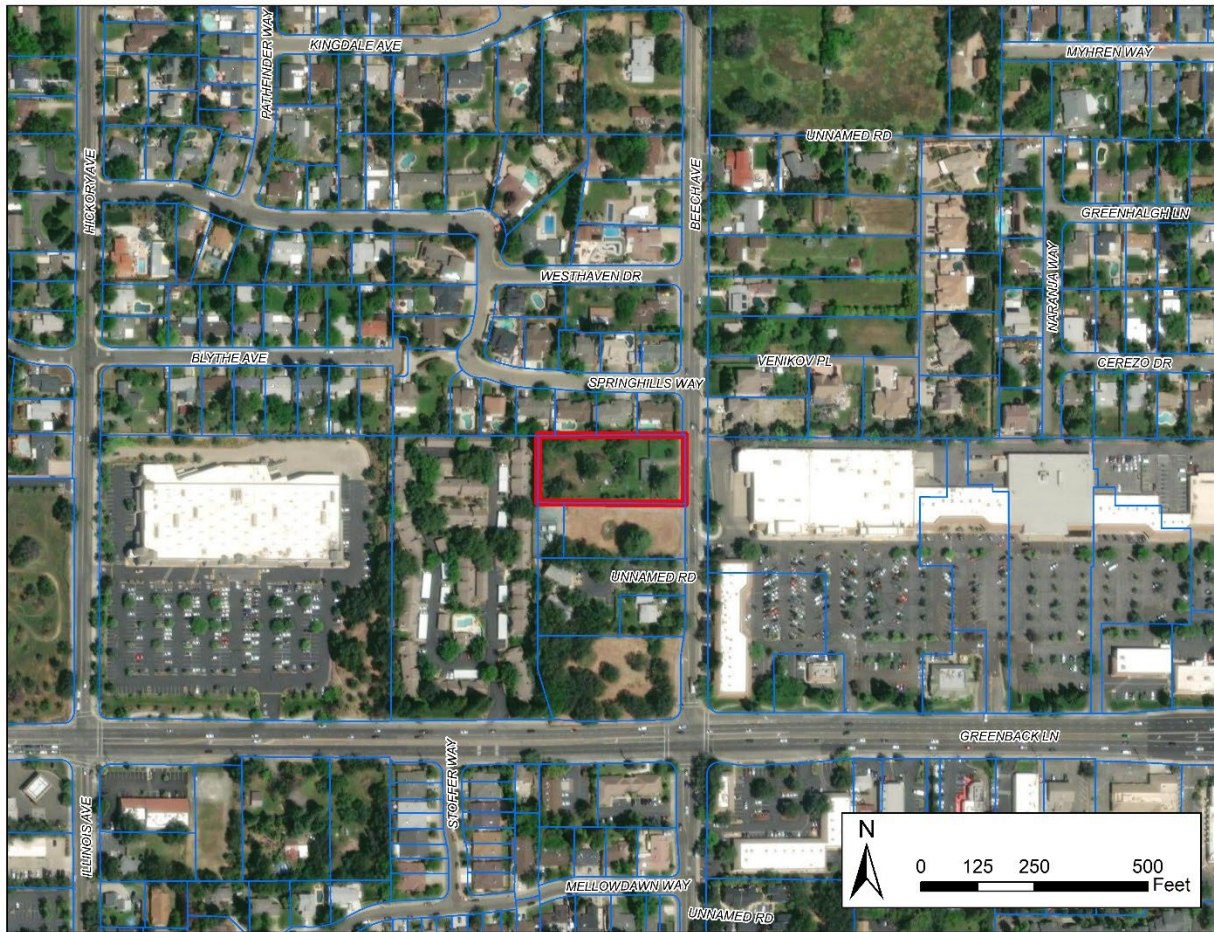
Figure E-18: Site 24



Site 25		
APN/Address	APN 261-0210-013-0000 / 6245 Beech Avenue	
Size/Portion of Lot Rezoned	1.05 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	32 units	
Community	Orangevale (County Target Community)	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0033	
Existing Condition/Use	Non-vacant – single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Fair Oaks Stream Group watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Beech Road.	
Easements	DWR easement (off-site) along the N property line. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	

Site 25	
Water	Service provided by Orange Vale Water Company (OVWC). Confirmed adequate supply and infrastructure per OVWC's UWMP and response to the County's request. Conditions include obtaining a "will serve" letter from OVWC, payment of applicable connection and service fees, and compliance with OVWC's standards for water infrastructure and system design. Conservation requirements and water demand management are expected to align with OVWC's company policies and the UWMP, where applicable. The site is currently served water; upgrades to existing infrastructure will be required with site development.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 0.2 miles of Orangevale Library • Within 0.5 miles of Pecan Park • Within 0.6 miles of Almond Park • Within .8 miles of Orangevale Community Center and Farmers Market • Within 1 mile of Trajan Elementary • Within .75 miles of Pershing Elementary School • Within 100 feet of a grocery store

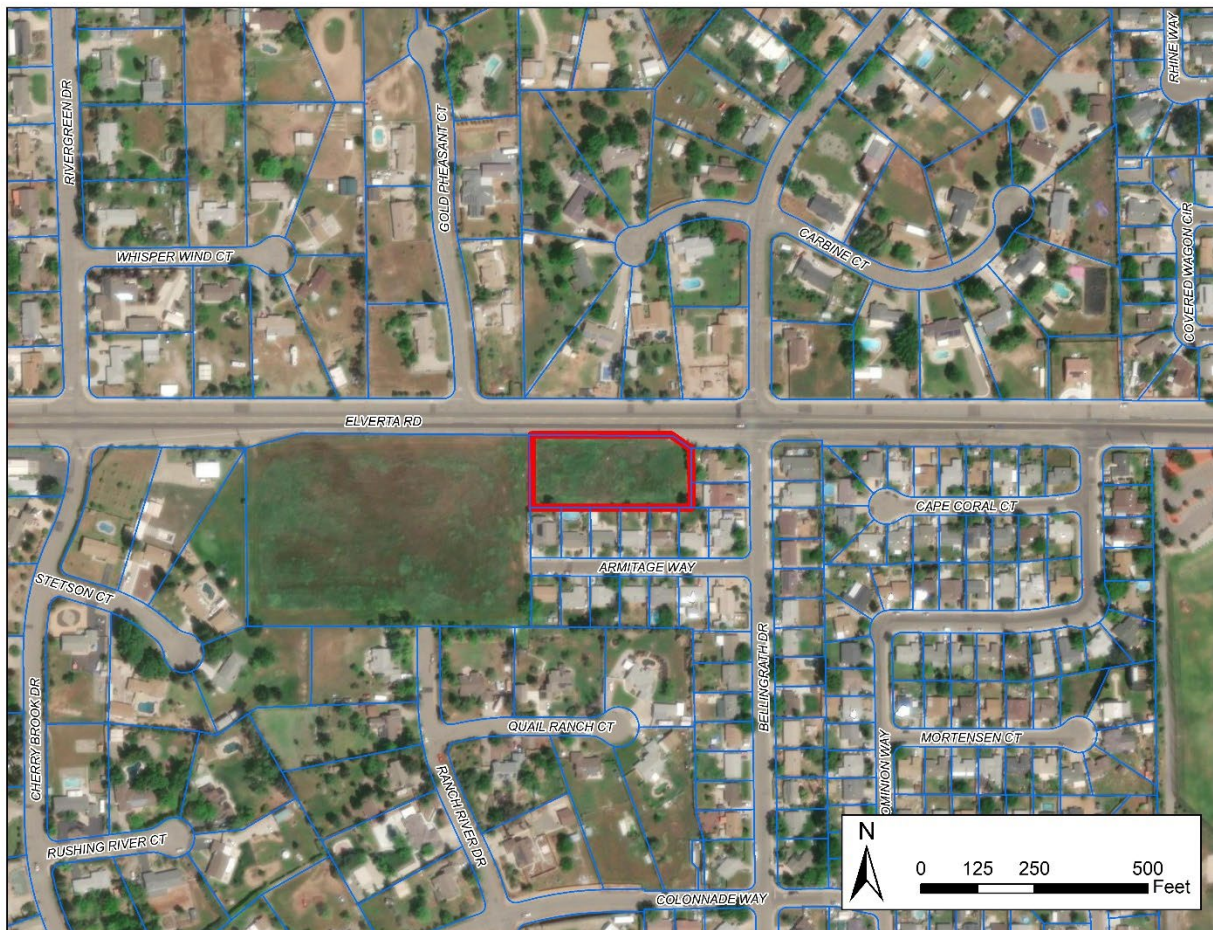
Figure E-19: Site 25



Site 26		
APN/Address	APN 203-0080-021-0000 / 120 feet W of Elverta Road/Bellingrath Drive	
Size/Portion of Lot Rezoned	1.15 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	26 units	
Community	Rio Linda/Elverta	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0034	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Dry Creek/NEMDC Trib 2 watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity and onsite. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	No known biological resources.	
Access	The site is accessible from Elverta Road	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: Yes; Overflight Zone of McClellan Airport. Future land use as multi-family development was reviewed by Airport Land Use Commission (ALUC) and was determined compatible use within Overflight Zone.	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	

Site 26	
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Within 1.25 miles of existing or planned public transportation • Within 3 miles of North Highlands-Antelope Library • Within 0.5 miles of Gibson Ranch Regional Park • Within 2 miles of Arthur S. Dudley Elementary • Within 1.25 miles of Center High School • Within 1.5 miles of McClellan High School • Within 1 mile of a grocery store

Figure E-20: Site 26



Site 27		
APN/Address	APN 203-0080-027-0000 / 480 feet W of Elverta Road/Bellingrath Drive	
Size/Portion of Lot Rezoned	5.86 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	132 units	
Community	Rio Linda/Elverta	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0035	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Dry Creek/NEMDC Trib 2 watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity and onsite. No flood or drainage constraints.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	No known biological resources.	
Access	The site is accessible from Elverta Road	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: Yes; Overflight Zone of McClellan Airport. Future land use as multi-family development was reviewed by Airport Land Use Commission (ALUC) and was determined compatible use within Overflight Zone.	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	

Site 27	
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Within 1.5 miles of existing or planned public transportation • Within 3 miles of North Highlands-Antelope Library • Within 0.5 miles of Gibson Ranch Regional Park • Within 2 miles of Arthur S. Dudley Elementary • Within 1.25 miles of Center High School • Within 1.5 miles of McClellan High School • Within 1 mile of a grocery store

Figure E-21: Site 27



Site 30		
APN/Address	APN 022-0252-018-0000 / 4541 Fruitridge Road	
Size/Portion of Lot Rezoned	1.77 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	40 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0036	
Existing Condition/Use	Non-vacant – single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Fruitridge Road.	
Easements	ROW easement located along Fruitridge Road. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.	

Site 30	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, connection and capacity fee payment, and compliance with design and conservation standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 1 mile of Colonial Heights Library • Within 0.2 miles of Lawrence Park • Within 0.2 miles of Ethel I. Baker Elementary • Within .6 miles West Campus High School • Within .5 miles of Fruitridge Community and Swim Center • Within 0.1 miles of a grocery store

Figure E-22: Site 30



Site 31		
APN/Address	APN 026-0102-023-0000 / 5309 Southwest Avenue	
Size/Portion of Lot Rezoned	2.13 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	64 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0037	
Existing Condition/Use	Non-vacant – single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Southwest Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 31	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. The site has existing sewer connections and surrounding parcels are served. Upgrades will be required with development.
Water	Service provided by the City of Sacramento Department of Utilities. Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining a "will serve" letter from the City, payment of applicable fees, infrastructure connections, and compliance with City water design, construction, and conservation standards. The site is currently served water; upgrades to existing infrastructure will be required with site development.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 1 mile of Colonial Heights Library • Within 0.4 miles of Lawrence Park • Within 0.6 miles of Fountain Plaza Park • Within 0.6 miles of Artivio Guerrero Park • Within 0.4 miles of Ethel I. Baker Elementary • Within 0.4 miles of West Campus High School • Within 0.5 miles of Mark Twain Elementary School • Within 0.1 miles of a grocery store

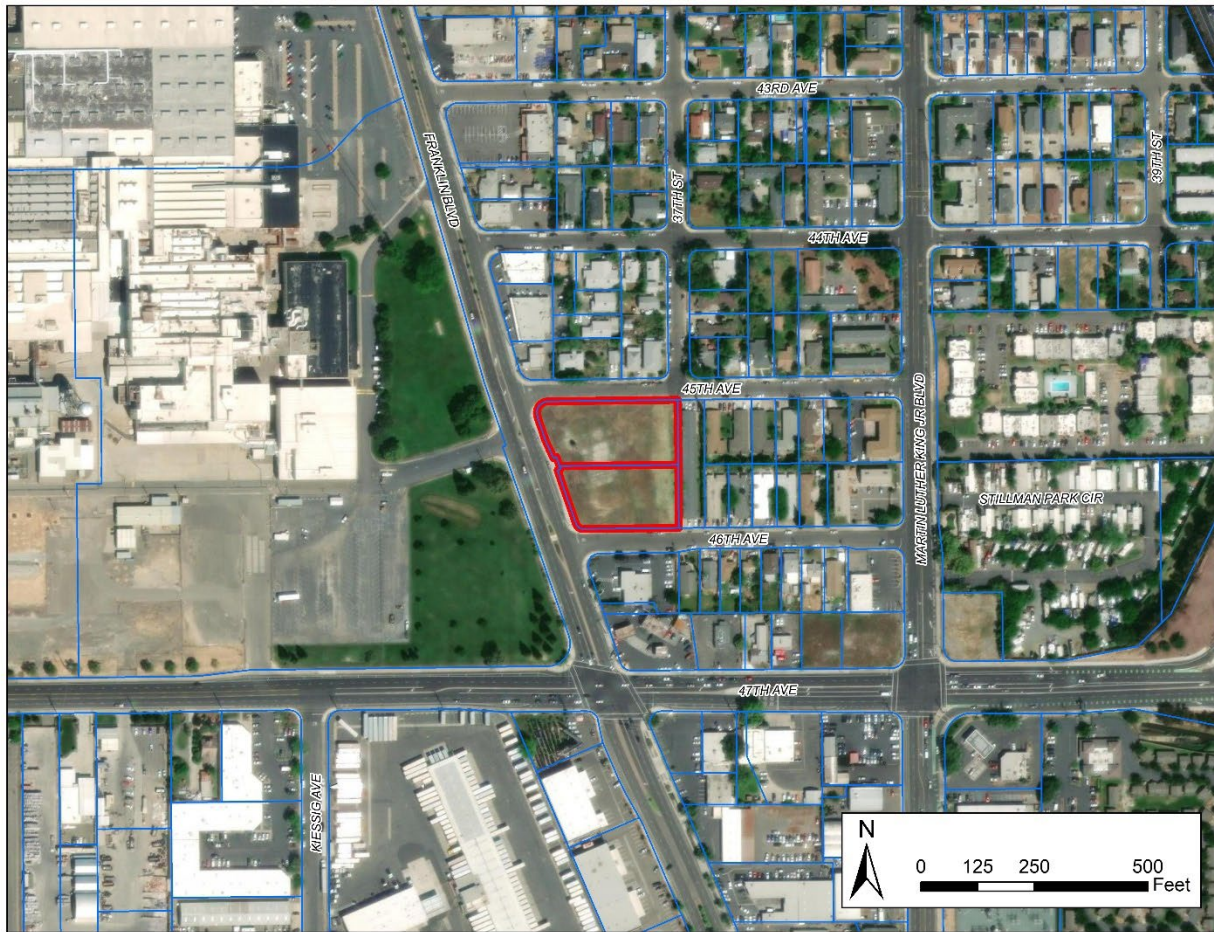
Figure E-23: Site 31



Site 32		
APN/Address	APN 037-0242-027-0000 & 037-0242-028-0000 / SE 45th Avenue/Franklin Boulevard & 6301 Franklin Boulevard	
Size/Portion of Lot Rezoned	1.73 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	39 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0038	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No, X, protected by certified Levee Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Franklin Boulevard, 45 th Avenue, and 46 th Avenue.	
Easements	ROW easement located on the N, W, S sides of the site Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	

Site 32	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 2.5 miles of Colonial Heights Library and Martin Luther King Jr. Library • Within 0.2 miles of Rainbow Park • Within 0.4 miles of Pacific Park • Within 0.5 miles Bowling Green Park • Within 0.8 miles of Nicholas Park • Within 0.4 miles of Pacific Elementary • Within 0.4 miles of Saint Patrick Academy • Within 0.6 miles of Fern Bacon Middle School • Within 0.7 miles of Bowling Green Elementary School • Within 0.2 miles of a grocery store

Figure E-24: Site 32



Site 33		
APN/Address	APN 039-0054-001-0000 / 4001 48th Avenue	
Size/Portion of Lot Rezoned	3.51 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	79 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0039	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No, X, protected by certified Levee Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from 48 th Avenue and Wesley Avenue.	
Easements	Easements for drainage near the North side of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	High Segregation & Poverty	

Site 33	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 2.5 miles of Martin Luther King Jr. Library • Within 0 feet of Bowling Green Park • Within 0.3 miles of Pacific Park • Within 0.4 miles of Nicholas Park • Within 0.5 miles of Rainbow Park • Within 0.7 miles of Fountain Plaza Park • Within 0.2 miles of Fern Bacon Middle School • Within 0.2 miles of Bowling Green Elementary School • Within 0.3 miles of Pacific Elementary • Within 0.8 miles of Saint Patrick Academy • Within 0.3 miles of a grocery store

Figure E-25: Site 33



Site 34		
APN/Address	APN 039-0072-016-0000 / NE 49th Avenue/Wesley Avenue	
Size/Portion of Lot Rezoned	1.39 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	32 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0040	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No, X, protected by certified Levee Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Wesely and 49 th Avenue.	
Easements	ROW easements along Wesely and 49 th Avenue. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	High Segregation & Poverty	

Site 34	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 0 feet of Bowling Green Park • Within 0.4 miles of Pacific Park • Within 0.4 miles of Nicholas Park • Within 0.6 miles of Rainbow Park • Within 0.8 miles of Fountain Plaza Park • Within 0.1 miles of Fern Bacon Middle School • Within 0.2 miles of Bowling Green Elementary • Within 0.4 miles of Pacific Elementary • Within 0.3 miles of a grocery store

Figure E-26: Site 34



Site 35		
APN/Address	APN 039-0241-001-0000 / 240 feet W of 47th Avenue/Stockton Boulevard	
Size/Portion of Lot Rezoned	2.14 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	49 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0041	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No, X, protected by certified Levee Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from 47 th Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	High Segregation & Poverty	

Site 35	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 0.5 miles of Fountain Plaza Park • Within 0.5 miles of Artivio Guerrero Park • Within 0.7 miles of Nicholas Park • Within 0.7 miles of Sky Park • Within 0.5 miles of Clayton B Wire Elementary School • Within 0.3 miles of Nicholas Elementary School • Within 0.4 miles of Northern California Preparatory School • Within 1 mile of Camellia Elementary School • Within 100 feet of a grocery store

Figure E-27: Site 35



Site 36		
APN/Address	APN 050-0010-076-0000 / 180 feet SE of Franklin Boulevard/Meadowgate Drive	
Size/Portion of Lot Rezoned	1.05 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	32 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0042	
Existing Condition/Use	Non-vacant - parking lot. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No, X, protected by certified Levee Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a mix of native and non-native tree resources, with no other known biological resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Franklin Boulevard.	
Easements	ROW easement along Franklin Boulevard. SASD easement located along the north side of the property. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 36	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 0.25 miles of Royal Park • Within 0.6 miles of Crofoot Park • Within 0.6 miles of Pollack Ranch Park • Within 0.6 miles of Phoenix Green Park • Within 1 mile of Nielsen Park • Within 0.6 miles of Parkway Elementary School • Within 0.7 miles of Burbank High School • Within 0.1 miles of a grocery store

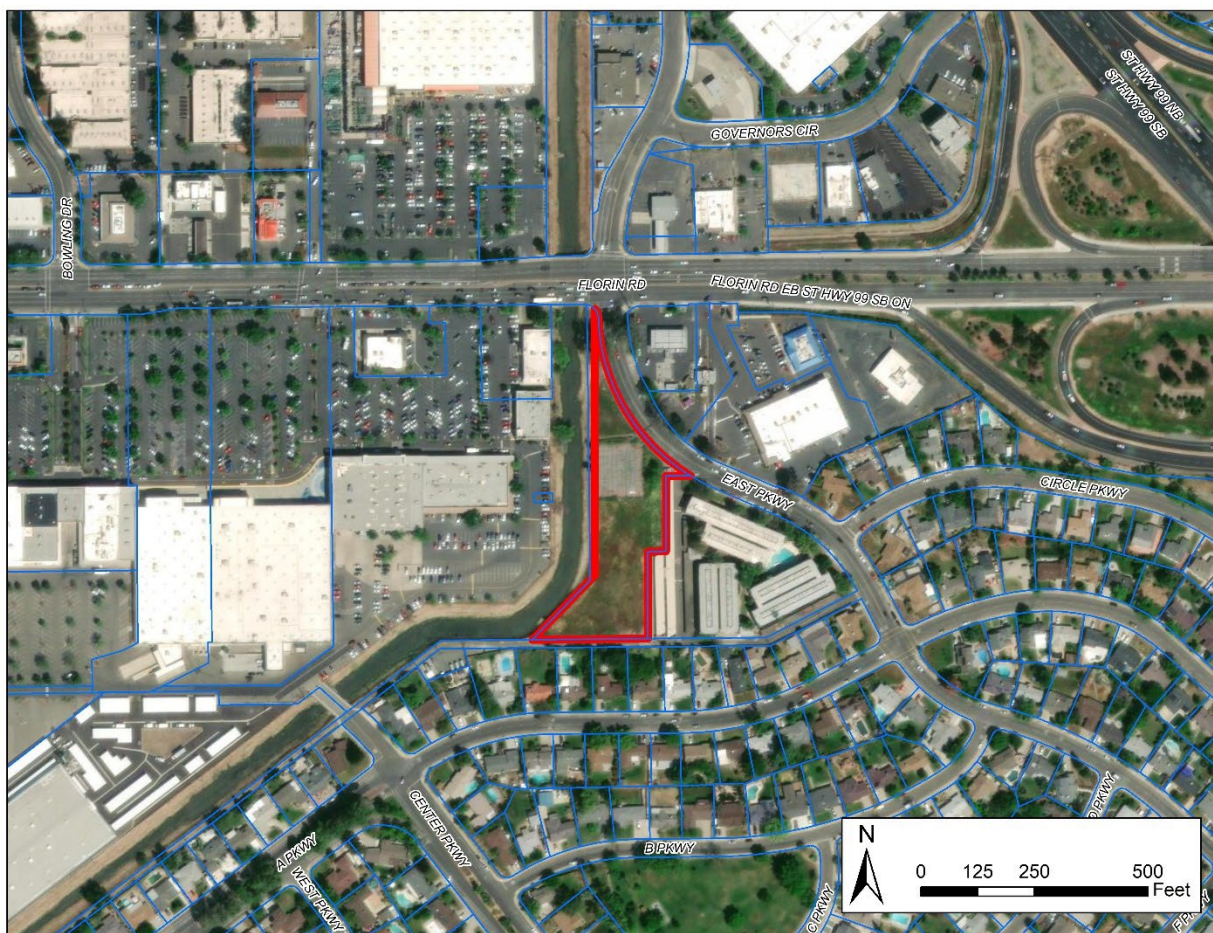
Figure E-28: Site 36



Site 37		
APN/Address	APN 050-0010-077-0000 / 7236 E Parkway	
Size/Portion of Lot Rezoned	2.08 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	47 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0043	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No, X, protected by certified Levee Morrison Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from East Parkway.	
Easements	Easements for drainage run through the West side of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	

Site 37	
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation • Within 0.1 miles of Royal Park • Within 0.2 miles of Crofoot Park • Within 0.6 miles of Sky Park • Within 0.7 miles of Phoenix Green Park • Within 1 mile of Pollack Ranch Park • Within 1 mile of Sheldon Park • Within 1 mile of Nielsen Park • Within 0.6 miles of Parkway Elementary School • Within 0.7 miles of Burbank High School • Within 0.1 miles of a grocery store

Figure E-29: Site 37



Site 38		
APN/Address	APN 050-0311-028-0000/ 630 feet W of 66th Avenue/Stockton Boulevard	
Size/Portion of Lot Rezoned	4.39 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30du/ac	Max Density: 40 du/ac
Realistic Development Capacity	132 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0044	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a mix of native and non-native tree resources on the periphery or overhanging the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from 66 th Avenue.	
Easements	Easements for drainage along the Southern side of the site. Easement along Northern side of the site for right of way. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 38	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within ½ mile of existing public transportation. • Located within 0.25 miles of Southgate library. • Within 0.25 miles of Woody Hampton Park and Jack N. Sheldon Park. • Within 0.25 miles of William Daylor High School. • Within 0.8 miles of David Reese Elementary School • Within 0.75 miles of James Rutter Middle School • Within 0.5 miles of grocery stores.

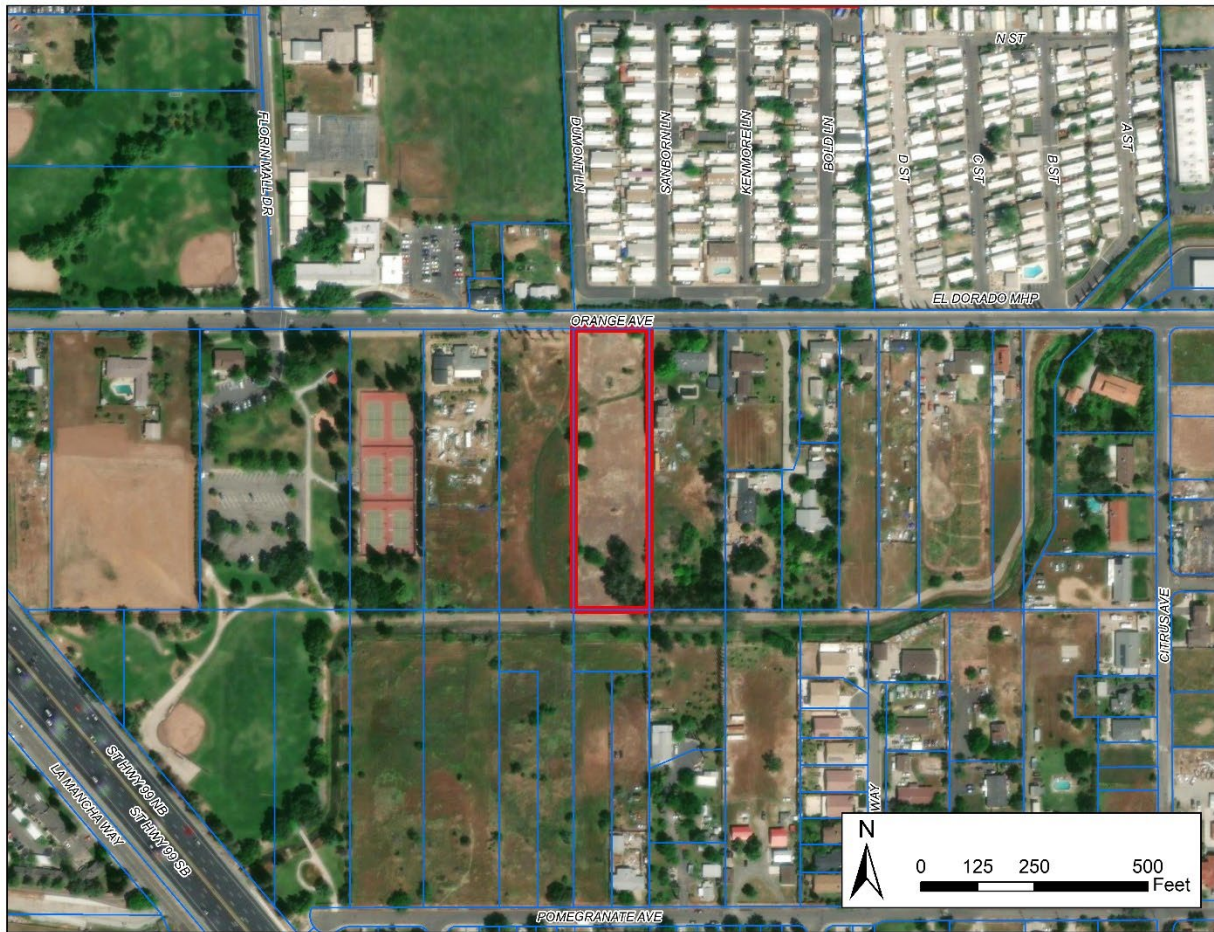
Figure E-30: Site 38



Site 39		
APN/Address	APN: 050-0331-003-0000/ 6130 Orange Avenue	
Size/Portion of Lot Rezoned	2.35	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	53 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0045	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – Northern portion of the site is not in a floodplain; Southern portion near a channelized creek within AE, and central area in AH floodplain Florin Creek watershed DWR conditions for drainage improvements and water quality apply. Drainage infrastructure in vicinity. For central and southern portions of the site that are located in a floodplain - Base flood elevations have been determined, and future development will be required to comply with finished floor elevations that are 1.5 feet above the base flood elevation. Surrounding areas have been developed with finished floor and other flood abatement mitigation in place. Applicant for future development is required to comply with the standards set forth in the Sacramento County Floodplain Management Ordinance and all associated design standards. Early review with DWR and compliance with conditions of approval required.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a mix of native and non-native tree resources on the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following:	

Site 39	
	on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.
Access	The site is accessible from Orange Avenue.
Easements	Easements for drainage are located along the southern side of the site. Easements do not constrain development.
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements and extension of services from infrastructure in the vicinity.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Located within 0.5 miles of existing or planned public transportation. • Located within 0.25 miles of Southgate library. • Within 0.25 miles of Woody Hampton Park and Jack N. Sheldon Park. • Within 0.25 miles of William Daylor High School. • Within 0.8 miles of David Reese Elementary School • Within 0.75 miles of James Rutter Middle School • Within 0.5 miles of grocery stores.

Figure E-31: Site 39



Site 40		
APN/Address	APN 050-0391-006-0000/ 6707 Stacy Avenue	
Size/Portion of Lot Rezoned	1.10	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	25 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0046	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Elder Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Stacy Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	

Site 40	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Located within ¼ mile of existing or planned public transportation. • Located within 0.75 miles of Southgate library. • Within 0.75 miles of Woody Hampton Park and Jack N. Sheldon Park. • Within 0.5 miles of William Daylor High School. • Within 0.8 miles of David Reese Elementary School • Within 0.75 miles of James Rutter Middle School • Within 1 miles of grocery stores.

Figure E-32: Site 40



Site 41		
APN/Address	APN 051-0160-014-0000/ NE Stockton Boulevard/Walter Avenue	
Size/Portion of Lot Rezoned	1.68	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	51 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0047	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Elder Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a sparse mix of native and non-native tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Stockton Boulevard and Walter Avenue.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 41	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Located within 0.75 miles of Southgate library. • Within 0.75 miles of Woody Hampton Park and Jack N. Sheldon Park. • Within 0.5 miles of William Daylor High School. • Within 0.8 miles of David Reese Elementary School • Within 0.75 miles of James Rutter Middle School • Within 1 miles of grocery stores.

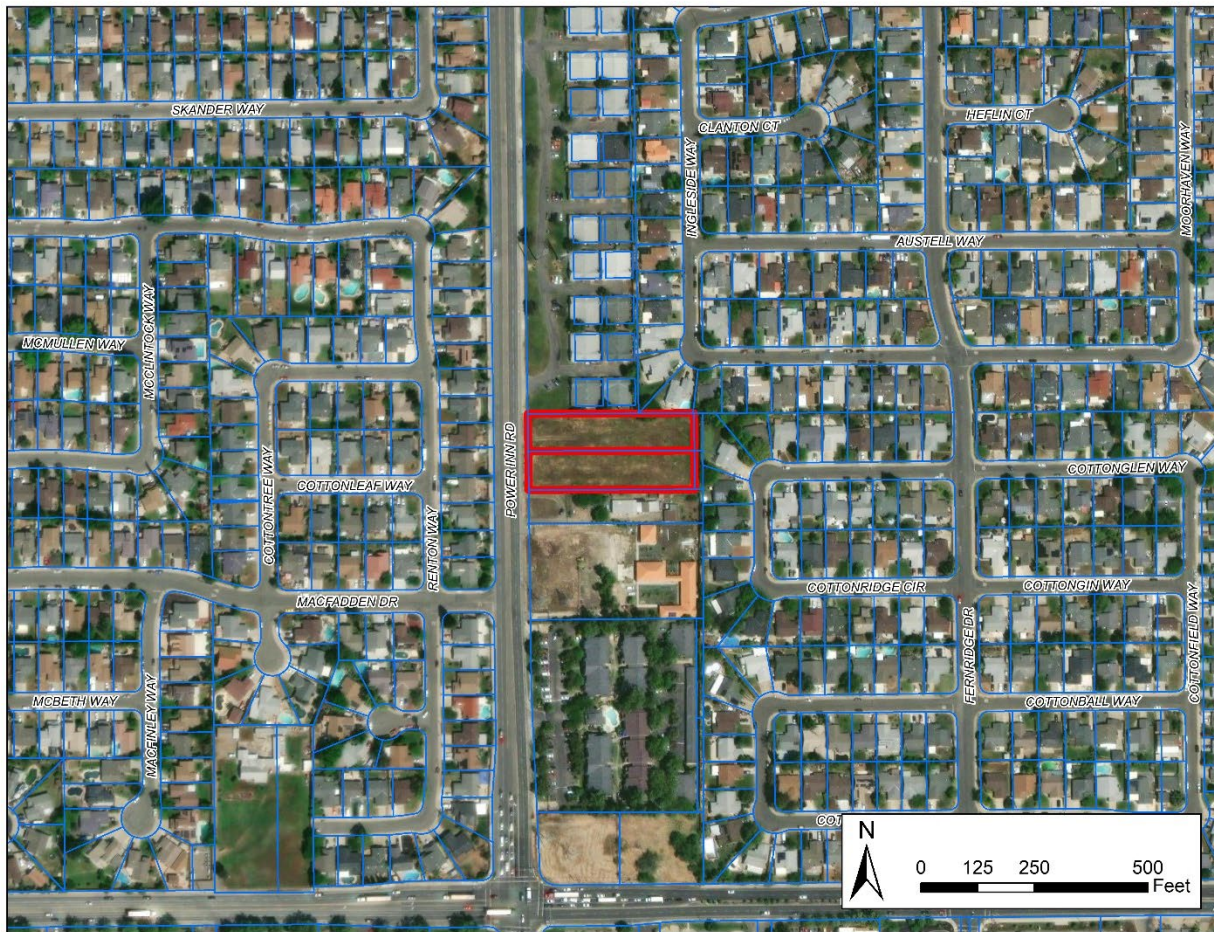
Figure E-33: Site 41



Site 42		
APN/Address	APN 051-0200-017-0000 & 051-0200-018-0000/ 7525 Power Inn Road & 7521 Power Inn Road	
Size/Portion of Lot Rezoned	1.43	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	33 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0048	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Elder Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Power Inn Road.	
Easements	There is a PUE and drainage easement along the frontage of the property, and there is a drainage easement on the North side of the property. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 42	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Located within 0.4 miles of Rutter Park. • Located within 1 mile of Norman Waters Park. • Within 0.6 miles of James Rutter Middle School. • Within 0.35 miles of Nathaniel S. Colley High School. • Within 0.45 miles of David Reese Elementary School. • Located within 0.25 miles of grocery stores.

Figure E-34: Site 42



Site 43		
APN/Address	APN 051-0630-021-0000/ NE Stockton Boulevard/Whitewillow Drive	
Size/Portion of Lot Rezoned	3.21	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	97 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0049	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Elder Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Stockton Boulevard and Walter Avenue.	
Easements	There is a right-of-way easement along Stockton Boulevard and Walter Avenue. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.	

Site 43	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Located within 0.25 miles of existing or planned public transportation. • Located within 0.5 miles of Rutter Park. • Located within 1 mile of Norman Waters Park. • Within 0.6 miles of James Rutter Middle School. • Within 0.75 miles of Nathaniel S. Colley High School. • Within 0.45 miles of David Reese Elementary School. • Located within 0.6 miles of grocery stores.

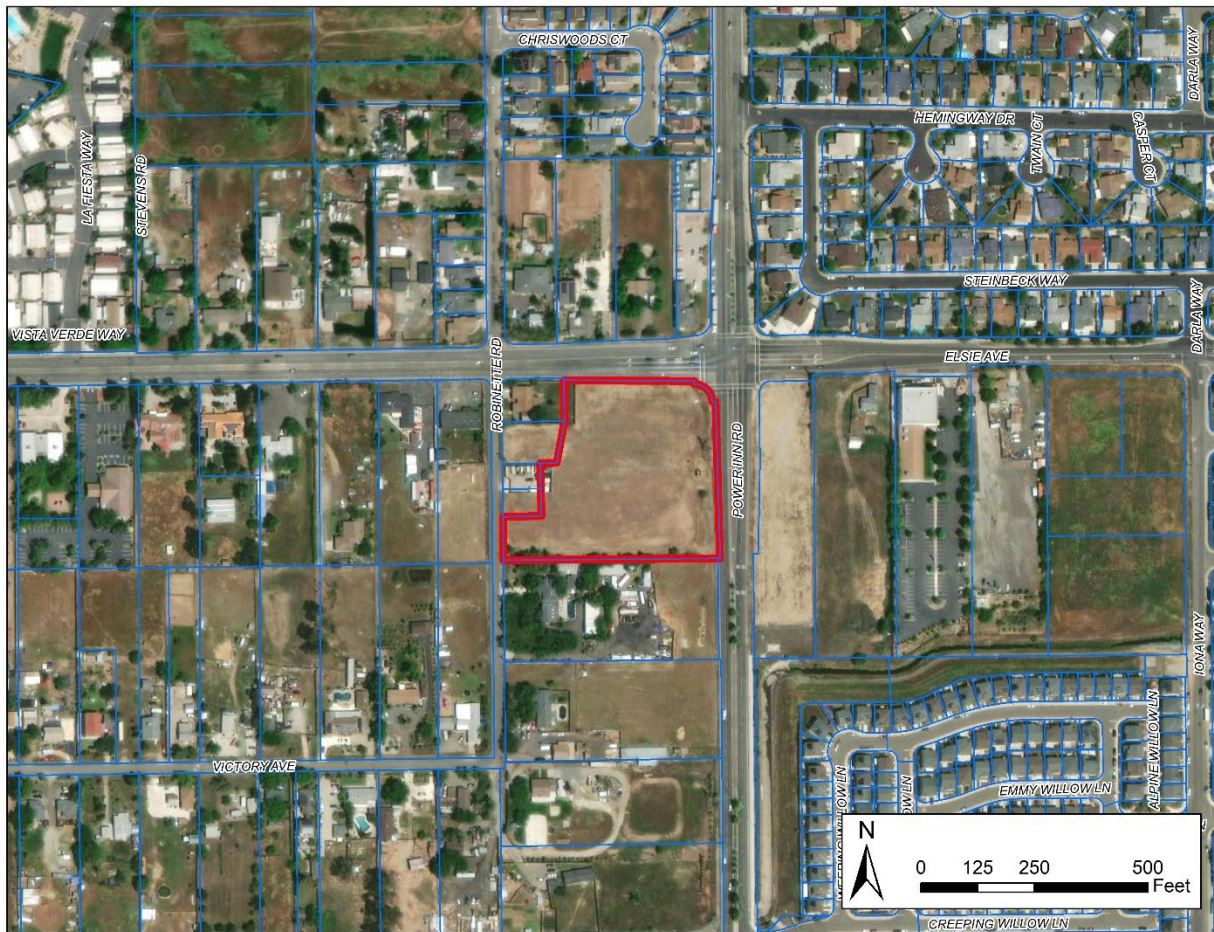
Figure E-35: Site 43



Site 45		
APN/Address	APN 115-0062-026-0000/ 7825 Robinette Road	
Size/Portion of Lot Rezoned	3.08	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	93 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0051	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Unionhouse Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains tree resources on the periphery or overhanging the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Power Inn Road and Elsie Avenue.	
Easements	There is a right-of-way easement along northeast corner of the site. There is a public service easement along Power Inn Road. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 45	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Located within 0.3 miles of Willowood Park. • Located within 0.3 miles of Norman Waters Park. • Within 0.5 miles of Amma Kirchgater Elementary School. • Within 1 mile of Florin High School. • Located within 0.25 miles of grocery stores.

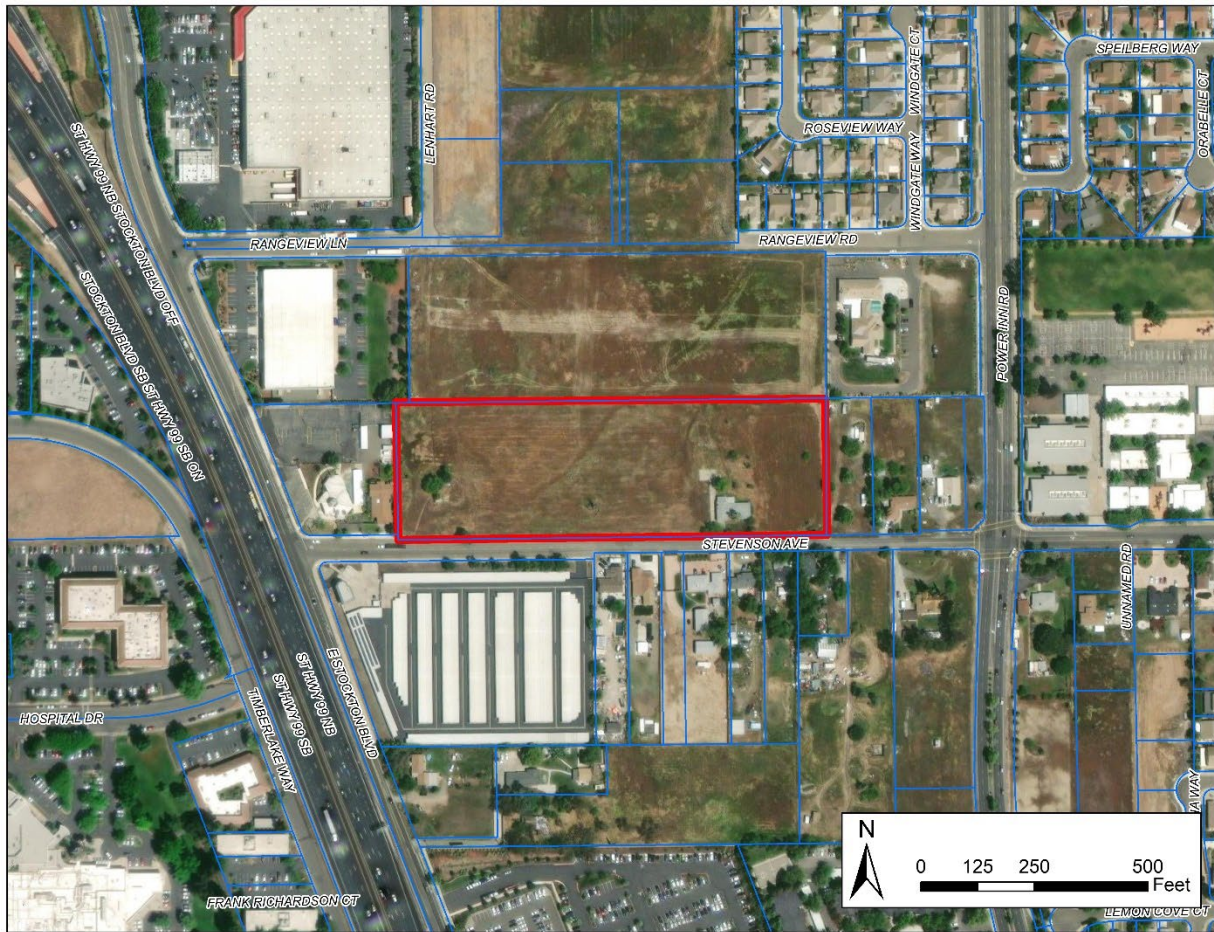
Figure E-36: Site 45



Site 51		
APN/Address	APN 115-0201-012-0000/ 7901 Stevenson Avenue	
Size/Portion of Lot Rezoned	6.51	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	147 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0057	
Existing Condition/Use	Non-vacant – abandoned single family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Strawberry Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a sparse mix of native and non-native tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Stevenson Avenue.	
Easements	There is a PUE along the SW corner of the lot. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 51	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Located within 0.25 miles of existing or planned public transportation. • Located within 0.3 miles of Willowood Park and Edwin A. Smith Community Park. • Within 0.25 miles of Amma Kirchgater Elementary School. • Within 1 mile of Florin High School. • Located within 0.25 miles of grocery stores.

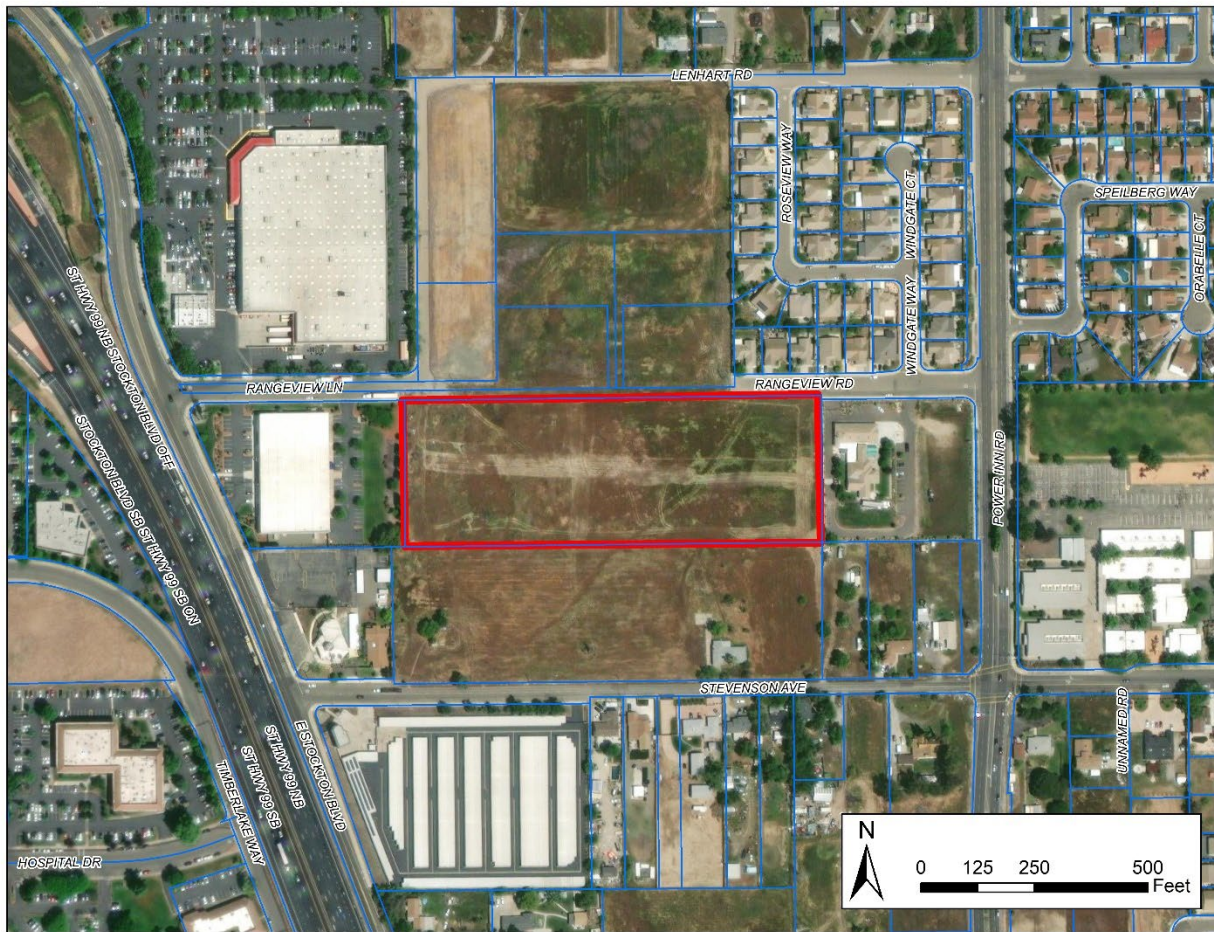
Figure E-37: Site 51



Site 52		
APN/Address	APN 115-0201-018-0000/ 7516 Rangeview Lane	
Size/Portion of Lot Rezoned	6.98	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	210 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0058	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Unionhouse Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains tree resources on the periphery or overhanging the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Rangeview Road.	
Easements	There is a right-of-way easement adjacent to the northwest and northeast corners of the lot. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 52	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Located within 0.25 miles of existing or planned public transportation. • Located within 0.3 miles of Willowood Park and Edwin A. Smith Community Park. • Within 0.25 miles of Amma Kirchgater Elementary School. • Within 1 mile of Florin High School. • Located within 0.25 miles of grocery stores.

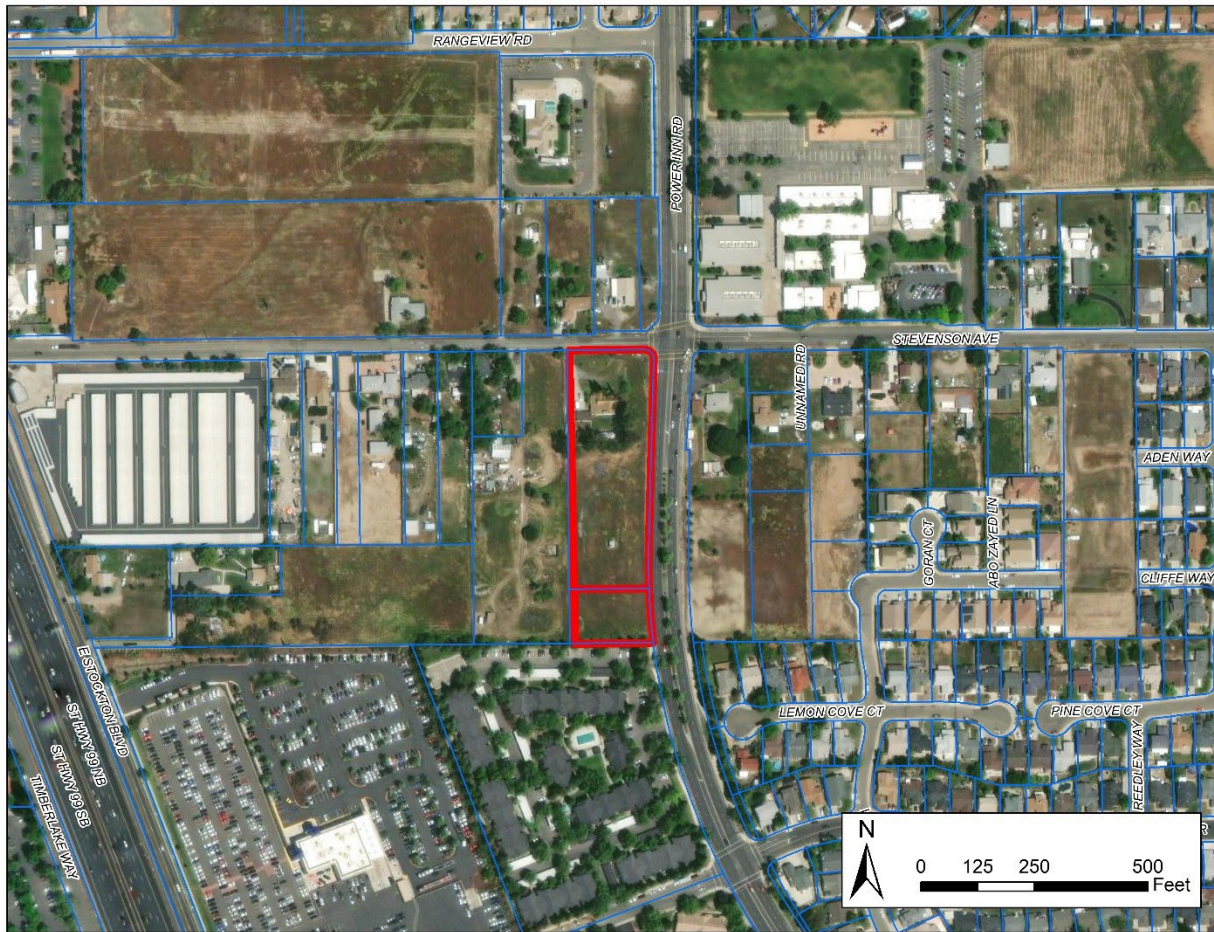
Figure E-38: Site 52



Site 53		
APN/Address	APN 115-0202-018-0000 & 115-0202-019-0000/ 8016 Stevenson Avenue & 540 feet S of Stevenson Avenue/Power Inn Road	
Size/Portion of Lot Rezoned	2.65	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	60 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0059	
Existing Condition/Use	Non-vacant. Single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Strawberry Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains a mix of native and non-native tree resources clustered around existing structure. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Power Inn Road and Stevenson Avenue.	
Easements	There is a public works grant deed easement along the east side of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 53	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Located within 0.25 miles of existing or planned public transportation. • Located within 0.3 miles of Willowood Park and Edwin A. Smith Community Park. • Within 0.25 miles of Amma Kirchgater Elementary School. • Within 1 mile of Florin High School. • Located within 0.25 miles of grocery stores.

Figure E-39: Site 53



Site 55		
APN/Address	APN 115-1980-003-0000/ 7333 Elsie Avenue	
Size/Portion of Lot Rezoned	3.64	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	110 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0061	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Elder Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Stockton Boulevard and Mimosa Way.	
Easements	There is a PUE along the northeast corner of the site and a sewer easement that runs through the southern side of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 55	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Located within 0.25 miles of existing or planned public transportation. • Located within 0.5 miles of Willowood Park and Wood Park. • Within 0.75 miles of Amma Kirchgater Elementary School. • Within 0.75 miles of Rio Cazadero High School. • Within 0.65 miles of Las Flores High School. • Located within 0.25 miles of grocery stores.

Figure E-40: Site 55



Site 56		
APN/Address	APN 121-0120-001-0000/ 8207 Elk Grove Florin Road	
Size/Portion of Lot Rezoned	2.42	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	55 units	
Community	Vineyard	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0062	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Strawberry Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains one native or non-native tree resource. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Elk Grove Florin Road and Brittany Park Drive.	
Easements	None. This site was conveyed to Southgate Park and Recreation District. This conveyance does not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	

Site 56	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by Sacramento County Water Agency (SCWA). Adequate capacity and infrastructure confirmed per SCWA's planning documents. Conditions include obtaining a "will serve" letter, connecting to the SCWA system at two points, paying Zone 40 development fees, and complying with design, easement, and water conservation requirements. Abandoned wells must be properly destroyed, and water mains must follow SCWA alignment standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Located within 0.5 miles of existing or planned public transportation. • Located within 0.6 miles of Vineyard Park. • Located within 0.5 miles of Illa Collin Park. • Within 0.7 miles of Amundson Park. • Within 0.35 miles of Maeola R. Beitzel Elementary School. • Within 0.8 miles of Arthur C Butler Elementary School. • Located within 0.4 miles of a grocery store.

Figure E-41: Site 56



Site 57		
APN/Address	APN 121-0120-002-0000/ 8225 Elk Grove Florin Road	
Size/Portion of Lot Rezoned	2.39	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	54 units	
Community	Vineyard	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0063	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Strawberry Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development. Big tree in the middle of the site.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains one native or non-native tree resource that overhangs the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Elk Grove Florin.	
Easements	There is a PUE along the west side of the property. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District	

Site 57	
	(SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by Sacramento County Water Agency (SCWA). Adequate capacity and infrastructure confirmed per SCWA's planning documents. Conditions include obtaining a "will serve" letter, connecting to the SCWA system at two points, paying Zone 40 development fees, and complying with design, easement, and water conservation requirements. Abandoned wells must be properly destroyed, and water mains must follow SCWA alignment standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Moderate Resource
Other	Access to amenities: • Within 0.5 miles of existing or planned public transportation. • Located within 0.6 miles of Vineyard Park. • Located within 0.5 miles of Illa Collin Park. • Within 0.7 miles of Amundson Park. • Within 0.35 miles of Maeola R. Beitzel Elementary School. • Within 0.8 miles of Arthur C. Butler Elementary School. • Located within 0.4 miles of a grocery store.

Figure E-42: Site 57



Site 58		
APN/Address	APN 051-0640-049-0000/ NE Stockton Boulevard/Orange Avenue	
Size/Portion of Lot Rezoned	2.26	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	68 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0064	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – Yes, AE Florin Creek watershed DWR conditions for drainage improvements and water quality apply. Drainage infrastructure in vicinity. Base flood elevations have been determined, and future development will be required to comply with finished floor elevations that are 1.5 feet above the base flood elevation. Surrounding areas have been developed with finished floor and other flood abatement mitigation in place. Applicant for future development is required to comply with the standards set forth in the Sacramento County Floodplain Management Ordinance and all associated design standards. Early review with DWR and compliance with conditions of approval required.	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains tree resources on the periphery or overhanging the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Stockton Boulevard.	

Site 58	
Easements	There is a DWR easement along the north and east sides of the property. Easements do not constrain development.
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Located within 0.5 miles of Rutter Park. • Located within 0.4 miles of Jack N. Sheldon Park and Woody Hampton Park. • Within 0.5 miles of James Rutter Middle School. • Within 1 mile of Nathaniel S. Colley High School. • Located within 0.25 miles of grocery stores.

Figure E-43: Site 58



Site 59		
APN/Address	APNs 115-0202-002-0000 & 115-0202-005-0000 / 8095 E Stockton Boulevard & 8099 E Stockton Boulevard	
Size/Portion of Lot Rezoned	4.66 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	105 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0065	
Existing Condition/Use	Not Vacant – abandoned single-family dwelling. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Strawberry Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site. Tree Resources: The site contains sparse tree resources on the site. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from E Stockton Boulevard.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 59	
Water	Service provided by California American Water (CalAm). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, connection and capacity fee payment, and compliance with design and conservation standards. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 1 mile of Valley Hi – North Laguna Library. • Within 0.5 mile of Wood Park. • Within 0.4 miles of Valley Hi Park • Within 0.35 miles of Herman Leimbach Elementary School. • Within 0.35 miles of grocery stores. • Within 0.25 miles of Anna Kirchgater Elementary.

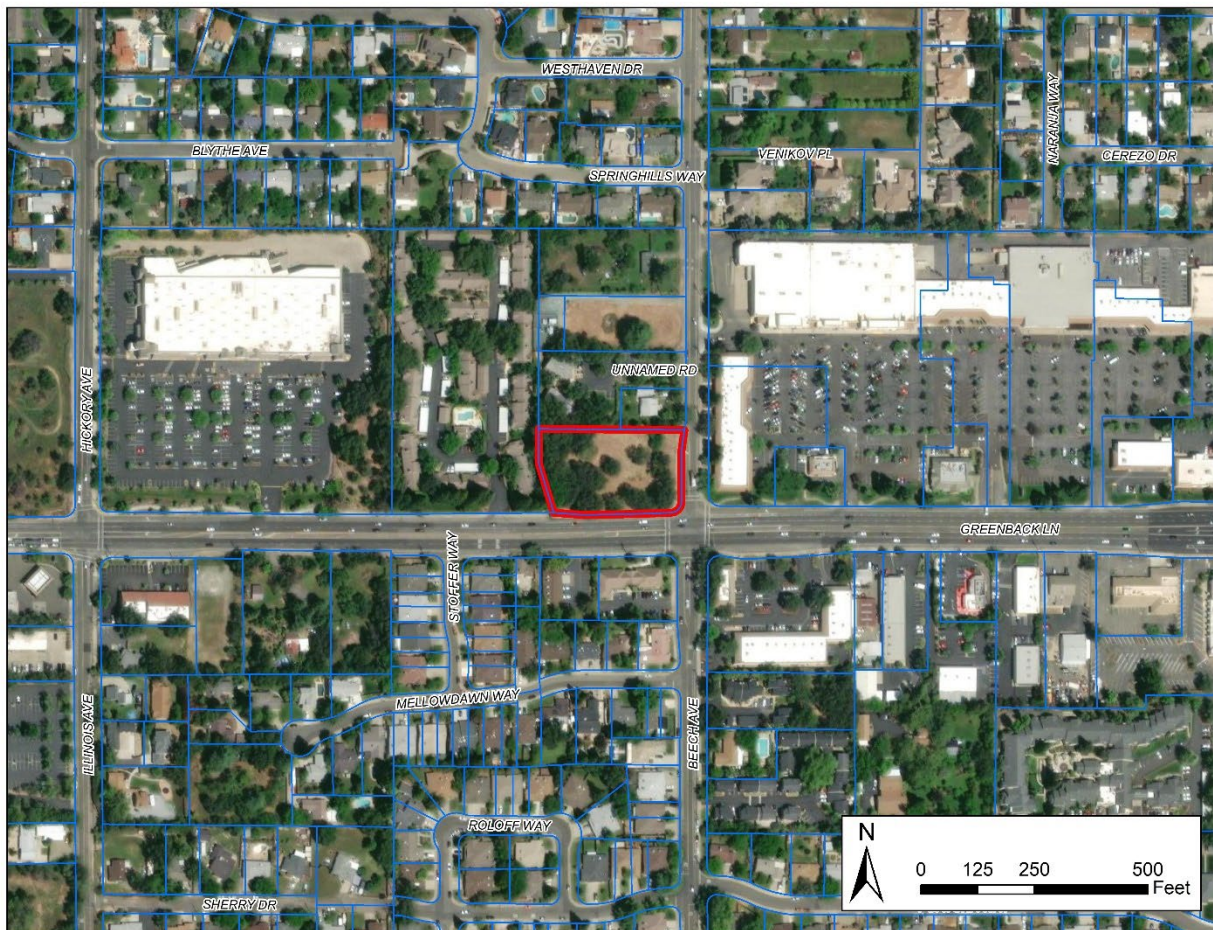
Figure E-44: Site 59



Site 63		
APN/Address	APN 261-0210-019-0000 / NW Beech Avenue & Greenback Lane	
Size/Portion of Lot Rezoned	1.31 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	40 units	
Community	Orangevale (County Target Community)	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0069	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Fair Oaks Stream Group watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Some topography – not a constraint for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Beech Avenue and Greenback Lane.	
Easements	Easements for Traffic Signals on the southeast corner of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Orange Vale Water Company (OVWC). Confirmed adequate supply and infrastructure per OVWC's UWMP and response to the County's request. Conditions include obtaining a "will serve" letter from OVWC, payment of applicable connection and service fees, and compliance with OVWC's standards for water infrastructure and system design. Conservation requirements and water demand management are expected to align with OVWC's company policies and the UWMP, where applicable. Existing water infrastructure is serving all adjacent developed parcels	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	High Resource	

Site 63	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.25 miles of Orangevale Library • Within 0.5 mile of Pecan Park. • Within 1 mile of Trajan Elementary School. • Within 0.5 mile of Andrew Carnegie Middle School. • Within 0.25 mile of grocery store shopping center.

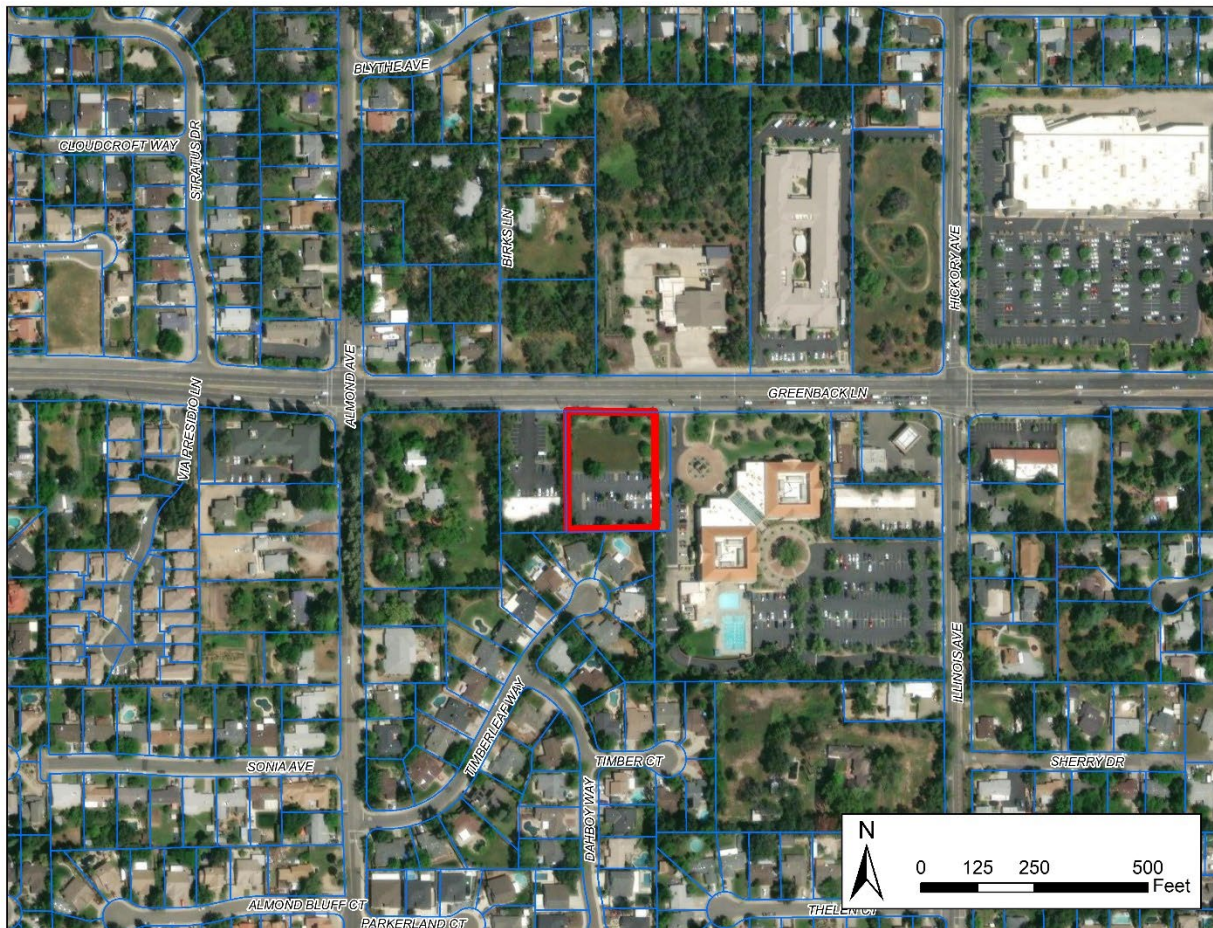
Figure E-45: Site 63



Site 64		
APN/Address	APN 261-0220-038-0000 / 8646 Greenback Lane	
Size/Portion of Lot Rezoned	1.17 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	27 units	
Community	Orangevale (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0070	
Existing Condition/Use	Non-vacant – parking lot. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Arcade Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirositor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Greenback Lane.	
Easements	Right of Way easements on the northern half and eastern side of the parcel. Access rights or ingress/egress on the western side of the parcel. PUE along the southern edge of the parcel. Two sewer easements along the northern edge of the parcel. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Orange Vale Water Company (OVWC). Confirmed adequate supply and infrastructure per OVWC's UWMP and response to the County's request. Conditions include obtaining a "will serve" letter from OVWC, payment of applicable connection and service fees, and compliance with OVWC's standards for water infrastructure and system design. Conservation requirements and water demand management are expected to align with OVWC's company policies and the UWMP, where applicable. Existing water infrastructure is serving all adjacent developed parcels.	

Site 64	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.25 miles of Orangevale Library. • Within 0.8 miles of Orangevale Community Center Park. • Within 0.5 miles of Pecan Park. • Within 1 mile of Trajan Elementary School. • Within 0.5 miles of Andrew Carnegie Middle School. • Within 0.25 miles of grocery store shopping center.

Figure E-46: Site 64



Site 67		
APN/Address	APN 260-0310-025-0000 / 7904 Fair Oaks Boulevard	
Size/Portion of Lot Rezoned	1.25 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	29 units	
Community	Carmichael/Old Foothill Farms (County Target Community)	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0071	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Carmichael Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	Tree Resources: The site contains a mix of native and non-native tree resources. Standard mitigation requires preparation of a biological resources report, including an arborist report, and, if necessary, a mitigation plan, consistent with the site-specific MMRP and ordinance. Applicants can mitigate impacts to tree resources through a combination or one of the following: on-site preservation, tree plantings or payment of in-lieu fees. These measures are standard and placed on all development that may impact tree resources.	
Access	The site is accessible from Fair Oaks Boulevard.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Carmichael Water District (CWD). Confirmed adequate capacity and accessible infrastructure per the District's Urban Water Management Plan and response to the County's request. Conditions include obtaining a "will serve" letter, payment of connection and capacity fees, and compliance with CWD's water efficiency and infrastructure design standards. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	High Resource	

Site 67	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.5 mile of Jan Park • Within 0.1 mile from Carmichael Elementary • Within 1 mile of Del Campo Park. • Within 0.75 miles of Jensen Botanical Gardens and park • Within 1 mile of Del Campo High School. • Within 1 mile of Thomas Kelly Elementary. • Within 0.5 miles from grocery store shopping center.

Figure E-47: Site 67



Site 68		
APN/Address	APN 208-0122-066-0000 / 500 feet north of Watt Avenue & Q Street	
Size/Portion of Lot Rezoned	3.06 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Min. Density: 40 du/ac
Realistic Development Capacity	92 units	
Community	North Highlands	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0072	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Dry Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	The site is located within the North Watt Corridor Plan and all parcels must comply with programmatic mitigation for biological resources. The site does not have known resources; however, compliance with site specific mitigation will ensure no conflicts with biological resources.	
Access	The site is accessible from Watt Avenue.	
Easements	Easements for sewer and public utility on the eastern edge of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure upgrades are anticipated with development of the site.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Low Resource	

Site 68	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 1 mile of North Highlands-Antelope library • Within 0.5 mile of Memorial Park and Brock Park • Within 1000 feet of Sierra View Elementary, adjacent to Faith Baptist Tabernacle. • Within 0.2 mile of Watt North Highlands Shopping Center, which contains a FoodMaxx grocery store.

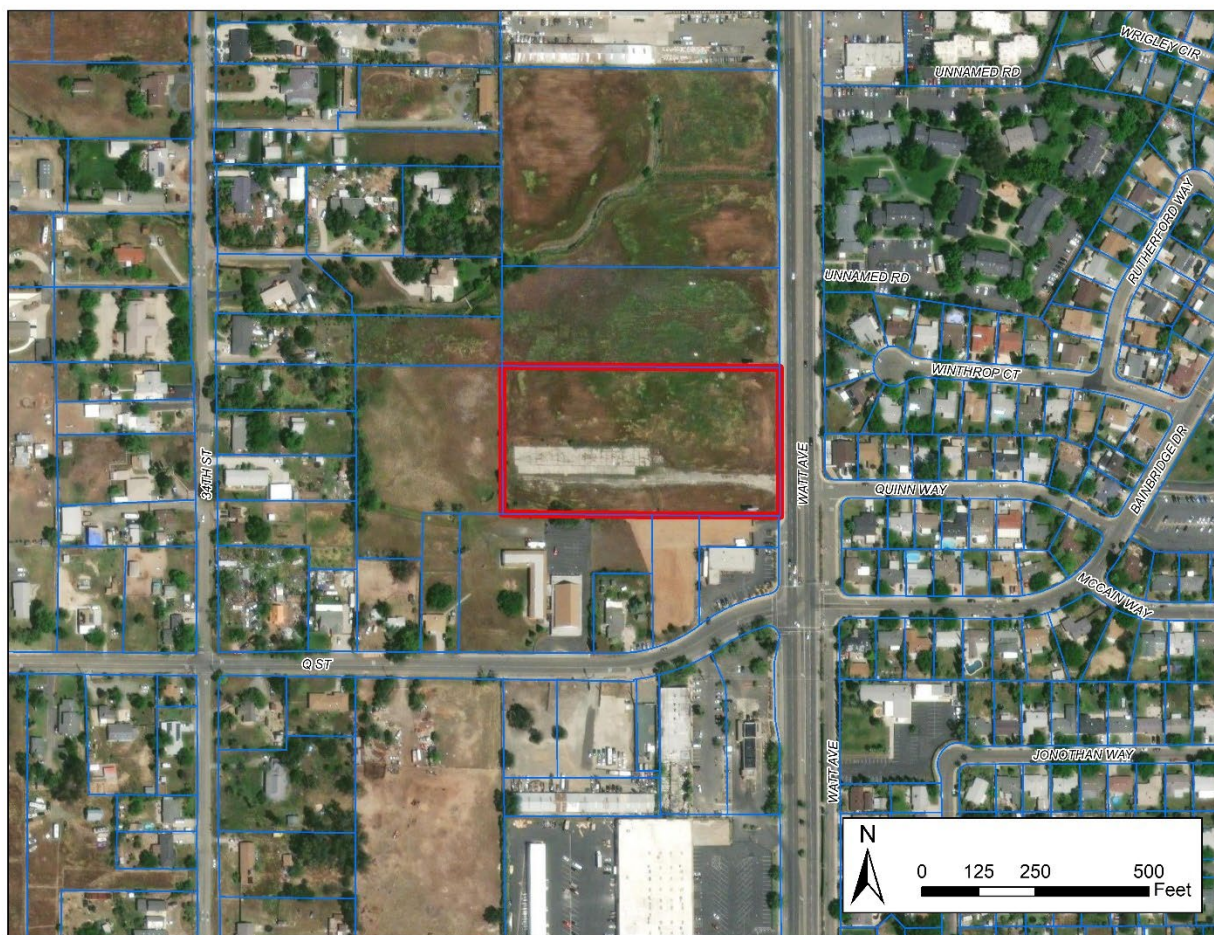
Figure E-48: Site 68



Site 69		
APN/Address	APN 208-0132-008-0000 / 7235 Watt Avenue	
Size/Portion of Lot Rezoned	4.62 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Min. Density: 40 du/ac
Realistic Development Capacity	139 units	
Community	North Highlands	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0073	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Dry Creek and Robla Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	The site is located within the North Watt Corridor Plan and all parcels must comply with programmatic mitigation for biological resources. The site does not have known resources; however, compliance with site specific mitigation will ensure no conflicts with biological resources.	
Access	The site is accessible from Watt Avenue.	
Easements	Right of Way Road Easement along the eastern edge of the property. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure upgrades are anticipated with development of the site.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, infrastructure connections, fee payment, and compliance with design and conservation standards.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Low Resource	

Site 69	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 1 mile of North Highlands-Antelope library • Within 0.5 mile of Memorial Park and within 0.6 mile of Brock Park and Sierra Creek Park • Adjacent to Faith Baptist Tabernacle and within 0.2 miles of Sierra View Elementary. • Within 0.2 miles of Watt North Highlands Shopping Center, which contains a FoodMaxx grocery store.

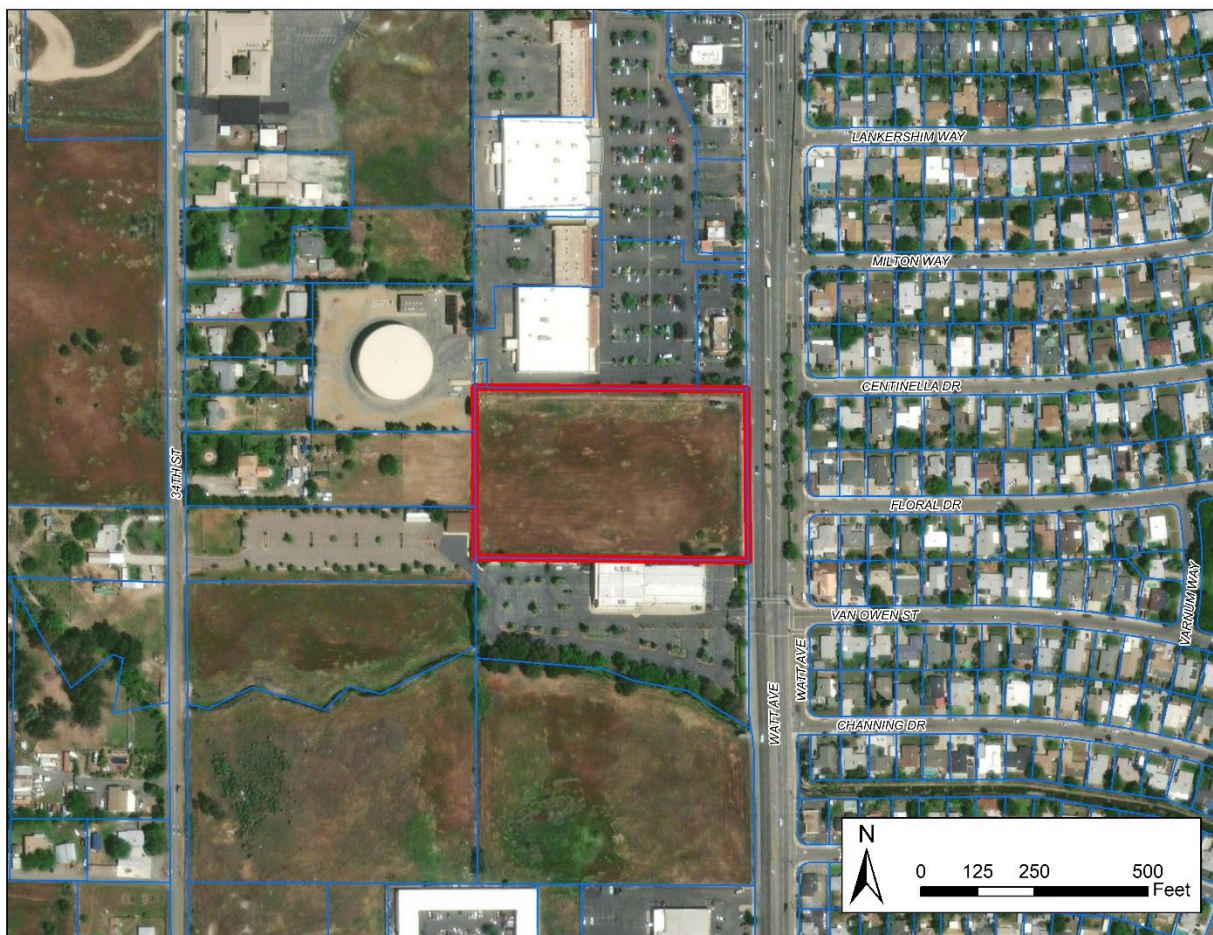
Figure E-49: Site 69



Site 70		
APN/Address	APN 208-0162-018-0000 / 0.2 miles south of Watt Avenue & Elkhorn Boulevard	
Size/Portion of Lot Rezoned	5.15 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	116 units	
Community	North Highlands	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0074	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Robla Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	The site is located within the North Watt Corridor Plan and all parcels must comply with programmatic mitigation for biological resources. The site does not have known resources; however, compliance with site specific mitigation will ensure no conflicts with biological resources.	
Access	The site is accessible from Watt Avenue.	
Easements	Right of Way Road Easement on the southeast corner of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure upgrades are anticipated with development of the site.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining “will serve” letter, infrastructure connections, fee payment, and compliance with design and conservation standards.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Low Resource	

Site 70	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 1.5 miles of North Highlands-Antelope library • Within 0.2 miles of Larchmont Park. • Within 0.1 mile of New Testament Christian School and 0.7 miles of Village Elementary. • Within 1 mile of Watt North Highlands Shopping Center, which contains a FoodMaxx grocery store.

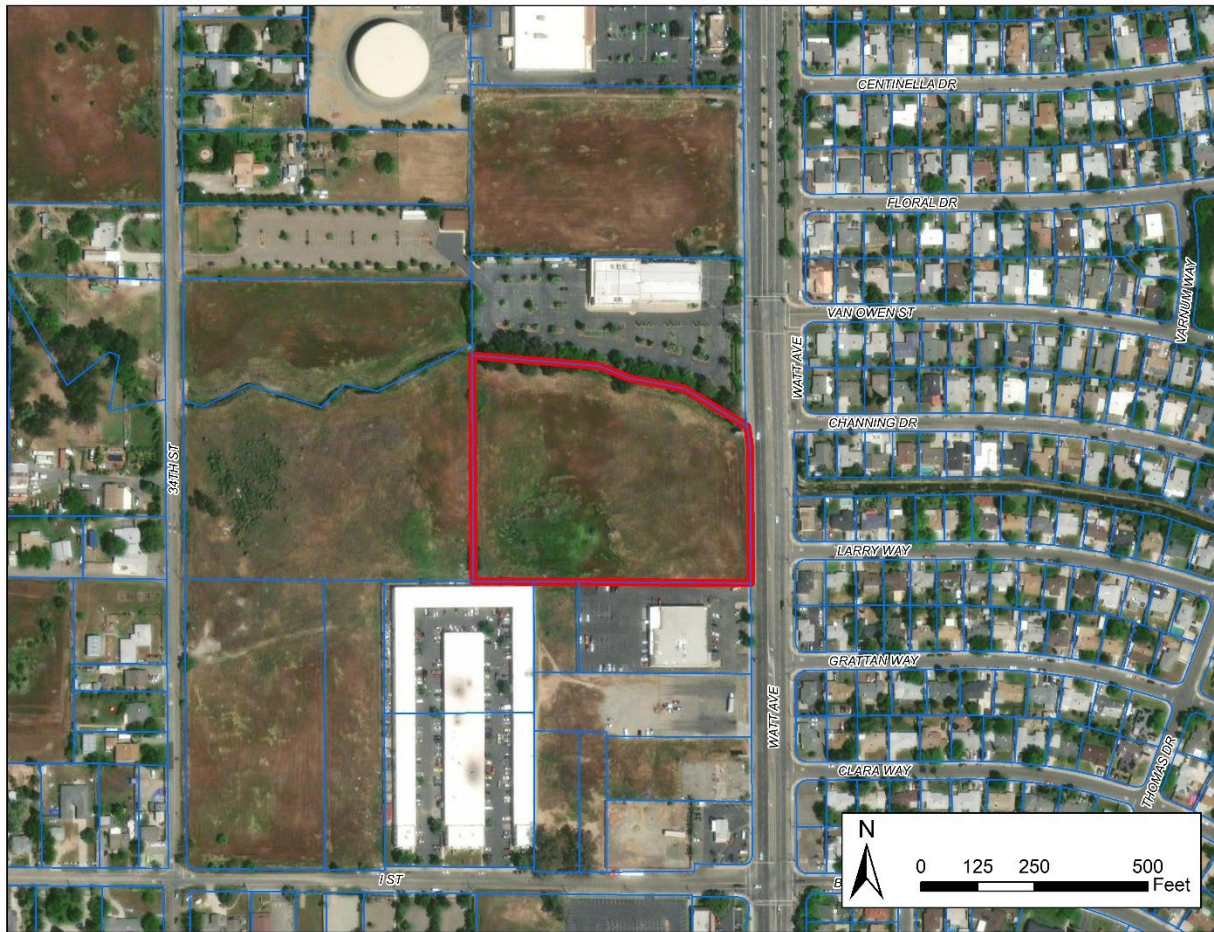
Figure E-50: Site 70



Site 71		
APN/Address	APN 208-0162-027-0000 / 0.1 miles north of Watt Avenue & I Street	
Size/Portion of Lot Rezoned	6.35 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	143 units	
Community	North Highlands	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-007	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – Yes, ~0.5 acre “tail” in northwest portion of the site, balance not within the floodplain. Robla Creek watershed DWR conditions for drainage improvements and water quality apply. Drainage infrastructure in vicinity. Base flood elevations have been determined, and future development will be required to comply with finished floor elevations that are 1.5 feet above the base flood elevation. Surrounding areas have been developed with finished floor and other flood abatement mitigation in place. Applicant for future development is required to comply with the standards set forth in the Sacramento County Floodplain Management Ordinance and all associated design standards. Early review with DWR and compliance with conditions of approval required.	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	The site is located within the North Watt Corridor Plan and all development projects must comply with programmatic mitigation for biological resources. The site does not have known resources; however, compliance with site specific mitigation will ensure no conflicts with biological resources.	
Access	The site is accessible from Watt Avenue.	
Easements	Easements for drainage on the western edge of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	

Site 71	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure upgrades are anticipated with development of the site.
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.2 miles of Larchmont Park • Within 1 mile of Memorial Park. • Within 0.7 miles of Village Elementary School. • Within 0.75 miles of Allison Elementary School. • Within 1 mile of Highlands High School. • Within 1 mile of grocery store.

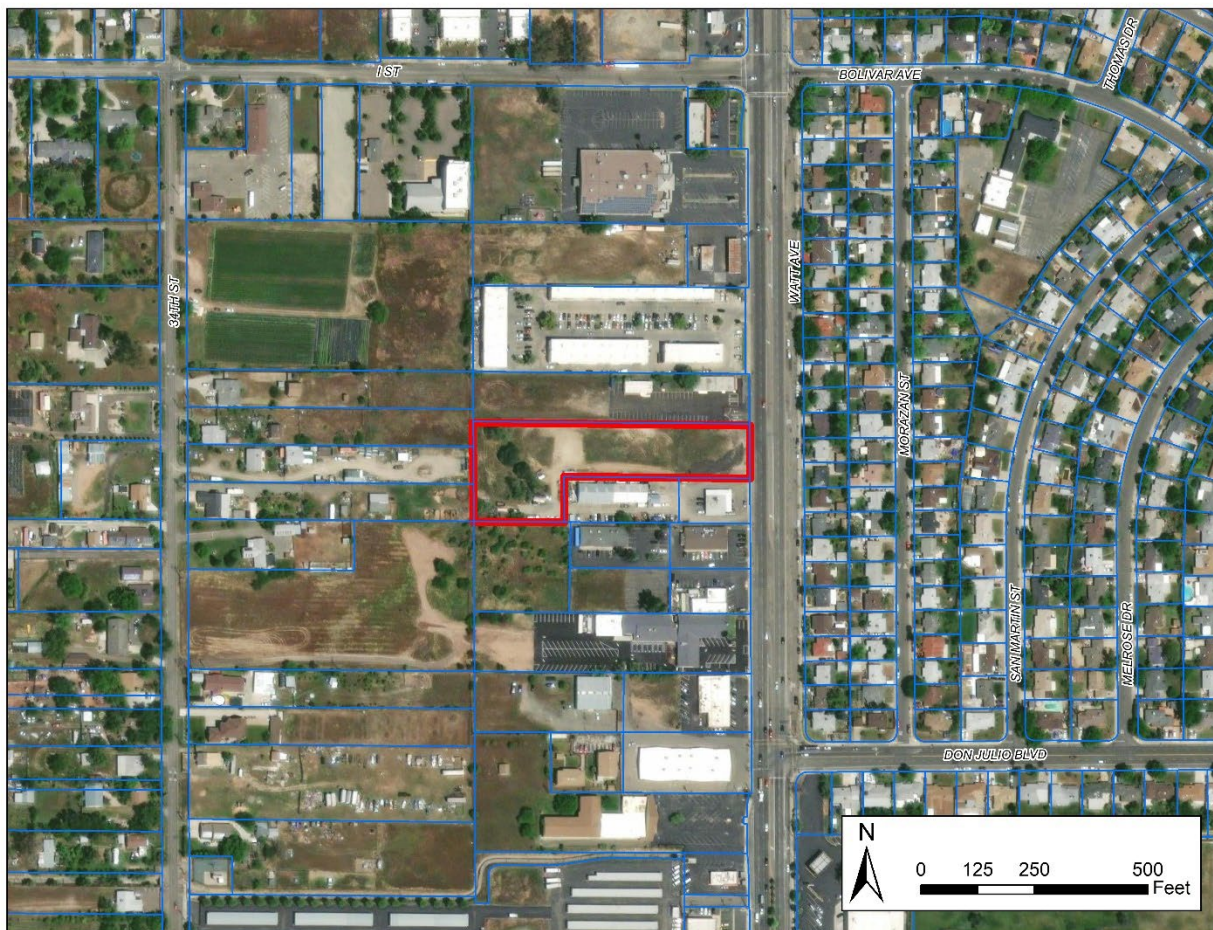
Figure E-51: Site 71



Site 72		
APN/Address	APN 215-0062-057-0000 / 6233 Watt Avenue	
Size/Portion of Lot Rezoned	2.13 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Min. Density: 40 du/ac
Realistic Development Capacity	64 units	
Community	North Highlands	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0076	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Robla Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	The site is located within the North Watt Corridor Plan and all development projects must comply with programmatic mitigation for biological resources. The site contains some tree resources. Compliance with site specific mitigation will ensure no conflicts with biological resources.	
Access	The site is accessible from Watt Avenue.	
Easements	Sewer easements extending from the eastern edge of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: Yes; Pursuant to GP Policy NO-4, standard conditions apply for projects within an APA, that are located outside the 60 CNEL noise contour, including an aviation easement, and minimum noise insulation to 45dB CNEL and notification to perspective buyers that the site is within an APA. Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure upgrades are anticipated with development of the site.	
Water	Service provided by Sacramento Suburban Water District (SSWD). Confirmed adequate capacity per the Water Supply Assessment (WSA) and accessible infrastructure. Conditions include obtaining "will serve" letter, infrastructure connections, fee payment, and compliance with design and conservation standards.	

Site 72	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.4 miles of North Highlands-Antelope library • Within 0.2 miles of Highlands Community Sports Complex • Within 0.3 miles of Larchmont Park. • Within 0.75 miles of Allison Elementary School. • Within 1 mile of Highlands High School.

Figure E-52: Site 72



Site 73		
APN/Address	APN 043-0070-005-0000 / 8149 Florin Road	
Size/Portion of Lot Rezoned	2.80 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	63 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-007	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Florin Road.	
Easements	Public Utilities and Public Facilities easement on the southern edge of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 73	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.5 mile from Danny Nunn Park and Kennedy Park. • Within 0.5 mile of Florin Elementary, David Reese Elementary, and Samuel Kennedy Elementary • Within 0.7 miles of Jame Rutter Middle School. • Within 0.7 miles of James Ritter Park. • Within 0.25 miles of grocery store.

Figure E-53: Site 73



Site 74		
APN/Address	APN 043-0070-034-0000 / 8165 Florin Road	
Size/Portion of Lot Rezoned	4.70 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	106 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0078	
Existing Condition/Use	Non-vacant – church use on non-rezoned portion of site. Refer to Table E-7 for non-vacant sites analysis.	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Florin Road.	
Easements	Sewer easement along the eastern edge of the site, Public Utilities and Public Facilities easement along the southern edge of the site. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 74	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.3 miles of Danny Nunn Park • Within 0.2 miles of Florin Elementary and within 0.5 mile from Samuel Kennedy Elementary. • Within 0.7 miles of Jame Rutter Middle School. • Within 0.7 miles of James Ritter Park. • Within 1 mile of a grocery store

Figure E-54: Site 74



Site 75		
APN/Address	APN 043-0230-021-0000 / 90 feet north of Augusta Way/Bacchini Avenue	
Size/Portion of Lot Rezoned	2.43 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	55 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0079	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Augusta Way.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 75	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.5 mile of existing or planned public transportation. • Within 0.3 miles of Danny Nunn Park and Kennedy Park. • Within 0.2 miles of Florin Elementary and within ½ mile from Samuel Kennedy Elementary. • Within 0.7 miles of Jame Rutter Middle School. • Within 0.7 miles of James Ritter Park. • Within 1 mile of a grocery store.

Figure E-55: Site 75



Site 76		
APN/Address	APN 043-0230-022-0000 / 430 feet north of McCurdy Lane/Florin Road	
Size/Portion of Lot Rezoned	4.70 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	106 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0080	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from McCurdy Lane.	
Easements	Miscellaneous Parks and Recreation easement on the western side of the site. Easement does not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 76	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	Low Resource
Other	Access to amenities: • Within 0.5 mile of existing or planned public transportation. • Within 0.4 miles of North Highlands-Antelope library • Within 0.5 miles of Olde Florintown Park and Danny Nunn Park. • Within 0.3 miles of Florin Elementary School and Samuel Kennedy Elementary. • Within 0.7 miles of Jame Rutter Middle School. • Within 0.7 miles of James Ritter Park. • Within 1 mile of a grocery store

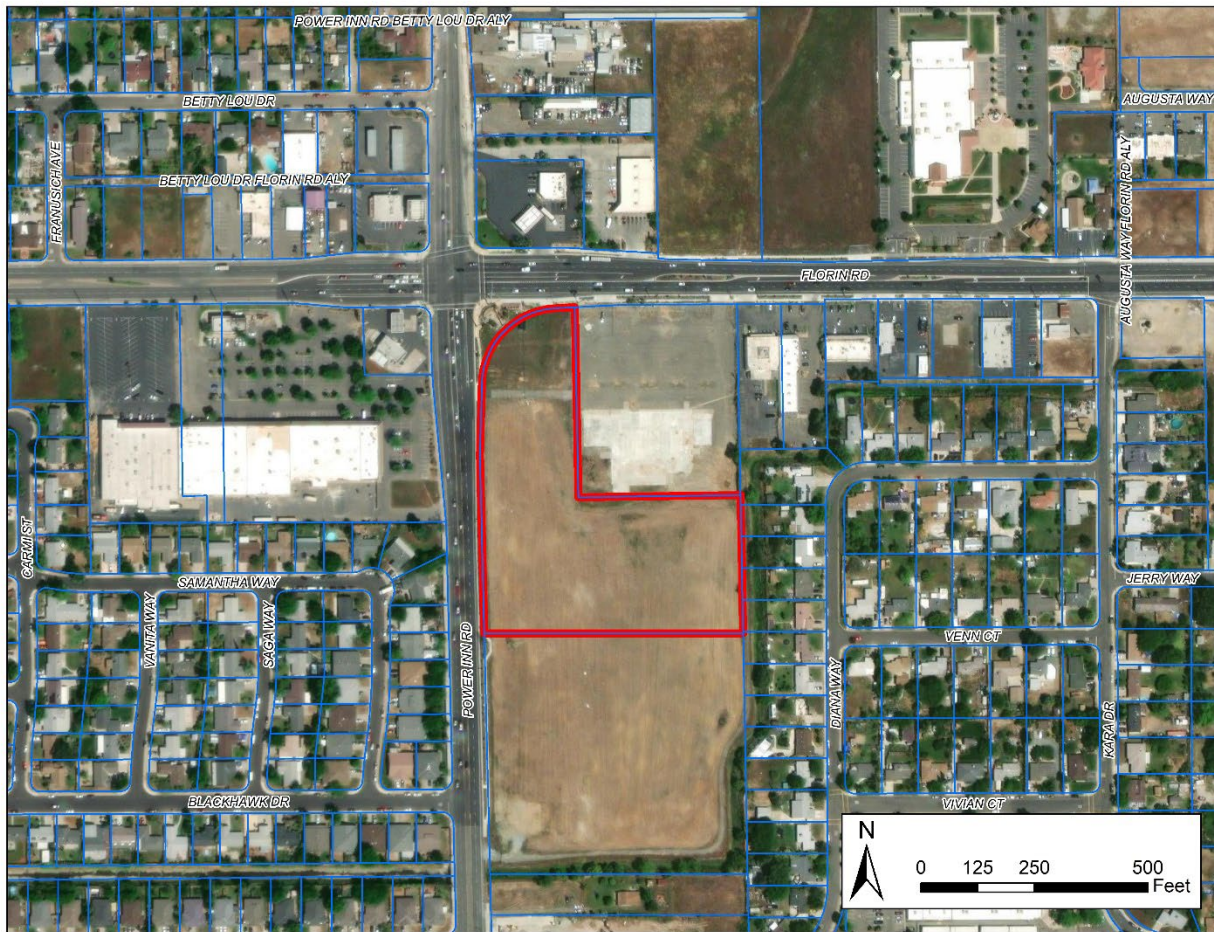
Figure E-56: Site 76



Site 77		
APN/Address	APN 051-0030-012-0000 / Southeast of Power Inn Road/Florin Road	
Size/Portion of Lot Rezoned	5.82 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Min. Density: 30 du/ac
Realistic Development Capacity	131 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0081	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development.	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Power Inn Road.	
Easements	PG&E easement along the western edge of the site. Easement does not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	

Site 77	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.5 mile of Danny Nunn Park and Kennedy Park. • Within 0.1 mile of Florin Elementary and 0.5 mile of David Reese Elementary. • Within 0.7 miles of Jame Rutter Middle School. • Within 0.7 miles of James Ritter Park. • Within 1 mile of a grocery store

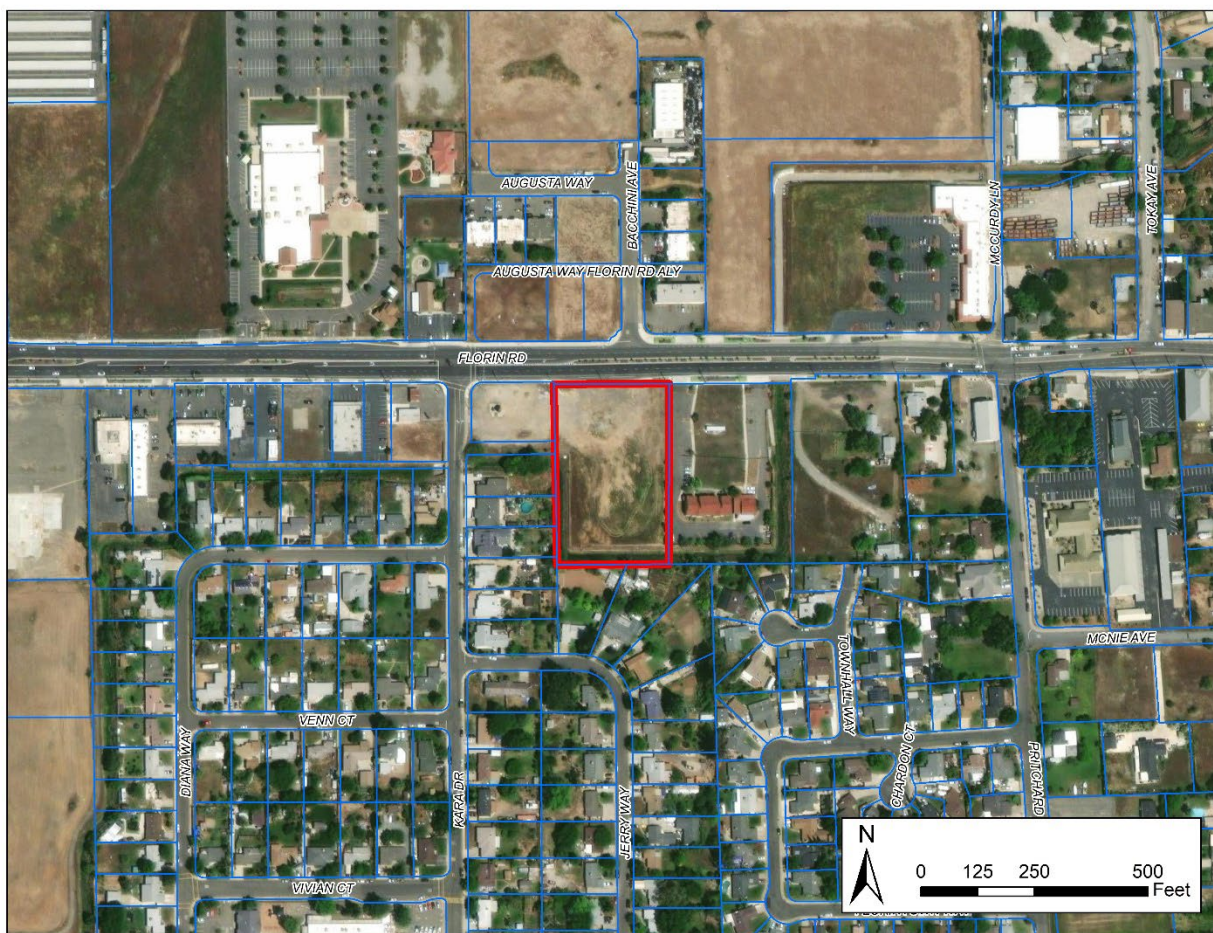
Figure E-57: Site 77



Site 78		
APN/Address	APN 051-0061-018-0000 / 180 feet E of Florin Road/Kara Drive	
Size/Portion of Lot Rezoned	2.26 acres	
Zoning	RD-40	
Zoned Density	Min. Density: 30 du/ac	Max Density: 40 du/ac
Realistic Development Capacity	68 units	
Community	South Sacramento	
General Plan Designation	HDR	
Ordinance Number	SZC 2024-0082	
Existing Condition/Use	Vacant	
Fire Severity zone	No	
Flood/Drainage	Floodplain – Yes, AE located in the channelized creek around the southern and half of the western property boundaries. Balance of the site and developable area is not within a floodplain. Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity.	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Florin Road.	
Easements	Easements for drainage along the southern boundary of the site for a channelized portion of Florin Creek. Easements do not constrain development.	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.	

Site 78	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.
TCAC Opportunity Zone	High Segregation & Poverty
Other	Access to amenities: • Within 0.5 miles of existing public transportation. • Within 0.4 miles of Old Florin Town Park • Within 0.5 miles of Danny Nunn Park • Within 0.7 miles of Kennedy Park • Within 0.8 miles of Rutter Park and Swim Center • Within 0.2 miles of Florin Elementary School • Within 0.7 miles of David Reese Elementary School • Within 0.7 miles of Samuel Kennedy Elementary School • Within 1.6 miles of Southgate Library • Within 0.4 miles of a grocery store

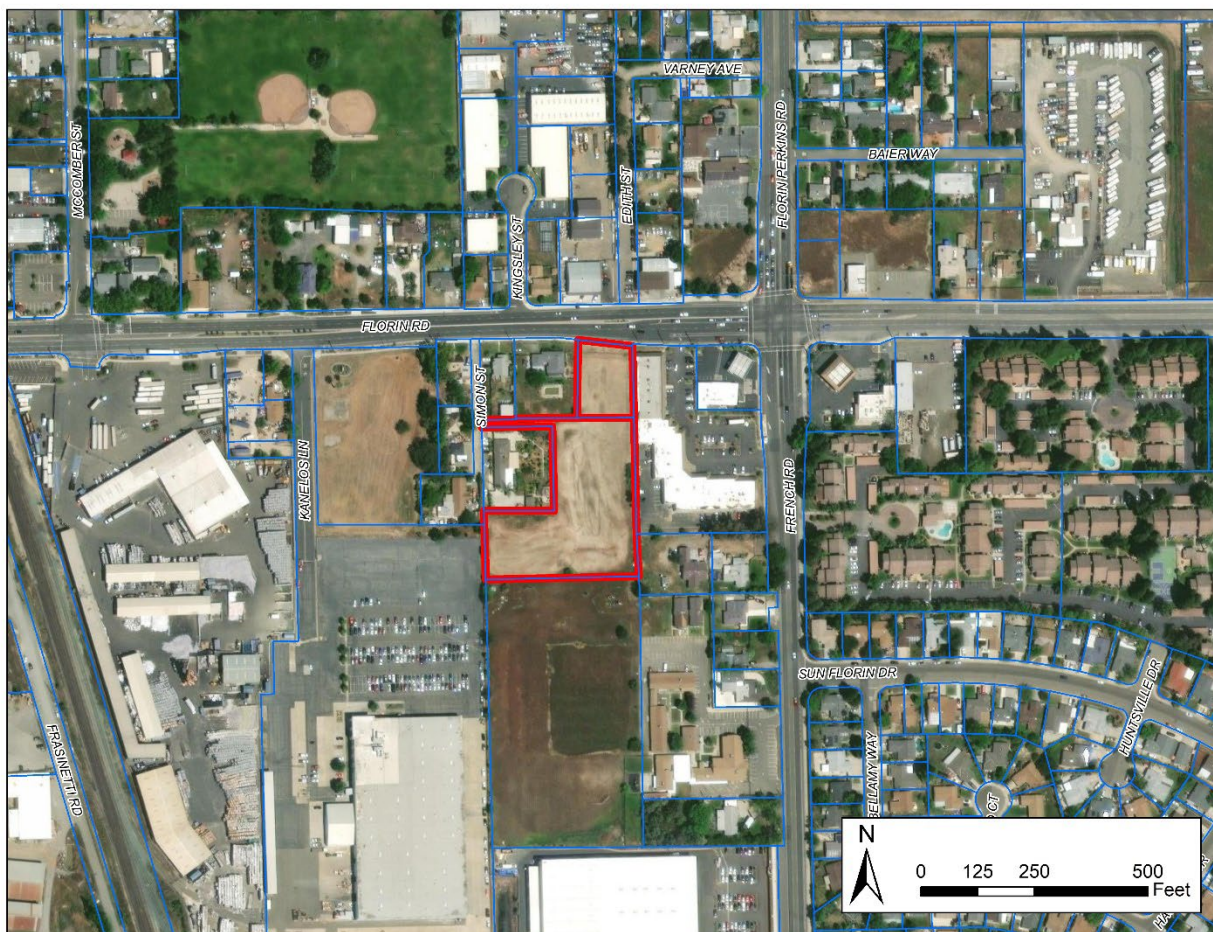
Figure E-58: Site 78



Site 79		
APN/Address	APN 065-0020-012-0000 & 065-0020-045-0000 / 8475 Florin Road & 180 feet S of Florin Road/Simon Street	
Size/Portion of Lot Rezoned	2.51 acres	
Zoning	RD-30	
Zoned Density	Min. Density: 22.5 du/ac	Max Density: 30 du/ac
Realistic Development Capacity	57 units	
Community	South Sacramento	
General Plan Designation	MDR	
Ordinance Number	SZC 2024-0083	
Existing Condition/Use	Vacant	
Fire Severity zone	NO	
Flood/Drainage	Floodplain – No Florin Creek watershed WR standard conditions for drainage improvements and water quality. Drainage infrastructure in vicinity. No flood or known drainage constraints	
Slope	Mostly flat terrain – suitable for development	
Contamination	Current or Historic contamination: No Source: Geotracker and Envirostor	
Biological Resources	South Sacramento Habitat Conservation Plan (SSHCP): This site is in the Urban Development Area (UDA) of the SSHCP. Mitigation for impacts to biological resources occurs through compliance with the SSHCP's streamlined permitting process. Development of sites within the UDA is considered a covered activity and impacts are based on habitat/land cover type rather than occurrence of specific species or type of resource on the site.	
Access	The site is accessible from Florin Road.	
Easements	None	
Airport Policy Area (APA) / Airport Noise and Safety Zones	APA: No Noise/Safety Zones: No	
Wastewater	Service provided by SacSewer formerly Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD). Adequate capacity confirmed. Conditions of approval include standard connection requirements. Sewer infrastructure is in the vicinity and surrounding sites are served.	
Water	Service provided by Florin County Water District (FCWD). FCWD GM confirmed capacity to serve under existing conditions. Conditions of approval require obtaining a "will serve" letter from FCWD and meeting all connection and service requirements. FCWD currently has a water supply surplus but will need to supplement water supply with full build out of all growth assumed in the General Plan. FCWD already has emergency interties with adjacent water purveyors (e.g., SCWA and CalAm) and may seek to make those permanent supplemental supply with buildout of the General Plan. Existing water infrastructure is serving all adjacent developed parcels.	
Fire	Fire protection provided by Sacramento Metropolitan Fire District. Conditions include compliance with fire code, suppression requirements, and coordination on hydrant placement and access.	
TCAC Opportunity Zone	Low Resource	

Site 79	
Other	Access to amenities: • Within 0.25 miles of existing or planned public transportation. • Within 0.1 miles of Old Florin Town Park • Within 0.5 miles of Sunrise Florin Park & Fletcher Farm Community Center • Within 1 mile of Danny Nunn Park • Within 0.9 miles of Florin Post Office • Within 0.7 miles of Florin Elementary School • Within 1.3 miles of David Reese Elementary School • Within 0.4 miles of North Highlands-Antelope library • Within 1 mile of a grocery store

Figure E-59: Site 79



ASSESSMENT OF FAIR HOUSING – COUNTYWIDE REZONE SITES

This analysis builds on the County's Assessment of Fair Housing (Chapter 11) and examines the 59 lower-income sites rezoned through Program A1, the Countywide Rezone Program, to address the remaining RHNA shortfall in this income category. It draws on both quantitative and qualitative indicators to assess how the program performs in meeting state housing law requirements while furthering the County's goals under AB 686 to expand fair housing choice.

Where homes are located in relation to schools, jobs, transportation, and other amenities directly shapes the opportunities available to residents. For lower-income households in particular, proximity to these resources can influence economic stability, health outcomes, and long-term prospects. Recognizing this, AB 686 directs local governments to review the placement of housing sites in the context of fair housing factors to ensure that new development sites are not reinforcing existing patterns of segregation or disparities in access to opportunity. When site locations overlap with areas that exhibit fair housing challenges, jurisdictions are expected to consider strategies to improve conditions and broaden opportunity in those neighborhoods.

In Sacramento County, the Assessment of Fair Housing identified the Countywide Rezone Program as a central tool to address limited affordable rental options and unequal access to high-opportunity areas. Program A1 was structured not only to meet minimum zoning and by-right development requirements for the lower-income RHNA shortfall, but also to integrate fair housing priorities. These include ensuring that at least 30 percent of the lower-income shortfall is located in census tracts classified as highest, high, or moderate resource areas by the California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD). In addition, site selection emphasized certain "target communities" in the unincorporated County with greater access to opportunity—Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale—to help shift the geographic distribution of affordable housing and reduce concentrated disadvantage.

The analysis that follows reviews the fair housing context of the 59 rezoned sites using a set of core indicators including but not limited to: resource area designation, racial/ethnic segregation typology, poverty concentration, displacement risk, and transit accessibility. Table E-13, Fair Housing Attributes of Rezoned Sites, summarizes these factors by census tract, including each site's housing capacity and share of the total rezone capacity. The sections that follow present key findings from this analysis, evaluating how Program A1 advances the County's fair housing objectives, while also identifying and citing relevant Housing Action Plan programs that offer strategies to address the needs and disparities revealed by the data.

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
1	2030110047	Antelope	225	Census Tract 74.38	High Resource	63	54	No	NA	\$64141	13	Lower Displacement Risk	29	68.5	33.47	2.77	2	Yes	13.1
2	2030110069	Antelope	105	Census Tract 74.27	Moderate Resource	41	39	No	Racially Integrated	\$63750	24.9	Lower Displacement Risk	40.4	54.38	36.3	4.91	2	Yes	16
3	2030120089	Antelope	219	Census Tract 74.39	High Resource	63	54	No	NA	\$93690	3.8	Lower Displacement Risk	5	78.31	29.41	2.37	3	No, but within .75 mile of an existing stop.	11.1
4	2090720027	Antelope	159	Census Tract 81.27	Low Resource	33	37	No	Low-Medium Segregation	\$80048	8.4	Lower Displacement Risk	26.4	57.06	41	3.35	13	Yes	14.8
5	2680010007 2680010008 2680010009	Arden Arcade	45	Census Tract 62.03	High Segregation & Poverty	00	05	Yes	NA	\$32698	34.1	Lower Displacement Risk	22.9	81.19	51.94	7.83	84	No, but within .5 mile of an existing stop.	9.4
6	2200025002	Carmichael/ Old Foothill Farms	41	Census Tract 81.31	Low Resource	14	35	No	Low-Medium Segregation	\$61438	15.5	Lower Displacement Risk	38.5	61.43	13.5	1.3	19	No, but within .75 mile of an existing stop.	16.5
7	2200311019	Carmichael/ Old Foothill Farms	21	Census Tract 81.31	Low Resource	14	35	No	Low-Medium Segregation	\$61438	15.5	Lower Displacement Risk	38.5	61.43	13.5	1.3	31	Yes, and within Bus Corridor HQT	16.5

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
11	2470220004	Carmichael/Old Foothill Farms	68	Census Tract 79.05	Moderate Resource	45	78	No	Low-Medium Segregation	\$108625	11.3	Lower Displacement Risk	3.5	41.42	27.42	1.59	39	Yes	16.3
12	2830020016 2830020017	Carmichael/Old Foothill Farms	42	Census Tract 77.02	High Resource	24	92	No	Low-Medium Segregation	\$114182	11.6	Lower Displacement Risk	27.2	53.69	24.88	0.27	57	Yes	15.4
15	0750020015	Cordova	129	Census Tract 91.07	Moderate Resource	47	52	No	Racially Integrated	\$83684	8.1	Lower Displacement Risk	2.8	48.33	35.07	8.11	56	Yes, and within Rail Station HQTAs	12
16	0750440024	Cordova	74	Census Tract 89.09	Moderate Resource	50	40	No	Racially Integrated	\$91250	24.6	Lower Displacement Risk	14	81.4	20	3.5	59	Yes	19.2
17	2350060010 2350060011	Fair Oaks	29	Census Tract 82.06	High Resource	81	66	No	Low-Medium Segregation	\$92647	10.5	Lower Displacement Risk	21.6	50	19.79	3.36	38	Yes	13.6
18	2440058025 2440058028	Fair Oaks	37	Census Tract 80.09	High Resource	71	76	No	Low-Medium Segregation	\$101488	6	Lower Displacement Risk	21.2	38.98	35.97	1.56	50	Yes	14.2
20	2190033001	North Highlands	129	Census Tract 74.03	Low Resource	19	13	No	Low-Medium Segregation	\$82841	7.8	Lower Displacement Risk	13	55.61	39.83	16.9	13	Yes	11.4
21	2190042019	North Highlands	76	Census Tract 74.34	Low Resource	49	03	No	NA	\$71500	18.9	Lower Displacement Risk	12.6	37	27.82	13.93	4	Yes	10.4

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
22	2220024001 2220024041	North Highlands	225	Census Tract 74.22	Low Resource	27	19	No	Racially Integrated	\$79833	8.7	Lower Displacement Risk	17.2	53.42	36.21	3.87	9	Yes	11.6
23	2280182005	North Highlands	28	Census Tract 74.13	Low Resource	31	09	No	Racially Integrated	\$58533	32.5	Lower Displacement Risk	11.1	71.66	38.4	16.41	53	Yes	6.8
24	2230092028	Orangevale	50	Census Tract 82.08	High Resource	84	31	No	Low-Medium Segregation	\$78255	10.6	Lower Displacement Risk	14.6	52.06	39.63	0	34	No, but within .75 mile of an existing stop.	11.1
25	2610210013	Orangevale	32	Census Tract 82.03	High Resource	80	53	No	High White Segregation	\$84605	9.2	Lower Displacement Risk	20	54.61	54.28	0.45	22	Yes	15.2
26	2030080021	Rio Linda/ Elverta	26	Census Tract 72.07	Moderate Resource	37	16	No	Low-Medium Segregation	\$89835	13.8	Lower Displacement Risk	8.6	61.78	34.51	7.91	25	No, but within 1.25 miles of an existing transit stop.	11.4
27	2030080027	Rio Linda/ Elverta	132	Census Tract 72.07	Moderate Resource	37	16	No	Low-Medium Segregation	\$89835	13.8	Lower Displacement Risk	8.6	61.78	34.51	7.91	25	No, but within 1.5 miles of an existing transit stop.	11.4

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
30	0220252018	South Sacramento	40	Census Tract 44.01	High Segregation & Poverty	01	00	No	High POC Segregation	\$55405	22.9	At Risk of Displacement	33.2	72.53	43.88	1.37	46	Yes	18.8
31	0260102023	South Sacramento	64	Census Tract 46.03	Low Resource	02	06	Yes	NA	\$45760	30.1	At Risk of Displacement	60.6	72.08	66.37	5.99	41	Yes, and within a Bus Corridor HQT	14.3
32	0370242027 0370242028	South Sacramento	39	Census Tract 45.01	High Segregation & Poverty	07	01	Yes	High POC Segregation	\$50551	29.1	At Risk of Displacement	10.9	59.5	44.52	29.73	44	Yes, and within Rail Station High Quality Transit Area	12.5
33	0390054001	South Sacramento	79	Census Tract 45.02	High Segregation & Poverty	01	02	Yes	High POC Segregation	\$48902	19.4	At Risk of Displacement	22.1	61.46	48.39	19.09	36	Yes	11.8
34	0390072016	South Sacramento	32	Census Tract 45.02	High Segregation & Poverty	01	02	Yes	High POC Segregation	\$48902	19.4	At Risk of Displacement	22.1	61.46	48.39	19.09	36	Yes	11.8
35	0390241001	South Sacramento	49	Census Tract 47.02	High Segregation & Poverty	01	02	No	High POC Segregation	\$54890	28.5	Lower Displacement Risk	11.6	60.63	31.07	9.18	41	Yes, and within a Bus Corridor HQT	13.9
36	0500010076	South Sacramento	32	Census Tract 49.04	Low Resource	07	10	No	High POC Segregation	\$63189	14.1	Lower Displacement Risk	34	62.5	42.68	4.72	30	Yes, and within a Bus Corridor HQT	16.9

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
37	0500010077	South Sacramento	47	Census Tract 49.04	Low Resource	07	10	No	High POC Segregation	\$63189	14.1	Lower Displacement Risk	34	62.5	42.68	4.72	30	Yes, and within a Bus Corridor HQT	16.9
38	0500311028	South Sacramento	132	Census Tract 50.02	High Segregation & Poverty	09	01	No	High POC Segregation	\$41591	27	At Risk of Displacement	50	54.01	51.33	2.89	34	No, but within .5 miles of an existing stop and within a Bus Corridor HQT	18.3
39	0500331003	South Sacramento	53	Census Tract 50.02	High Segregation & Poverty	09	01	No	High POC Segregation	\$41591	27	At Risk of Displacement	50	54.01	51.33	2.89	36	No, but within .5 mile of a proposed major stop.	18.3
40	0500391006	South Sacramento	25	Census Tract 50.02	High Segregation & Poverty	09	01	No	High POC Segregation	\$41591	27	At Risk of Displacement	50	54.01	51.33	2.89	63	Yes, and within a Bus Corridor HQT	18.3
41	0510160014	South Sacramento	51	Census Tract 50.03	High Segregation & Poverty	03	04	No	NA	\$71167	15.7	Lower Displacement Risk	43.2	51.8	65.93	7.54	49	Yes	14.1
42	0510200017 0510200018	South Sacramento	33	Census Tract 51.01	High Segregation & Poverty	03	01	No	High POC Segregation	\$54767	11	Lower Displacement Risk	23.1	52.99	53.13	11	50	Yes	12.6

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
43	0510630021	South Sacramento	97	Census Tract 50.03	High Segregation & Poverty	03	04	No	NA	\$71167	15.7	Lower Displacement Risk	43.2	51.8	65.93	7.54	50	Yes, and within a Bus Corridor HQT	14.1
45	1150062026	South Sacramento	93	Census Tract 93.19	Low Resource	23	19	No	High POC Segregation	\$83500	8	Lower Displacement Risk	11.7	61.61	45.65	4.65	50	Yes	11.6
51	1150201012	South Sacramento	147	Census Tract 93.19	Low Resource	23	19	No	High POC Segregation	\$83500	8	Lower Displacement Risk	11.7	61.61	45.65	4.65	50	Yes, and within a Bus Corridor HQT	11.6
52	1150201018	South Sacramento	210	Census Tract 93.19	Low Resource	23	19	No	High POC Segregation	\$83500	8	Lower Displacement Risk	11.7	61.61	45.65	4.65	50	Yes	11.6
53	1150202018 1150202019	South Sacramento	60	Census Tract 93.20	Low Resource	11	09	No	High POC Segregation	\$74141	17.3	Lower Displacement Risk	27.6	58.73	24.3	8.22	42	Yes	12.9
55	1151980003	South Sacramento	110	Census Tract 50.02	High Segregation & Poverty	09	01	No	High POC Segregation	\$41591	27	At Risk of Displacement	50	54.01	51.33	2.89	56	Yes, and within a Bus Corridor HQT	18.3
56	1210120001	Vineyard	55	Census Tract 93.12	Moderate Resource	54	44	No	High POC Segregation	\$95044	22.3	Lower Displacement Risk	40.8	67.7	38.17	6.14	5	No, but within .5 mile of an existing stop.	12.5

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
57	1210120002	Vineyard	54	Census Tract 93.12	Moderate Resource	54	44	No	High POC Segregation	\$95044	22.3	Lower Displacement Risk	40.8	67.7	38.17	6.14	5	No, but within .5 mile of an existing stop.	12.5
58	0510640049	South Sacramento	68	Census Tract 50.03	High Segregation & Poverty	03	04	No	NA	\$71167	15.7	Lower Displacement Risk	43.2	51.8	65.93	7.54	47	Yes	14.1
59	1150202002 1150202005	South Sacramento	105	Census Tract 93.20	Low Resource	11	09	No	High POC Segregation	\$74141	17.3	Lower Displacement Risk	27.6	58.73	24.3	8.22	42	Yes, and within a Bus Corridor HQT A	12.9
63	2610210019	Orangevale	40	Census Tract 82.03	High Resource	80	53	No	High White Segregation	\$84605	9.2	Lower Displacement Risk	20	54.61	54.28	0.45	22	Yes	15.2
64	2610220038	Orangevale	27	Census Tract 82.04	High Resource	83	62	No	Low-Medium Segregation	\$107917	10.8	Lower Displacement Risk	14	61.11	28.25	6.48	28	Yes	8.2
67	2600310025	Carmichael/Old Foothill Farms	29	Census Tract 78.01	High Resource	61	60	No	Low-Medium Segregation	\$84797	15.7	Lower Displacement Risk	17.1	65.18	19.11	3.26	52	Yes	11.7
68	2080122066	North Highlands	92	Census Tract 74.35	Low Resource	49	03	No	NA	\$42005	45.6	Lower Displacement Risk	15.5	73.36	32.49	6.63	15	Yes	19.7
69	2080132008	North Highlands	139	Census Tract 74.35	Low Resource	49	03	No	NA	\$42005	45.6	Lower Displacement Risk	15.5	73.36	32.49	6.63	15	Yes	19.7

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
70	2080162018	North Highlands	116	Census Tract 74.02	Low Resource	24	14	No	Low-Medium Segregation	\$76101	6.2	Lower Displacement Risk	9	61.27	28.57	7.96	22	Yes, and within a Bus Corridor HQTA	12.5
71	2080162027	North Highlands	143	Census Tract 74.02	Low Resource	24	14	No	Low-Medium Segregation	\$76101	6.2	Lower Displacement Risk	9	61.27	28.57	7.96	22	Yes, and within a Bus Corridor HQTA	12.5
72	2150062057	North Highlands	64	Census Tract 74.03	Low Resource	19	13	No	Low-Medium Segregation	\$82841	7.8	Lower Displacement Risk	13	55.61	39.83	16.9	34	Yes, and within a Bus Corridor HQTA	11.4
73	0430070005	South Sacramento	63	Census Tract 92.01	Low Resource	65	39	No	High POC Segregation	\$90024	12.9	Lower Displacement Risk	21.8	67.71	40.97	5.97	89	Yes	10
74	0430070034	South Sacramento	106	Census Tract 92.01	Low Resource	65	39	No	High POC Segregation	\$90024	12.9	Lower Displacement Risk	21.8	67.71	40.97	5.97	89	Yes	10
75	0430230021	South Sacramento	55	Census Tract 92.01	Low Resource	65	39	No	High POC Segregation	\$90024	12.9	Lower Displacement Risk	21.8	67.71	40.97	5.97	89	No, but within .5 mile of a proposed major stop.	10
76	0430230022	South Sacramento	106	Census Tract 92.01	Low Resource	65	39	No	High POC Segregation	\$90024	12.9	Lower Displacement Risk	21.8	67.71	40.97	5.97	89	No, but within .5 mile of a proposed major stop.	10

Table E-13: Lower-Income Rezone Candidate Sites																			
Site #	APN(s)	Community	Rezone Site Capacity (Housing Units)	Census Tract #	2023 TCAC Opportunity Category	2023 TCAC Education Score	2023 TCAC Economic Score	RECAP Status (HUD, 2024)	Racial Segregation Status (OBI)	Median Income (ACS) 2018-2022	% Below Poverty (ACS) 2018-2022	Overall Displacement Risk for Lower Income Renters (UCB)	% of Children in Female Headed Households - No Spouse	% of Renter Households with Overpayment (ACS) – 2018-2022	% of Owner Households with Overpayment (ACS) – 2018-2022	% of Households with Overcrowding (ACS) – 2018-2022	Jobs Proximity Index 2023 – HUD (Block Group)	Is Within .25 miles of Existing / Planned Transit Stop	% of Population with Disability (ACS) – 2018-2022
77	0510030012	South Sacramento	131	Census Tract 51.01	High Segregation & Poverty	03	01	No	High POC Segregation	\$54767	11	Lower Displacement Risk	23.1	52.99	53.13	11	57	Yes	12.6
78	0510061018	South Sacramento	68	Census Tract 51.01	High Segregation & Poverty	03	01	No	High POC Segregation	\$54767	11	Lower Displacement Risk	23.1	52.99	53.13	11	57	No, but within .5 mile of a proposed major stop.	12.6
79	0650020012 0650020045	South Sacramento	57	Census Tract 51.02	Low Resource	03	15	No	Low-Medium Segregation	\$69292	14.9	Lower Displacement Risk	24.7	47.06	35.01	2.37	60	Yes	11

POVERTY AND ECONOMIC CONDITIONS

Across the 59 rezoned lower-income sites, the average poverty rate is ~16.6 percent at the census-tract level. The higher-poverty tracts are concentrated primarily in South Sacramento and North Highlands, with smaller pockets in parts of Carmichael/Old Foothill Farms and Arden Arcade. By contrast, sites in Antelope, Fair Oaks, Orangevale, and Cordova tend to fall in lower-poverty tracts that also have higher median household incomes and stronger labor-market access.

This distribution does two things at once: it places a meaningful share of new lower-income capacity into stronger economic contexts (supporting mobility and choice) while maintaining production in neighborhoods with unmet need, where new units can relieve rent pressure and reduce overcrowding.

Several rezoned sites in Antelope, Fair Oaks, and Orangevale (Sites 3, 4, 17, 18, 24, 25, 63, and 64) fall in tracts with below-average poverty rates and solid education and employment indicators. These locations typically offer:

- Access to multiple grocery stores and daily-needs retail within a short drive or bike ride,
- Nearby parks and libraries, and
- Straightforward infrastructure conditions (no floodplain encumbrances, standard utility extensions, and routine tree/roadway improvements).

In these contexts, Countywide Rezone Program expands affordable choices where they have historically been scarce, advancing AFFH by deconcentrating poverty and opening doors to higher-opportunity schools and job networks.

In South Sacramento and North Highlands, a subset of sites fall in tracts above 20 percent poverty (Sites 16, 23, 30, 31, 32, 35, 38, 39, 40, 55, 56, and 57). These locations remain reasonable for three reasons:

1. Transit access and connected amenities. Many South Sacramento sites are in or near HQTAs with frequent bus corridors and short trips to community clinics, branch libraries, schools, and grocery stores. In North Highlands, sites cluster near commercial corridors with bus service and are within reach of job centers along major arterials. Transit and daily-needs proximity help reduce the disadvantages of lower tract incomes.
2. Feasible, unconstrained parcels. The site profiles indicate almost no unusual environmental constraints (e.g., not within a regulated floodway, not contaminated, no airport issues beyond standard overlay compliance, and typical tree mitigation), which supports deliverability—a key AFFH consideration since capacity only matters if it can be built.
3. Place-based reinvestment potential. Locating new affordable units in these neighborhoods, paired with anti-displacement measures and corridor improvements, can stabilize rent trajectories, reduce overcrowding, and improve access to services without reinforcing segregation—especially because Program A1 simultaneously places substantial capacity in moderate/high/highest resource tracts elsewhere. (reference programs listed above for segregation and add other displacement/relevant policies, goals, objectives)

Poverty and Economic Conditions: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

By design, Program A1 commits at least 30 percent of the lower-income shortfall to TCAC/HCD moderate, high, and highest resource areas, which are strongly correlated with lower poverty rates and better long-term outcomes for children. The rezone portfolio meets (and slightly exceeds) that threshold, ensuring that the overall distribution of capacity is not concentrated in high-poverty environments even as the County addresses needs in neighborhoods with current affordability stress.

To ensure that sites in higher-poverty tracts improve conditions rather than entrench them, and provide affordable housing choice and opportunity, these Housing Action Plan strategies were adopted with the Housing Element:

- Targeted anti-displacement and tenant stability tools to keep cost-burdened households anchored as new supply comes online. (*Programs C7, G3, and G5*)
- Transit-oriented development and first/last-mile improvements to turn frequent bus corridors into real mobility ladders for low-income workers and families, and infrastructure and corridor reinvestment in underserved/EJ areas (sidewalks, lighting, crossings, bikeways, utility upgrades) so households benefit from safer routes to transit, schools, parks, and everyday retail. (*Programs A6, A7, C8*)
- Feasibility/streamlining measures for affordable projects so developments in both higher-opportunity and reinvestment areas can actually reach construction, keeping rents aligned with local incomes. (*Programs B3, B9, B10, B11, E3, and E4*)

Therefore, completion of the Countywide Rezone Program paired with implementation of Housing Action Programs will raise the floor in higher-poverty neighborhoods while pulling more units into higher-opportunity areas, which is exactly the balance contemplated by AB 686 and the Assessment of Fair Housing Chapter framework.

RACIAL AND ETHNIC SEGREGATION

Patterns of racial and ethnic concentration in Sacramento County reflect both historical segregation and ongoing disparities in housing access. Program A1's 59 rezoned lower-income sites are distributed across census tracts that range from predominantly White, higher-resource areas to tracts with significant concentrations of Hispanic, Black, and Asian populations. Approximately 42 percent of the sites are located in tracts with racial and ethnic compositions close to County averages, indicating lower levels of racial isolation. Around 35 percent are located in areas with higher proportions of Hispanic or Asian residents, many of which are in moderate or high resource tracts where new affordable housing could help maintain diversity without deepening segregation patterns.

Only 5 sites (259 units) of the 59 sites rezoned for the lower income category are in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), and none are in Racially Concentrated Areas of Affluence (RCAAs). This pattern avoids significant new concentration in the highest-poverty areas while still allowing for targeted reinvestment where paired with anti-displacement and neighborhood improvement measures.

Racial and Ethnic Segregation: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

The geographic distribution of rezoned sites that was achieved through the Countywide Rezone Program supports the Housing Element's fair housing objectives on racial and ethnic segregation in two primary ways: by physically dispersing sites to reduce concentration in specific areas, and by aligning with Housing Action Plan programs that focus targeted investment in more segregated tracts to expand opportunities and improve conditions in these communities.

DISPLACEMENT RISK

According to a 2022 analysis by the Urban Displacement Project at UC Berkeley, 50 of 59 sites rezoned for the lower income category are located in census tracts with lower displacement risk.

The remaining nine sites (Sites 30, 31, 32, 33, 34, 38, 39, 40, and 55) are located across five census tracts designated at risk of displacement. Census tracts at risk of displacement exhibit a combination of:

- High renter shares (often above 50 percent),
- Rising rents relative to county median incomes, and
- Socioeconomic vulnerability (higher shares of cost-burdened households and lower median incomes).

Program A1 sites in these five census tracts are still appropriate because:

1. Strategic infill with anti-displacement pairing. Only two of the nine sites are currently non-vacant (Sites 30 and 31). The two non-vacant sites are developed with aging single-family dwellings. It is assumed that the properties would be sold in order to make way for multifamily development, therefore proceeds from the sale of the property would allow for relocation for the current residents thus eliminating forced displacement of those residents.

Furthermore, the Countywide Rezone Program emphasizes vacant or underutilized parcels and infill lots (86 percent of sites rezoned for the lower income category are either vacant or do not have active, existing residential uses), avoiding widespread acquisition of existing occupied housing; thus minimizing direct displacement.

2. Corridor and infill planning. All nine sites are located along commercial corridors designated for reinvestment under Programs A6: Infill Program and A7: Grants for Infill Development. These programs aim to spur infill development, combining housing production with greater access to jobs and resources. These programs work in tandem with Programs C4, C7, E1, and E3 which aim to preserve existing affordable housing stock while increasing the production of new affordable housing.

These programs together address the risk of displacement by creating pathways for new economic opportunities in these areas while maintaining protections for existing residents.

Displacement Risks: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

Program A1's distribution of capacity across both low-risk and moderate/high-risk displacement tracts creates a dual impact:

- In low-risk tracts: expanding housing options for lower-income households in more stable areas, diversifying neighborhood demographics, and advancing mobility choice.
- In higher-risk tracts: introducing affordable units with deep affordability covenants can counteract displacement by securing permanent affordability in the local housing stock.

Relevant Housing Action Plan strategies to address displacement risk include:

- Anti-Displacement and Tenant Assistance programs – strengthens tenant protections, relocation benefits, and “right-to-return” provisions in redevelopment scenarios (*Programs C4 and C7*).
- Affordable Housing Incentives programs – increases feasibility of affordable housing in competitive markets by offering density bonuses, fee reductions, and expedited review (*Programs B3, B9, B10, E3, E4*).
- Targeted Infrastructure and Amenities in EJ Areas – invests in sidewalks, lighting, transit stops, and public spaces in at-risk neighborhoods to ensure residents benefit from reinvestment. (*Programs A6, A7, B12, C8*)
- Preservation of Affordable Units – monitors at-risk units and supports acquisition/rehabilitation to maintain affordability in vulnerable neighborhoods. (*Program E1*)

HOUSING COST BURDEN

The Housing Needs Assessment chapter indicates that a significant portion of low-income renters (73 percent) in the County are overpaying, or paying more than 30 percent of their income, for housing. This is considered a housing cost burden and the Housing Needs Assessment details that home values and rents will continue to rise countywide. In the communities where the 59 lower income rezone sites are located the renter overpayment rate averages roughly 60 percent, and the owner overpayment rate averages about 40 percent. Several census tracts in South Sacramento and North Highlands exceed 55–60 percent renter cost burden, while tracts in Antelope, Fair Oaks, Orangevale, and parts of Cordova tend to show lower renter overpayment and higher median incomes.

This pattern means the portfolio is doing two distinct and necessary) things: (1) adding affordability in places with severe rent stress (stabilizing current residents and relieving pressure), and (2) creating affordable options in higher-opportunity, lower-burden areas (expanding choice and reducing long commutes).

In Antelope and Fair Oaks, several sites sit in tracts where renter overpayment is well below the 60 percent average and where overall cost burdens trend closer to county norms. These sites are typically:

- Near grocery, parks, and schools,
- Served by at least one frequent bus line or within a short drive to major job centers, and
- On unconstrained, serviceable parcels.

Placing lower-income units here locks in affordability where it has historically been scarce and counters exclusionary patterns, consistent with Program A1's fair housing siting criteria.

Some sites in South Sacramento, North Highlands, and Arden Arcade/Carmichael-Old Foothill Farms are in tracts where most renters are cost-burdened. These locations remain appropriate because:

1. Transit access lowers total household costs. Many of these sites are in or near HQTAs, with short trips to grocery, clinics, libraries, childcare, and schools. Even if rent burdens are high in the tract, transportation savings can materially improve a household's total cost of living.
2. Feasibility and deliverability. The parcels generally lack extraordinary environmental constraints and are zoned at RD-30/RD-40 with by-right entitlement for qualifying affordability, which means projects can be delivered faster and at lower soft costs. That feasibility is crucial to actually bringing down rent burdens with real units rather than theoretical capacity.
3. Program pairing to reduce rent stress. The County can pair these sites with deep affordability commitments (e.g., a larger share of very-low-income units where cost burden is extreme), tenant stabilization tools, and project-based subsidy to ensure the units target the households most affected by rent stress.

Housing Cost Burden: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

Program A1's requirement that at least 30 percent of the lower-income shortfall be placed in TCAC/HCD Moderate/High/Highest Resource areas ensures a meaningful slice of new affordable units is sited away from the highest cost-burden tracts, providing households with lower overall costs (rents, transport, utilities) and better long-term outcomes. At the same time, maintaining capacity in cost-burdened areas, paired with anti-displacement and deeper income targeting, directly addresses local rent pressure and reduces overcrowding risk.

Below are the Chapter 3 Housing Action Plan strategies that directly address cost burden and will be applied where appropriate:

- Production feasibility and streamlining for affordable units — Ministerial/by-right approvals for qualifying projects, targeted fee reductions/deferrals, and expedited review in corridors and target communities to lower development cost and improve the share of very-low-income units. *(Programs A2, A7, B3, and B9)*
- Deeper affordability / subsidy alignment — Local match and gap-financing tools that improve competitiveness for LIHTC/TCAC awards and help projects serve extremely-low and very-low-income renters in high cost-burden tracts. *(Programs E3 and E7)*
- Tenant stabilization — Relocation assistance, and targeted rental assistance pilots to buffer households while new units are built. *(Program C7)*

OVERCROWDING

Per Table 24 of the Housing Element, citing results from American Community Survey data, the percent of total renter units that were overcrowded was 8.6 percent in Sacramento County. Across the 59 rezoned sites, overcrowding rate averages approximately 6.7 percent at the census-tract level, with a subset of tracts (primarily in South Sacramento and North Highlands) exceeding the 8.6 percent average (11 sites). These higher rates typically coincide with high renter cost burden and larger average household sizes, indicating a mismatch between unit size and household need. By contrast, tracts in Antelope, Fair Oaks, Orangevale, and portions of Cordova trend lower on overcrowding and often have higher median incomes and more diverse unit sizes.

The rezone portfolio does two things related to overcrowding: it adds units in communities where overcrowding is highest, relieving pressure locally, and also introduces family-sized, affordable choices in higher-opportunity areas, expanding options for larger households.

Several sites in Antelope and Fair Oaks are in tracts where overcrowding is below the portfolio average and schools, parks, and grocery stores are accessible within a short drive or bike ride. Parcels are typically unconstrained (no unusual site conditions and standard conditions), zoned at RD-30/RD-40, and eligible for by-right when affordability thresholds are met. Delivering 2- and 3-bedroom affordable units in these contexts deconcentrates need and improves choice for larger families who seek proximity to higher-performing schools and jobs.

In South Sacramento and North Highlands, where overcrowding can exceed 10 percent, the rezoned sites remain appropriate because:

1. Transit proximity reduces total household strain. Many of these sites are in or near HQTAs with frequent bus corridors and short access to schools, childcare, clinics, groceries, and parks. Even if unit sizes lag current need, accessibility to daily needs materially reduces time and transportation costs, which contributes to lower effective overcrowding pressures over time.
2. Feasibility and speed to production. The parcels are generally unencumbered by unusual environmental constraints and already zoned at RD-30/RD-40 with by-right for qualifying projects—enabling faster delivery of larger units (2–3 bedrooms) where the need is most acute.
3. Family-sized and deeper affordability pairing. Overcrowding correlates with cost burden; pairing these sites with family-sized unit targets and very-low/extremely-low income set-asides reduces the pressure to double-up.
4. Rehabilitation and preservation to stabilize existing stock. In neighborhoods with older, modest units, acquisition/rehab and preservation can reduce involuntary moves and maintain larger units at affordable rents—a critical complement to new supply.

Overcrowding: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

Program A1 ensured that 42.7 percent of the lower-income shortfall is located in TCAC/HCD Moderate/High/Highest Resource areas, many of which show lower overcrowding and better school outcomes. This brings family-sized affordable units into settings where crowding pressures are less severe and long-term outcomes are stronger. Meanwhile, increasing capacity in higher-overcrowding tracts combined with previously identified existing Housing Element programs to streamline and reduce barriers to affordable housing development will directly relieve pressure at the source.

ACCESS TO JOBS AND TRANSIT

Access to employment and reliable transit is a core component of affirmatively furthering fair housing. The Program A1 sites were evaluated using the HUD Job Proximity Index, regional transit network data, and site-specific proximity to High-Quality Transit Areas (HQTAs) and employment corridors.

As discussed in Chapter 11, HUD's Job Proximity Index shows the highest access to jobs in and around the Cities of Sacramento and Rancho Cordova. These areas correspond to the County's largest employment

clusters, including Downtown Sacramento's government and professional services sector, Rancho Cordova's office parks and medical facilities, and the Sunrise/Highway 50 corridor's retail and service hubs. Lower scores are concentrated in rural communities such as Delta, Southeast, and Cosumnes, where residents often commute to employment centers outside their immediate community.

The 59 lower-income rezoned sites are concentrated in communities within the UPA that have moderate to high job proximity scores and generally within reach of major employment corridors. Findings include:

- Multiple sites are within one mile of Folsom Boulevard and Sunrise Boulevard job centers, offering retail, office, and industrial employment.
- Each of the 59 lower-income rezoned sites are within one mile of commercial, office, and industrial-zoned areas.
- North Area Employment Access: Sites in North Highlands and Antelope have immediate access to North Watt Avenue, Roseville Road and Walerga Road commercial corridors, as well as proximity to the McClellan Park employment center.
- Central/Urban Core: Sites in Arden Arcade and South Sacramento are within 1 mile of high-density job clusters along Fulton Avenue, Howe Avenue, Franklin Boulevard, Stockton Boulevard, and Florin Road.

Transit accessibility was assessed through proximity to Sacramento Regional Transit (SacRT) light rail stations, frequent bus routes, and designation within HQTAs (areas within 0.5 mile of a major transit stop with 15-minute peak frequency service). Positive indicators include:

- HQTA Sites: 17 of 59 sites fall within HQTA, which provides residents frequent, low cost transportation to get to regional job hubs. Light Rail Proximity: Site 15 in Rancho Cordova (adjacent to the Gold Line light rail) and Site 32 in South Sacramento (near Blue Line light rail). Many other sites are located along corridors with bus routes that service light rail stations (for example, sites in the North Watt Corridor Plan area).
- Frequent Bus Service: The majority of non-HQTA sites are served by bus routes with 15–30 minute peak frequency, particularly in Carmichael/Old Foothill Farms, North Highlands, and South Sacramento.
- 46 sites (78 percent) are located within 0.25 miles of an existing or planned transit stop; 8 sites (13.5 percent) are located between 0.25 and 0.5 miles of an existing or planned transit stop; 3 sites (5.1 percent) are located between 0.5 miles and 0.75 miles of an existing or planned transit stop; 1 site (1.7 percent) is located between 1 mile and 1.25 miles of an existing or planned transit stop; 1 site (1.7 percent) is located up to 1.5 miles from a transit stop.

For sites outside frequent transit corridors (e.g., outer Orangevale, west Antelope), selection was still justified because:

1. There is proximity to employment clusters via short car or bicycle trips; for example, jobs in Placer County, Roseville, Rancho Cordova, and Citrus Heights are within a 15–20 minute drive.
2. These sites are typically located within moderate or high resource areas. These census tracts often have low poverty rates, lower overcrowding rates, and high school performance scores, which advances deconcentration goals.
3. Sites are located within developed areas, infill areas, of the County's UPA, where transit service enhancements may be planned or feasible as development occurs.

Access to Jobs and Transit: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

The co-location of many lower-income sites in both job-rich areas and high-frequency transit corridors advances AFFH goals by reducing transportation costs, expanding employment options, and supporting upward mobility. Sites in Cordova and South Sacramento, for example, combine walkable transit access

with proximity to major job nodes. Even in lower job-proximity areas such as parts of North Highlands, transit connectivity to Downtown Sacramento and regional employment hubs mitigates distance barriers.

For the limited number of sites in lower job-proximity areas, all rezone sites are located in close proximity to local bus service with routes linking directly to employment hubs like UC Davis Medical Center, Downtown Sacramento, and major retail corridors. Specific examples of this include sites 31 and 35 in South Sacramento (both linking to UC Davis and having a Jobs Proximity Index score of 41). Furthermore, these sites tend to be located in higher resource areas with other desirable amenities including access to better schools and recreational activities.

The County's Housing Element Programs A6, A7, and C8 commit to maintaining and improving transit connectivity and increasing infill development to bring jobs and residences closer together for these areas, supporting both job access and equitable development patterns.

By strategically placing a significant share of lower-income sites within HQTAs, along high-frequency transit corridors, and near regional job centers, Program A1 aligns with HUD and HCD expectations for siting affordable housing in areas of opportunity. This spatial relationship between housing, jobs, and transit reduces commute burdens, broadens employment choices, and supports the County's broader goals for fair housing, environmental sustainability, and economic mobility.

ACCESSIBILITY AND DISABILITY

Ensuring that new housing serves residents with disabilities is a core AFFH priority, and the 59 lower-income sites rezoned through Program A1 demonstrate both compliance with accessibility standards and meaningful proximity to services. All sites will be required to meet California Building Code and federal accessibility requirements for new multifamily construction, ensuring that new units meet ADA standards regardless of location.

Analysis of American Community Survey data shows that approximately 46 percent of total lower income site capacity is in census tracts where the disability prevalence is below 10 percent, a pattern that can help meet demand from households seeking accessible units in higher-amenity areas without intense competition for those units. At the same time, roughly 22 percent of capacity is in tracts with disability prevalence above 15 percent, often in older neighborhoods such as parts of North Highlands and South Sacramento where existing ADA-compliant multifamily stock is limited. These locations represent opportunities to significantly expand accessible housing options where the need is acute.

Geographic placement also supports proximity to healthcare and supportive services. Nearly 70 percent of sites are within one and one and a half miles of a medical clinic or hospital, with particularly strong clusters in Carmichael, Arden Arcade, and Cordova. In some communities sites are within walking distance of primary care providers, specialty clinics, and rehabilitation facilities. Antelope, Fair Oaks, and parts of Cordova also benefit from flat topography and connected sidewalks, offering barrier-free pedestrian routes to daily needs and transit.

While some higher-disability-prevalence tracts have gaps in continuous sidewalks or fewer nearby medical offices, these sites remain viable for three reasons:

- Development will deliver newly constructed ADA-compliant units that are absent from the current housing stock;
- Most of these locations have direct bus routes to regional medical hubs such as UC Davis Medical Center, Mercy San Juan, and Kaiser; and
- Several are candidates for integrated supportive housing in alignment with Housing Element Programs D3, D4, and D9.

Accessibility and Disability: Alignment of Program A1 Rezone Sites and Fair Housing Objectives of the Housing Element

Program A1's siting strategy, which combines high resource areas with tracts of concentrated disability prevalence, broadens both choice and availability for households with disabilities. In higher resource areas,

it increases opportunities to pair accessibility with high-quality amenities, while in high-prevalence areas it addresses the shortage of compliant units. Implementation of Programs D1, D2, D3, D4 and D9 will ensure these sites are leveraged to connect residents with accessible units to essential services, transit, and supportive resources.

OTHER NEIGHBORHOOD AMENITIES: RECREATION, EDUCATION AND FOOD RESOURCE ACCESS

As previously discussed in the *Access to Recreational Amenities* and *Access to Neighborhood Amenities: Food Resources, Schools, and Job Centers* sections above, the 59 lower income sites rezoned under Program A1 demonstrate strong alignment with affirmatively furthering fair housing (AFFH) goals by ensuring residents have meaningful access to recreational facilities, quality schools, and essential food resources. All sites are located within one mile of at least one public park, open space, trail, community center, or library, with a substantial majority within 0.5 mile, and several directly adjacent to such amenities. The rezoned sites are served by 11 park districts and 11 library service areas, offering neighborhood and regional parks, aquatic facilities, trails, and year-round programming. Additionally, County zoning requirements will ensure on-site open space and recreational amenities in all future developments.

Educational resources are equally well-distributed, with nearly all sites located within approximately one mile of at least one public K–12 school—often more than one—supporting safe and walkable access for families. Many sites also have proximity to post-secondary institutions, enhancing long-term educational opportunity. Food access is similarly strong, with the majority of sites within one mile of a full-service grocery store or local market, and many within 0.5 mile. Food banks and community-based food distribution programs are also present within accessible distances for most sites.

These proximity patterns align with HCD best practices and the County’s Housing Element objectives by reducing transportation costs, promoting active lifestyles, and improving equitable access to opportunity. By ensuring that rezoned sites are located near daily-needs amenities, the County has strengthened the overall livability of the lower income housing inventory and reinforced its commitment to siting affordable housing in locations that support health, stability, and upward mobility for residents.

PROGRAM A1, COUNTYWIDE REZONE FAIR HOUSING OUTCOMES

The Countywide Rezone Program’s fair housing components were designed to go beyond simple unit-count compliance by embedding explicit equity-based siting standards. These standards had two primary elements: ensuring that at least 30 percent of the lower-income shortfall is located in census tracts classified as highest, high, or moderate resource areas by the TCAC and HCD and focusing rezones within selected target communities to rebalance the County’s affordable housing geography.

Outcome: Opportunity Resource Area Placement

The Countywide Rezone Program resulted in the rezone of 74 sites, made up of 59 lower income category sites and 15 moderate income category sites. For the 59 lower-income category sites rezoned through Program A1, the County achieved a distribution pattern that meaningfully improves access to higher-opportunity areas while addressing the structural land availability constraints identified in Chapter 11 of the Housing Element. Collectively, these sites provide a realistic development capacity of 4,803 units, with 1,373 units—representing 42.71 percent of the lower-income RHNA shortfall of 3,215 units—sited in moderate or high resource tracts. This outcome not only surpasses the Program A1 target of 30 percent but also reflects an intentional shift away from historic patterns of concentrating affordable housing in high segregation and poverty and low resource neighborhoods.

See Figure E-60 for a geographical distribution of all rezone site by TCAC/HCD opportunity area within the County and Table E-14 and Figure E-61 for the comprehensive outcomes of the Countywide Rezone Program by TCAC/HCD opportunity area.

The Fair Housing Assessment chapter documented the County’s longstanding geographic challenges in placing lower-income housing within high and highest resource areas. Although these categories account for nearly half of the County’s total land area, the majority is rural, built-out, or otherwise noncompliant

with AB 1397 due to the lack of sewer, water, transit, or commercial services. When the analysis is narrowed to the Urban Policy Area (UPA), only 28 percent of urban land falls within the high or highest resource categories, much of which is already developed or encumbered by large-lot single-family zoning. These constraints make it difficult to identify qualifying sites for rezoning in areas with the strongest opportunity indicators. Program A1's requirement that at least 30 percent of the shortfall be addressed in moderate or above resource categories was designed as a deliberate countermeasure to these limitations, ensuring that the County's rezone strategy actively contributes to reducing disparities in access to opportunity.

By exceeding this benchmark, the County has taken a measurable step toward advancing its AFFH goals. The resulting siting pattern reduces the concentration of lower-income housing in lower-resource, high-poverty areas, while expanding access to neighborhoods with high-performing schools, quality parks, safer environments, and proximity to jobs and transit. Communities such as Antelope, Cordova, Carmichael/Old Foothill Farms, Fair Oaks, and Orangevale now feature more sites, with appropriate zoning, that open pathways to areas historically less accessible to lower income households. These placements directly advance Housing Element policies focused on equitable site distribution, increased integration potential, and improved access to amenities and services.

This outcome demonstrates that even within the physical and regulatory constraints identified in Chapter 11, targeted rezoning can reshape the spatial distribution of affordable housing in a way that both complies with State Housing Element requirements and substantively advances fair housing objectives. It reflects a shift from simply meeting numeric compliance to strategically leveraging the rezone program to improve long-term housing equity, supporting the creation of more inclusive, opportunity-rich communities across Sacramento County.

Figure E-60: Rezone Sites by TCAC/HCD Opportunity Area

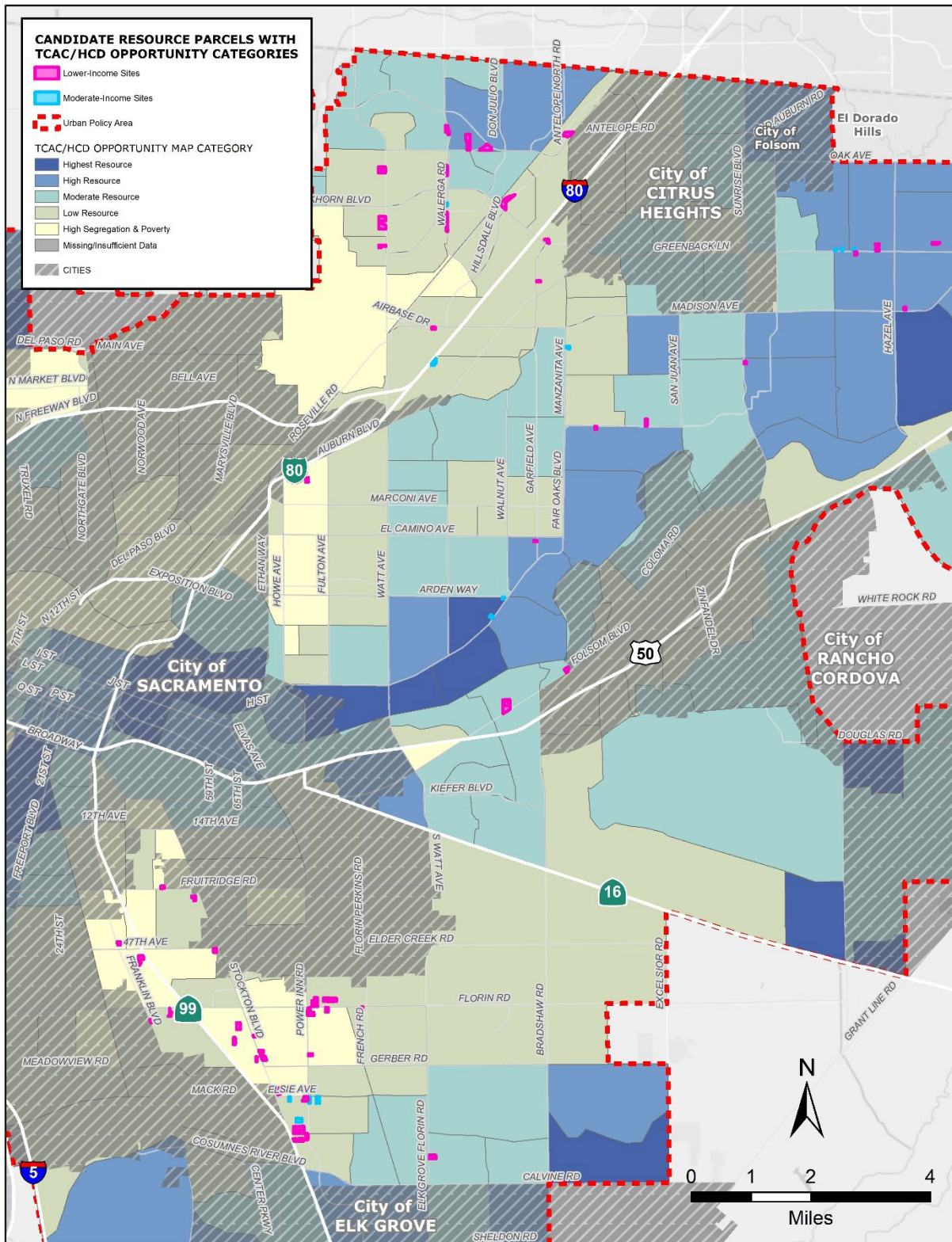
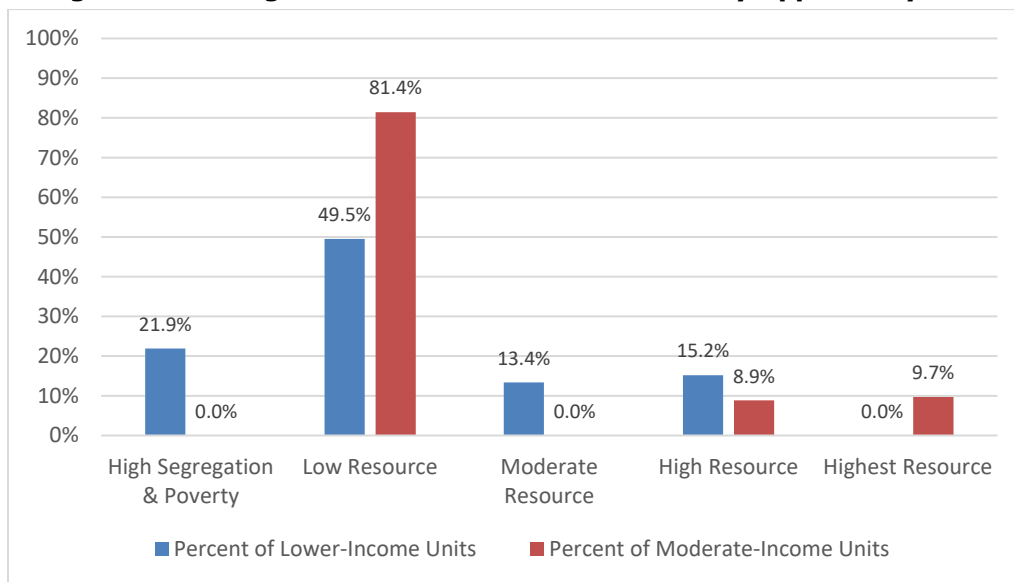


Table E-14: Program A1 Rezone Site Distribution by Opportunity Area		
TCAC/HCD Resource	Total Rezone Site Capacity (Realistic Development Capacity)	Number of Sites
Lower		
High Resource	730	10
High Segregation & Poverty	1052	16
Low Resource	2378	25
Moderate Resource	643	8
<i>Subtotal</i>	<i>4803</i>	<i>59</i>
Moderate		
High Resource	21	3
Highest Resource	23	2
Low Resource	193	10
<i>Subtotal</i>	<i>237</i>	<i>15</i>
Total	5040	74

Figure E-61: Program A1 Rezone Site Distribution by Opportunity Area



Outcome: Target Community Strategy

As discussed above, the Countywide Rezone Program resulted in a meaningful redistribution of lower-income capacity to targeted communities (Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale) with stronger opportunity characteristics. In total, 17 sites were rezoned, with a realistic development capacity of 1,327 lower income units, in the five target communities, representing a substantial share of the high/moderate-resource rezone inventory. This is notable given the program's dual objective of meeting the RHNA shortfall and expanding access to communities with higher-performing schools, better transit, and improved environmental quality.

The rezone included four sites and resulted in 708 lower-income units, or 53 percent of all units in target communities, within the Antelope Community. These sites benefit from proximity to regional job centers in Placer County, high-scoring schools, and abundant parkland. Their location in Moderate and High Resource tracts positions them to promote integration and reduce economic isolation.

The target community of Cordova accounts for two sites and 203 units, located near employment hubs and transit corridors that connect to Downtown Sacramento and Rancho Cordova's large office and industrial parks. These sites also overlap with planned infrastructure and streetscape improvements, enhancing long-term accessibility.

Carmichael/Old Foothill Farms target community includes five sites with a total capacity of 201 units distributed along established bus routes with access to grocery anchors and healthcare providers. While the rezone site tracts are not uniformly High Resource, they demonstrate above-average amenity access scores and are well-integrated into existing neighborhood infrastructure.

The target community of Orangevale includes four sites with a total capacity of 149 units in High Resource areas characterized by strong school performance and access to recreational asset. The location of the rezone sites and development patterns in Orangevale provides potential for development configurations compatible with existing neighborhoods.

Fair Oaks target community includes two site with a total development capacity of 66 units, strategically placed in stable neighborhoods with lower environmental health risks and strong civic amenities. These sites help diversify the affordable housing inventory in an area historically underrepresented in lower-income housing.

The quantitative outcomes confirm that Program A1 exceeded its commitment to distribute lower-income capacity into higher-opportunity settings. By channeling over 1,300 units into targeted, higher-resource communities, the program takes measurable steps toward addressing racial/ethnic segregation, economic disparity, and unequal access to public amenities. These placements align closely with Housing Action Plan policy such as HE 7.1.3 (equitable amenity access).

SUMMARY OF RELEVANT HOUSING ELEMENT PROGRAMS

Chapter 3 of the Housing Element, the Housing Action Plan, includes numerous programs specifically designed to facilitate housing development and ensure that both existing inventory sites and newly rezoned sites contribute to affirmatively furthering fair housing. These programs, referenced throughout the *Assessment of Fair Housing – Countywide Rezone Sites* section above, were strategically developed to support equitable housing outcomes.

Program A2: By-Right Development on Land Inventory Sites:

The County will amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements, non-vacant sites identified in the 5th Cycle Housing Element, and sites rezoned as part of Program A1, even if the development exceeds 150 units.

Program A6: Infill Program

Infill Program: The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites

and removing identified barriers through accomplishing the following tasks. Incentivizing infill in the moderate, high and highest opportunity areas will enhance housing mobility and affordability in high opportunity areas.

- Define infill sites.
- Assess/develop a comprehensive inventory of residential and commercial infill sites.
- Analyze existing regulations and codes to assess the impediments to development.
- Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County, especially Environmental Justice Communities and Moderate, High, and Highest Resource areas of the County.
- Analyze and address disconnects between the Zoning Code and the Design Guidelines.
- Identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects.

Program A7: Grants for Infill Development

The County will continue to pursue grant opportunities that remove or reduce barriers to infill development.

Program B3: Expediting and Aiding the Processing of Affordable Housing Projects

The County will expedite planning entitlements and building permits and aide developers of affordable housing projects by prioritizing them within reasonable timeframes to ensure meeting applicant's funding due dates. The County will explore creation of a program to subsidize pre-application meetings for affordable housing projects.

Program B9: Fee Waiver and Deferral Programs for Affordable Housing Projects

The County will continue to issue fee waivers and deferrals for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households or 49 percent are affordable to low-income households and on which affordability restrictions are subject to long-term (30 years or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency (SHRA).

Program B10: Additional Fee Waivers and Deferrals

In order to facilitate development of affordable housing units, the County will adopt amendments to the existing Affordable Housing Fee Deferral and Waiver Program. The County may also consider adopting additional fee waiver or deferral programs.

Program B11: Rezones, Consolidations/Mergers

The County will consider reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects. The County will also consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable. If these fee reductions are not adopted, the County will implement other measures to streamline or incentivize rezones, consolidations or mergers for developments where at least 20 percent of the units are affordable.

Program B12: Prioritize Water and Sewer Infrastructure for Affordable Housing

The County shall ensure compliance with California Government Code Section 65589.7.

Program C4: Vehicle Abatement and Substandard Housing

The County will actively enforce existing regulations and programs administered by the Code Enforcement Division regarding abandoned vehicles, outdoor storage of junk and rubbish, and substandard or illegal buildings, in order to protect and improve the integrity and stability of existing neighborhoods. Storage of

junk and rubbish and building violations will continue to be handled on a complaint basis and vehicle abatement will continue to be addressed through responses to complaints and neighborhood patrols.

The Code Enforcement Division will continue both the Vacant, Open and Accessible program and the Substandard Housing Program, which requires property owners to remove nuisance conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches.

Program C7: Information for Displaced Tenants

The County will amend the County Housing Code to require that property owners provide relocation benefits to tenants who are experiencing severe Health & Safety conditions. The Code Enforcement Division will also continue to provide information for displaced tenants of demolition activities on available services and programs.

Program C8: Seek and Attain Funding for Improved Public Infrastructure

The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize commercial corridors as Notices of Funding Availability (NOFA) are released. Improvements will be prioritized in Environmental Justice Communities based on identified needs.

Program D1: Universal Design

The County will convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and targeted outreach to developers.

Program D2: Accessible Unit Tracking

The County will track the number of newly constructed or rehabilitated dwelling units that are accessible to people with disabilities. The County will provide the address and number of units to Resources for Independent Living Sacramento for inclusion in their housing list for people with disabilities.

Program D3: Incentives for Senior Housing

The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will offer financial support such as below-market-rate loans and mortgage revenue bonds that will encourage the creation of affordable independent living housing for seniors. Priority will be given to High and Highest Resource areas and areas sensitive to displacement.

Program D4: In-Home Supportive Services

The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or disabled persons who are unable to perform activities of daily living and cannot remain safely in their homes without help.

Program D9: Supportive Living Uses

The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with Sacramento County Housing Element 40 with changes to State law to increase housing, especially for special needs groups, including people with developmental disabilities.

Program E1: Preserve Affordable Housing at Risk of Becoming Market-Rate

The Sacramento Housing and Redevelopment Agency (SHRA) will track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available. SHRA will ensure that owners have complied with Government Code Sections 65863.10, 65863.11, and 65863.13 before releasing regulatory agreements or approving ownership transfers for projects affiliated

with SHRA. In addition, at least annually, SHRA will review the list of properties with expiring regulatory agreements and contact owners whose properties' restrictions will expire within the following 36 months. SHRA will coordinate with qualified entities upon initial noticing and pursue and support applications for funding. In order to maximize tenant protections, SHRA will offer coordination assistance – developer outreach for owners planning to sell and tenant education for owners planning to allow their restrictions to expire.

Program E3: Affordable Housing Ordinance Amendment

The County will perform an evaluation of the effectiveness of the Affordable Housing Ordinance by 2023 to determine if it is building affordable housing at the rate anticipated at the time of adoption (ten percent). The County will also pursue an economic feasibility study to guide any decision to include an inclusionary housing component. Based on the outcome of the evaluation and study, the County will consider amendments to the Affordable Housing Ordinance to increase the amount of affordable housing units built in the County. As part of the evaluation prioritizing opportunities to produce housing in the highest, high, and moderate resource areas will be examined. The County will also amend the Affordable Housing Ordinance to modify the owner-builder exemption. As part of this update the County will engage with a broad range of stakeholders, including affordable housing developers. Outreach will occur during the time the update is occurring and will consist of a kick-off meeting and at least three focus group meetings with stakeholders.

Program E4: Housing Incentive Program

The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law.

Program E7: Mortgage Revenue Bonds

The County, through SHRA, will continue to assist in the development of affordable housing, including extremely low income housing, by providing gap financing and issuing mortgage revenue bonds to finance affordable housing. SHRA will also meet with affordable developers to provide support for funding applications and offer technical assistance with site identification, project concept feedback, predevelopment meetings, development incentives and permit processing. The County and SHRA shall explore ways to increase affordable housing development in moderate, high and highest resource areas throughout the County.

Program G3: Renters Helpline

The County will contract with fair housing service providers to provide the Renters Helpline (or an equivalent service), a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage.

Program G5: Tenant Protections

The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors.

SUMMARY OF OUTREACH

PROGRAM A1, COUNTYWIDE REZONE PROGRAM OUTREACH

The following summarizes outreach and responses received during the planning and environmental review stages of the Countywide Rezone Program.

Property Owner Outreach and Response

In March 2022, letters to property owners of proposed rezone sites were mailed informing them their property was considered for rezoning to a higher density to meet the County's RNHA obligation. The letter disclosed to property owners that if their property is ultimately rezoned, it will have a greater residential density allowance than existing and the property would be identified as available to accommodate affordable housing. Eighteen property owners requested specific proposed zoning designations, and PER staff worked with property owners to identify appropriate zoning designations based on compatibility with existing surrounding zoning designations and land uses.

Subsequently, property owners received mailings of the CEQA SEIR Notice of Preparation (NOP) in June and December 2023 informing them of the environmental review underway for the Project. In April 2024, property owners received mailings informing them of the availability of the Draft SEIR for public review and comment.

Of the 79 candidate rezone sites, 26 property owners of 28 candidate rezone sites (some property owners own more than one candidate rezone site) that contacted PER as a result of receiving the above-described mailings were either supportive of the Project or generally inquired about the Project but did not indicate support or opposition.

Community Planning Advisory Council Workshops and Community Response

In April and May 2022, PER conducted workshops with the community planning advisory councils (CPACs) in the 10 community planning areas (and the Natomas community, which contained potential rezone sites at the time) that contained potential rezone sites. At these workshops, PER provided an overview of the State requirements for the Project, methodology for identifying potential rezone sites, and previewed a list and map of potential rezone sites within the community planning area. PER reiterated that the Project does not propose to construct any housing units as the County is only required to provide capacity for the future development of housing units to meet the County's RHNA obligation.

General feedback received by the communities at the CPAC workshops consisted of clarifications on State requirements for the rezone effort, input on potential rezone sites that should be considered, and concerns on specific potential rezone sites and zoning proposed. Communities that expressed specific concerns related to a potential rezone site and proposed zoning included Carmichael/Old Foothill Farms, Fair Oaks, and Orangevale.

Apart from the CPAC workshops, PER has not received substantial input from the general community (excluding property owners of candidate rezone sites) on the Project. There have been several general inquiries from the public regarding the Project, some from developers looking for available sites for development. Developers both expressed support for and opposition to the Project, depending on their typical residential product type and how it would be accommodated on potential rezone sites. House Sacramento and the Sacramento Housing Alliance expressed support in rezoning to higher residential densities to increase affordable housing supply.

Pursuant to Section 610-118(d) of the Old Florin Town SPA requiring application review distribution to the Florin Historical Society (FHS) for rezones within the SPA, PER notified the FHS of the Project on February 29, 2024 via letter detailing the candidate rezone sites within the Old Florin Town SPA. There are seven rezone sites (Sites 73 through 79) located in the Old Florin Town SPA; none of the candidate rezone sites are located within or abutting properties identified in the SPA's Old Florin Historic Core or Historic District Boundary. Six of those candidate rezone sites (Sites 73 through 78) were existing sites in the Housing Element allocated to the moderate income categories before being rezoned.

At the request of the FHS, PER met with members of the FHS on April 17, 2024. FHS members expressed opposition to the Project due primarily to the sentiment that there is an unproportionate amount of acreage for the lower income category identified in the Old Florin Town SPA, and the impacts to traffic (including emergency access), public services (fire protection, law enforcement, schools, etc.), and amenities from the increase in residents the Project would generate.

Development Review Departments/Agency Outreach and Response

In addition to distributing the NOPs to departments and agencies involved in the development review process and conducting agency scoping meetings in June 2023 and December, PER formally requested conditions of approval for the Project from development review departments/agencies in January 2024. Throughout January and February 2024, PER met with development review departments/agencies to discuss conditions of approval that would be appropriate to include on each candidate rezone site's

HOUSING ELEMENT AMENDMENT 1 OUTREACH

Placeholder – will be added before final submittal

This page intentionally left blank.