



**COUNTY OF PLACER**  
**Community Development Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING**

Paul Thompson  
Deputy Director of Planning

**HEARING DATE:** August 22, 2013  
**ITEM NO.:** 4  
**TIME:** 11:00 AM

**TO:** Placer County Planning Commission

**FROM:** Christopher Schmidt, Senior Planner

**DATE:** August 15, 2013

**SUBJECT: PLACER COUNTY HOUSING ELEMENT UPDATE (PGPA T2012-0231)  
NEGATIVE DECLARATION**

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**STAFF PLANNER: Christopher Schmidt**

**LOCATION: Countywide**

**APPLICANT: Placer County Planning Services Division**

**PROPOSAL:** As required by California Government Code Article 10.6, commencing with Section 65583, staff has prepared a Housing Element for consideration by the Planning Commission. The Housing Element was prepared by a collaboration of County departments and Mintier Harnish, a planning consultant, along with input by the public. The Housing Element provides goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County.

A public workshop was held by the Planning Commission on February 28, 2013 to receive public comment on the draft Housing Element and to provide a recommendation to the Board of Supervisors to submit the Draft Background Report and Housing Element Policy Document to the California Department of Housing and Community Development (HCD) for review and certification. On April 9, the Board of Supervisors directed staff to submit the draft Housing Element to HCD for review and certification.

After review by HCD, they have determined the document is in conformance with State law. The Housing Element must now be considered for recommendation by the Planning Commission and adoption by the Placer County Board of Supervisors before it is submitted to HCD for final certification.

**CEQA COMPLIANCE:** A Negative Declaration has been prepared for this project and has been finalized pursuant to CEQA (Attachment B). The Negative Declaration was released for public comment on June 7, 2013 and the public comment period ended on July 8, 2013. Two comment letters were received and are provided in Attachment B.

Based on the environmental assessment, the proposed project is not anticipated to have a significant impact on the environment. The Negative Declaration must be found to be adequate by the decision-making bodies to satisfy the requirements of CEQA, and findings for this purpose can be found at the end of this staff report.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:** Legal notice was published in the *Sacramento Bee* and *Sierra Sun* newspapers. Other appropriate public interest groups and citizens were sent copies of the public hearing notice.

**BACKGROUND:** Every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. While jurisdictions review and revise all elements of their General Plan periodically to ensure that the documents remain up to date, California law is more specific in regard to the schedule for updating the Housing Element, requiring an update at least every eight years. Under California law (Govt. Code §65588 (e)(3)), Placer County's Housing Element has to be submitted to the California Department of Housing and Community Development for review and certification. The current Housing Element planning period runs from 2013 through 2021.

This 2013-2021 Draft Housing Element update was initiated in August 2012 with a public workshop conducted on October 25, 2012. The Housing Element Draft Background Report was released for public review and comment in January 2013. An overview of the Housing Element was also presented to ten Municipal Advisory Councils earlier this year.

Following public hearings before the Planning Commission and Board of Supervisors, the County submitted the original 2013-2021 Draft Housing Element on April 22, 2013 to HCD for review. HCD completed their initial 60-day review in early June and provided the County with informal comments describing the revisions needed to comply with State housing element law.

Through additional discussions and submissions to HCD, Staff revised background information, programs, and policies pursuant to the State's comments. All of the revisions to the Draft Housing Element were made to ensure that the County's Housing Element complies with State law.

Changes made to the Background Report and Policy Document resulting from comments received from HCD include:

- Added more information to the density analysis, including:
  - Community area character descriptions (Background Report pp. 63-66)
  - Information about median rental rates in nearby cities (Background Report p. 68)
  - A discussion of the conversation County staff had with affordable housing developers at a meeting with SACOG (Background Report pp 69-70)
  - Information from the survey of affordable housing projects in the region compiled by SACOG (Background Report p. 70)

- Changes to the Sites Inventory combining the inventory for very low- and low-income into "lower-income" (Background Report pp. 90, 92-93; Table A-2)
- Added information regarding the transitional and supportive housing regulations (Background Report pp. 97-99)
- Added Program F-7 to the Policy Document re: coordination with the Alta Center to better serve the needs of residents with developmental disabilities. (Policy Document p. 66)
- Added Program F-8 to the Policy Document (p. 66) and additional information on pp. 97-99 of the Background Report to address deficiencies in County regulations regarding transitional and supportive housing.

On June 13, 2013, HCD provided a conditional approval letter to the County stating the revised Draft Housing Element is in substantial compliance with State law (Attachment C).

As required by state law, the County requested that the Airport Land Use Commission make a consistency determination for the draft Housing Element with the adopted Airport Land Use Compatibility Plan (ALUCP). Based upon the consistency review (Attachment D), the following changes were made to the draft Housing Element:

- Added Policy A-8 to the Policy Document (p. 50) to emphasize that residential development within Airport Land Use Compatibility Zones C1 and C2 must conform with the criteria found in Table 2A of the Placer County Airport Land Use Compatibility Plan:

*Residential projects proposed within Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones have not been counted in the Housing Element Inventory of Vacant Parcels.*

- Revised the terminology in the Vacant Parcel Inventory (Table A-2) to be consistent with current ALUCP terminology.

HCD will review all of the proposed changes after adoption by the Placer County Board of Supervisors. HCD has 90 days in which to report its final written findings to the County, stating whether the Housing Element as adopted complies or does not comply with state requirements.

**RECOMMENDATION:**

Staff recommends that the Planning Commission forward a recommendation to the Board of Supervisors to; 1) Adopt a Negative Declaration as set forth in Attachment B, and, 2) approve amendments to the Placer County Housing Element update as set forth in Attachments A and E subject to the following findings.

**FINDINGS:**

**CEQA**

1. The Negative Declaration has been prepared as required by law. The Project is not expected to cause any significant adverse impacts.
2. There is no substantial evidence in the record as a whole that the project will have a significant effect on the environment.
3. The Negative Declaration for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Auburn CA, 95603.

**GENERAL PLAN AMENDMENT**

1. The proposed technical General Plan amendments promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
2. The amendments are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Respectfully submitted,



Christopher Schmidt, Senior Planner

- cc: Michael J. Johnson - CDRA Director  
 Paul Thompson - Deputy Director of Planning  
 Karin Schwab - County Counsel's Office  
 Rebecca Taber - Engineering and Surveying Division  
 Laura Rath - Environmental Health Services  
 Kathie Denton - Health and Human Services  
 Housing Element Distribution Lists  
 All MAC's

**ATTACHMENTS:**

- Attachment A: Changes to Housing Element Background Report and Policy Document
- Attachment B: Negative Declaration and Correspondence
- Attachment C: CA Department of Housing and Community Development Correspondence
- Attachment D: Airport Land Use Compatability Plan Consistency Review
- Attachment E: Full Housing Element with Track Changes (CD)

of public facilities, services, and infrastructure for residential development during the Housing Element planning period.

### ***1. Residential Sites Inventory***

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

The inventory is required to include the following (Government Code Section 65583.2(b)):

- A listing of properties by parcel number or other unique reference;
- The size of each property listed and the general plan designation and zoning of each property;
- For non-vacant sites, a description of the existing use of each property;
- A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.
- A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

### **Characteristics of Areas Included in the Inventory**

Placer County covers a large and diverse geographic area. While some areas in Southwest Placer County are relatively suburban, the foothill areas and High Sierras to the east are much more rural in nature. New high-density development within Placer County is generally constrained by the lack of public water and sewer infrastructure. Therefore, many of the inventoried sites are within specific plan areas or in sections of the county with adequate infrastructure, including the Tahoe Basin, North Auburn, Granite Bay, and west Placer County.

### Auburn/Bowman

The Auburn/Bowman area can be characterized as a rapidly developing foothill community with a central urban downtown area and suburban development to the north and south, strip commercial development along the primary north-south road, Highway 49, and nodes of highway commercial activity to the east along Interstate 80.

More recent development of the Highway 49 corridor, especially between Dry Creek Road on the north and New Airport Road on the south, Dewitt Center to the west, and the Auburn Airport to the east, has resulted in the establishment of an office, commercial, and service-oriented urban area two to three miles north of the traditional center of the Auburn community.

This area now includes the hospital, airport, industrial centers, larger commercial facilities, county government complex, schools, parks, and a large number of multi- and single-family housing developments. This area has developed with urban-type development and has adequate infrastructure and services to handle higher-density housing. The County-owned Dewitt Center is strategically located in the center of North Auburn and is considered an appropriate affordable housing location. The County has proposed Program A-7, an update to the Dewitt Center Master Plan to identify sites appropriate for higher-density and mixed-use development.

### Martis Valley

The Martis Valley area of Placer County consists of an area of land that is approximately 25,570 acres near the Town of Truckee in the central Sierra Nevada Mountains north of Lake Tahoe. Land use patterns consist of a wide range of urban and commercial areas, forest lands, public and private recreational areas and facilities, as well as areas designated for airport use.

Existing residential communities within the Placer County portion of Martis Valley consist of Ponderosa Palisades, Martiswood Estates, Ponderosa Ranchos, Sierra Meadows, Lahontan, Schaffer's Mill, Hopkins Ranch, and the Northstar-at-Tahoe resort community. The Northstar-at-Tahoe resort community consists of over 1,500 private homes and condominiums, some of which serve as rental properties. There is a workforce housing apartment complex, Sawmill Heights, at Northstar.

There is minimal undeveloped commercial land within the valley and several vacant multi-family housing parcels. Northstar-at-Tahoe, Lahontan, and Schaffer's Mill have workforce housing development requirements that are planned or under construction.

### Sheridan

Sheridan is located in the northwest corner of the county near the Yuba County line. Highway 65 provides access to Wheatland to the north and the cities of Lincoln, Rocklin, Roseville, and Sacramento to the south. Sheridan is largely a rural residential community surrounded by agricultural uses and conservation lands.

Although a community plan was prepared in 1976 that would allow for a significant amount of new development around the Sheridan townsite, constraints on public sewer and water limit the potential to accommodate the urban levels of development. There is current capacity for 82 additional dwelling units within the townsite where water and public wastewater service and vacant multi-family zoned land are available.

### Squaw Valley

Squaw Valley is a drainage basin located in the Sierras and is one of the principal recreation resources in the county. Development in Squaw originally began in the 1940s, although development of the ski facilities and the residential community was greatly accelerated by the 1960 Winter Olympics in Squaw Valley. The valley has a mix of open space, recreational areas, ski-related commercial uses, hotel accommodations, and residential uses, including townhouses, condominiums, single-family housing, and employee housing.

The County is currently (2013) processing a Specific Plan for the comprehensive development of approximately 101.5 acres of the previously developed Squaw Valley Olympic Village area located at the western end of Squaw Valley. The Specific Plan calls for development of a recreation-based, all-season resort community consisting of 1,335 fractional ownership residential and guest accommodation units that would include condominium hotels and semi-attached and detached fractional ownership residential properties. The plan area would develop a maximum of 387,000 square feet of commercial uses to serve resident and guest populations in the village. Employee housing would be required as part of the project.

### Dry Creek/West Placer

The Dry Creek area is located in the southwest corner of Placer County. Much of the area is rural-residential with one- to two-acre or larger lots. Due to poor soil conditions, the Placer County Environmental Health Department has mandated that all development on lots less than seven acres be connected to a public sewer system. There is public sewer in the plan area adjacent to the city of Roseville and in the Waterga Road corridor.

Several medium-density subdivisions along with two Specific Plans have been approved for this area: Riolo Vineyards and Placer Vineyards. Sewer and water service must be extended to serve the Placer Vineyards project. There are three commercially-zoned properties outside of the Specific Plan areas suitable for affordable housing.

### Foresthill

The Foresthill Divide comprises approximately 109 square miles located in the foothills of the western slope of the Sierra Nevada Mountains in central Placer County. Several small, rural communities are located on the Divide, including Foresthill, Todd's Valley, Baker Ranch, Michigan Bluff, and Yankee Jim's. The majority of the Plan Area is forested and/or part of the steeply-sloping topography that slopes to the Middle and North Forks of the American River.

Septic tank/leach field systems are the principal method of sewage disposal in the area. The only community sewerage systems (i.e., community leach fields, oxidation ponds) are those serving mobile home parks, two apartment complexes, and four houses on one lot. Future growth will continue to be served by septic systems making high-density, affordable housing unlikely on the Divide.

### Granite Bay

Granite Bay, in the southeast corner of the county, is close to employment centers in Roseville, Sacramento, and Folsom. It offers a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, and the prevalence of small agricultural and animal raising uses in the area.



Douglas Boulevard, Auburn-Folsom Road, and Sierra College Boulevard are the primary east-west and north-south roads in the area. There is some multi-family residentially-zoned land and several vacant commercial parcels that could be developed for affordable housing. Sewer capacity constraints in some portions of Granite Bay limit the potential of high-density housing construction.

### *Horseshoe Bar/Penryn*

The Horseshoe Bar/Penryn is an area of approximately 25 square miles located in the foothills south of the unincorporated area of Newcastle and the city of Auburn, north of the Granite Bay community, west of Folsom Lake, and east of the Town of Loomis and cities of Rocklin and Roseville.

Over the past few decades, the land use pattern has been changing from rural-agricultural to residential development on small acreages. Several areas are built up beyond their capacity to utilize rural-type water and sanitary facilities, while public services, such as sewers, have been provided in areas that have not developed.

Higher densities occur in the "Penryn Parkway" area where public utilities are readily available. This is especially true due to the highly variable soils in the Plan area which make it difficult to provide septic systems and private wells on small lots.

### *Meadow Vista*

Meadow Vista encompasses approximately 7,000 acres in the foothills approximately seven miles northeast of the city of Auburn. Since the 1970s, significant land development has taken place in Meadow Vista. The majority of this has been accomplished by minor land divisions (4 or fewer parcels).

One large development project in the Plan area is the Winchester Planned Unit Development consisting of 409 residential units surrounding a golf course. Since septic tanks will continue to be the source of sewage disposal in the area, high-density residential housing is not feasible.

### *Weimar/Applegate/Clipper Gap*

The Weimar/Applegate/Clipper Gap area is located in the foothills between the cities of Auburn and Colfax. The area is attractive for residential development because of its rural character and location close to employment and recreation facilities. Since sewage disposal for the majority of the area is currently accommodated by individual septic systems, the area is predominantly single-family residential on large lots (minimum 2.3 acres in size per Placer County Environmental Health requirements). The County does provide sewer services for the Applegate commercial district where there is commercially-zoned land appropriate for higher density housing.

### *Tahoe Basin*

The Tahoe basin features some of the most attractive and popular areas of Placer County. New development in the basin must comply with both County and Tahoe Regional Planning Agency regulations. In the basin, the housing problems faced by residents are different from those in the rest of the county. Unlike many jurisdictions, the Tahoe Region has a quantified, limited supply of suitable land available for development or redevelopment. The total quantity of housing is controlled by TRPA's release of residential allocations and the bonus unit incentive program. There are also height, coverage and density restrictions.

The increase in the default density standard comes at a time when Placer County's housing market is more affordable than ever. The following three-part analysis demonstrates that the adopted density ranges allowed in Placer County (up to 21 units per acre) encourage the development of housing for lower-income households given market demand, financial feasibility, and project experience in Placer County.

### ***Market Demand***

As demonstrated in the discussion of housing costs, home sale prices and the cost of land have declined dramatically in the county and throughout many parts of California. Additionally, as described earlier, market rents are generally affordable to lower-income households. Apartments in Colfax and Foresthill were advertised in the range of \$600-700 for a one-bedroom, around \$750 for a two-bedroom unit, and between \$700-950 for a three bedroom unit. In North Auburn, rents are slightly higher, with two-bedroom apartments listed in the range of \$775-1,000, and three-bedroom apartments in the range of \$1,075-1,445. These rents are much lower than market-rate rents in the nearby urban areas, and demonstrate that market-rate apartments can be affordable to lower-income residents at allowed densities without financial subsidy.

Since apartments tend to be located within the cities in Placer County where infrastructure and services are available, there is more information on multifamily rental rates in the cities. Table 44 below shows the price range and median rents by bedroom size for apartments in the cities of Auburn, Rocklin, and Roseville. As shown in the table, market rate rents in the incorporated areas of the county can also be affordable to lower-income households without subsidy.

TABLE 44  
MARKET RATE RENTS FOR APARTMENTS IN PLACER COUNTY  
2012

City	1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms	
	Range	Median	Range	Median	Range	Median	Range	Median
Auburn	\$800-950	\$875	\$895-936	936	\$1,076-1,800	\$1,385	---	---
Rocklin	\$666-1,515	\$890	\$650-2,015	\$1,105	\$850-2,015	\$1,500	\$1,185-1,193	\$1,190
Roseville	\$650-1,510	\$935	\$768-2,600	\$1,225	\$884-2,515	\$1,610	\$1,198-1,212	\$1,200

Source: City of Auburn Housing Element, 2013.

High-density apartments are not the only source of affordable housing in the county. Many lower-income households live in other types of housing including duplexes, mobile homes, and modest single family homes. Many own their own homes. Sales prices for single family homes are well below the state median in many parts of the county and are generally affordable to the upper range of a low-income household.

### ***Financial Feasibility***

Placer County still has a significant amount of vacant land available for residential development that is inexpensive, especially in the current market. While land costs vary substantially across the county based on a number of factors, due to the collapse of the housing market prices are down considerably from the peak of the market several years ago. As properties begin to get closer to existing development with zoning regulations that allow for more dense development, the typical sale price per acre increases. However, based on current (2012) market data, the value of agricultural land is between \$6,000 and

\$8,000 per acre. For buildable parcels, sale prices typically range from \$20,000 to \$30,000 per acre depending on property attributes and if utilities available.

Land costs in Placer County are low enough that the number of units necessary to allow an affordable housing development project to achieve economies of scale is much lower than that of more urbanized areas. Given the availability of land and lower land prices in Placer County, densities in the range of 10 to 20 units per acre, depending on the location within the county, are appropriate for affordable housing.

Table 45 demonstrates the cost effectiveness of different densities in terms of land costs per unit. The table shows the per unit land cost at various densities based on an average land cost of \$25,000 per acre in the unincorporated county, excluding the Tahoe Region, where land prices are much higher. The difference between per unit land costs at various densities is insignificant as a percentage of total development costs. Land costs per unit are approximately \$2,500 at 10 units per acre and \$833 per unit at 30 units per acre. Substantially lower land costs make MDR designated sites no less desirable than HDR designated sites for affordable housing.

<b>TABLE 45</b> <b>LAND COSTS PER UNIT AT</b> <b>DIFFERENT DENSITIES</b>  <b>Placer County</b> <b>2012</b>	
Units per Acre	Land Costs per Unit
5	\$5,000
10	\$2,500
15	\$1,667
20	\$1,250
25	\$1,000
30	\$833

Source: Mintier Harnish, 2012.

In the Tahoe Region where land costs are closer to \$1 million per acre, density can make a more significant difference in the overall financial feasibility of a project; however, densities in this area are determined by TRPA. Currently, densities are limited to 15 units per acre. While TRPA is proposing to allow Community Plans in the region that demonstrate environmental improvements to increase building height and density, TRPA still has the ultimate authority to determine densities within the region.

In early 2013, SACOG hosted a meeting with affordable housing developers from Mutual Housing and Mercy Housing to discuss the characteristics that make affordable housing projects feasible. When asked if there was a specific density needed to make a project financially feasible, both representatives responded that there was not. They said that it was more important that the affordable housing project fit within the character of the surrounding community. The cost of different construction types was mentioned at the meeting as well, particularly that housing costs can increase at higher densities because of the need to build steel frames instead of wood and provide podium or underground parking instead of surface parking. The developers with Mercy Housing and Mutual Housing were more concerned with the parcel sizes available and the incentives the jurisdiction would offer to encourage affordable housing. They mentioned that reduced parking is a primary incentive sought by affordable developers.

When choosing a site for an affordable housing development in Placer County, housing developers are less concerned with density of a potential site than with proximity to established communities and access

to basic infrastructure such as water and sewer. ~~There As described earlier, there~~ are few areas of the county where infrastructure is sufficient to support high density development.

### ***Development Experience in Placer County***

Unincorporated counties typically develop in different ways than urban areas. Affordable housing takes a variety of forms, including low-density apartment complexes, townhomes, duplexes, mobile homes, and modest single-family homes. Table 46 lists several affordable housing developments in Placer County that have been approved or built at densities of 20 units or fewer per acre. In fact, many affordable projects are built at densities of 10 units per acre or less. Affordable housing developers tend to seek out land zoned for medium-density residential development in addition and to land zoned for higher-density development.

**TABLE 46**  
**RECENT AFFORDABLE HOUSING DEVELOPMENTS**  
**Placer County**  
**2012**

<b>Development Project/Location</b>	<b>Maximum Allowable Density</b>	<b>Approved Density</b>	<b>Total Units</b>	<b>Location</b>	<b>Date Approved/Constructed</b>
<b>North Auburn</b>					
Atwood Village	10	12.4	16 (4 deed restricted)	North Auburn	Completed 2008 (density bonus)
Quartz Ridge Apts.	10	10	64	North Auburn	Approved, Unbuilt
Terracina Oaks	15	18	56	North Auburn	Completed 1994
Timberline	15.0	10.6	78 units	North Auburn	Approved, Unbuilt
<b>Kings Beach</b>					
Kings Beach Housing	25	25	77 units	Kings Beach	Completed 2010-12
<b>Martis Valley</b>					
Timilick – Lot A	10	10	48	Martis Valley	Approved, Unbuilt
Timilick – Lot B	8	8	8	Martis Valley	Approved, Unbuilt

Source: Placer County, 2012.

In the unincorporated county, there has been little interest in density bonuses in the last ten years. Most developers have built affordable projects at or below the maximum allowed densities, with no need to request additional densities. This provides more evidence that density is not a determining factor in providing affordable housing since there is such little interest in higher-density projects on the part of affordable housing developers.

A recent survey of affordable housing development compiled by SACOG shows that the densities of existing affordable housing developers vary widely in the SACOG region. In the cities of Auburn, Lincoln, and Rocklin, which are all more urban than the unincorporated areas of Placer County, 90 percent of affordable housing projects were built at 20 units per acre or less; nearly 45 percent were built at densities of 15 units per acre or less. The survey helps support the finding that densities of 20 units per acre and lower are financially feasible for the development of affordable housing in Placer County.

for residential use and 2) vacant sites zoned for nonresidential use that allows residential development.

- **Relation of density to income categories.** The following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:
  - Sites with a land use designation/zoning district combination with a maximum allowable density of at least 20 units per acre were inventoried as available for lower-income (i.e., very low- and low-income) residential development based on the analysis in the Density and Affordability section on page 78. It is possible, based on the density analysis, that affordable housing could be built at densities lower than 20 units per acre. For example, there are two sites in the Auburn/Bowman Community Plan Area that allow up to 15 units per acre, which could be feasible for the development of affordable housing. However, since there is more than enough capacity in the county to accommodate its lower-income need, these two sites were counted as moderate-income sites.
  - Sites with a land use designation/zoning district combination that allow multi-family housing with a maximum allowable density less than 19 units per acre are inventoried as available for moderate-income residential development. Based on existing developments in Placer County, these densities are adequate to provide for the provision of moderate-income housing.
- **Inventoried affordable units by category.** While the maximum allowed residential density was used to determine the income categories of the inventoried sites, the inventory uses the following assumptions about realistic unit buildout capacity for the sites.
  - 85 percent of maximum buildout capacity for parcels with residential land use designation and zoning. For example, a vacant site that allows a 20 unit per acre maximum density without a density bonus is inventoried with a development capacity of 17 units per acre (85 percent of 20 units per acre). [Note: since the site could be developed at up to 27 units per acre with a 35 percent density bonus, the inventoried density of 17 units per acre is only 63 percent of the maximum allowed density for affordable units].
  - 75 percent of maximum buildout capacity for parcels with a non-residential land use designation and zoning. For example, a vacant site that allows a 20 unit per acre maximum density without a density bonus is inventoried with a development capacity of 15 units per acre (75 percent of 20 units per acre). [Note: since the site could be developed at up to 27 units per acre with a density bonus, the inventoried density of 15 units per acre is only 56 percent of the maximum allowed density for affordable units].
  - For certain sites, based on specifically identified constraints, the inventoried percent of maximum buildout capacity has been reduced beyond the default assumption described above. The buildout assumption is stated in the notes for each site.
  - A number of the vacant sites in the table are inventoried as having no development potential for lower-income higher-density housing (they still might have some residential development potential). The reasons for each site are provided in the "notes" column and range from infrastructure limitations in a certain locations to other constraints such as steep slopes.

Number(s) (APN), Placer County General Plan land use designation, zoning district, maximum allowable density based on the land use designation and zoning, size, number of affordable units (by very low-, low-, and moderate-income categories) based on maximum density, number of affordable units inventoried (by category), and additional notes.

As shown in the table, Placer County has a total inventoried capacity of 5,053 affordable units (~~3,718 very low-, 286 low-, and 1,049 moderate-income~~ 3,974 lower- and 1,079 moderate-income) on vacant sites with residential land use designations and zoning allowing higher density housing; and ~~2,947-2,877~~ affordable units (~~2,947-2,877~~ lower- and 0 moderate-income) on vacant sites with non-residential land use designations and zoning allowing higher density housing.

## **Inventory of Vacant Sites in the Tahoe Basin**

The vacant residential land inventory discussed above did not include an analysis of sites located in the Tahoe Basin. Since development in the Tahoe Basin occurs under a different regulatory framework (for details see Section III(A)(13) (Impediments to Affordable Housing Production in the Tahoe Region) in this document), potential higher-density housing sites are analyzed separately.

Table A-3 (in Appendix A) shows the inventory of sites within the Tahoe Basin that met the following criteria as of January 1, 2013:

- Vacant parcels one acre or larger in size as delineated in TRPA's GIS parcel database and as verified by County staff through aerial photographs and/or field observation.
- In Plan Area Statements (PASs) that allow multi-family dwellings

For each site, the table shows the Assessor's Parcel Number(s) (APN), PAS, size, maximum allowable density, maximum number of affordable units, , number of inventoried affordable units inventoried (by very low-, low-, and moderate-income categories), TRPA incentives that apply to the site, and additional notes.

All of the sites except for one allow a maximum density of 15 units per acre. This is the maximum allowed under current TRPA regulations. These sites were inventoried as available for low-income residential development. The one site with a maximum allowed density of 8 units per acre was inventoried as available for moderate-income residential development.

The inventory uses the following an assumption of 85 percent of maximum buildout capacity for the inventoried unit buildout capacity for all the sites.

As shown in the table, there is a total inventoried capacity in the Tahoe Basin of 408 lower-income units (0 very low-, 393 low-, and 15 moderate-income) on vacant sites.

## ***2. Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group***

Table 47 provides a summary of residential holding capacity in Placer County compared its share of the regional housing need for lower income households as assigned in the RHNA. The figures for built and planned projects with an affordability component are from Table A-1 (in Appendix A). The figures for residential holding capacity on vacant land with residential and non-residential designations are from Table A-2 (in Appendix A). The figures for residential holding capacity on vacant land in the Tahoe Basin are from Table A-3 (in Appendix A).

As shown in the table, Placer County has a total residential capacity (~~9,062~~ 8,992) in excess of its RHNA for affordable units (3,258). Additionally, Placer County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA numbers. However, as described previously, a complete inventory of all vacant residential land within unincorporated Placer County was not conducted.

**TABLE 47**  
**AFFORDABLE RESIDENTIAL HOLDING CAPACITY COMPARED TO RHNA BY INCOME**

**Unincorporated Placer County**  
**January 1, 2013 to October 31, 2021**

	Very Low	Low	Moderate	TOTAL AFFORDABLE
RHNA	1,365	957	936	3,258
Affordable Residential Holding Capacity	<del>6,705</del> <u>999</u> <u>7,604</u>		<del>4,358</del> <u>1,388</u>	<del>9,062</del> <u>8,992</u>
Approved and Planned Projects with an Affordability Component (see Table A-1)		40 <del>320</del> <u>360</u>	294	654
Residential Holding Capacity on Vacant Land w/ Residential Designations (see Table A-2)	<del>3,718</del> <u>286</u> <u>3,974</u>		<del>4,049</del> <u>1,079</u>	5,053
Residential Holding Capacity on Vacant Land w/ Non-Residential Designations (see Table A-2)	<del>2,947</del> <u>0</u> <u>2,877</u>		0	<del>2,947</del> <u>0</u> <u>2,877</u>
Residential Holding Capacity on Vacant Land in Tahoe Basin (see Table A-3)		393	15	408

Source: Placer County, TRPA. Mintier Harnish, 2013.

### ***3. Land Available for a Variety of Housing Types***

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing."

This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.

#### **Multi-Family Rental Housing**

Placer County's High Density Residential (HDR) land use designation and the compatible Multi-Family Residential (RM) zoning district allow multi-family housing up to 21 units per acre in density (more with density bonuses). Placer County regulations make no distinction between rental and ownership housing.

It is County policy that high-density residential projects should be located only in areas where the infrastructure can support this type of use and such that an array of services and employment opportunities are within close proximity. Allowable maximum density varies amongst the County's 17 community plans to maintain the scale and general character of the specific geographic areas within the unincorporated county.

districts, all shelters require a Conditional Use Permit (CUP). Development standards have been established that do not constrain the development of Emergency Shelters.

There is also an existing emergency shelter programs that operates seasonally and rotates among multiple facilities. The County partners with the Gathering Inn, a non-profit, faith-based ministry providing physical, mental and spiritual restoration for homeless men, women and children in Placer County, thereby helping them to overcome the problems contributing to their homelessness. The center provides case management services allowing the guests to overcome the issues that caused their homelessness. The Gathering Inn serves up to 50 people each night from November 15<sup>th</sup> through March 13<sup>th</sup>. The site of the hosting church changes from one night to the next.

### ***Transitional Housing***

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines "transitional housing" and "transitional housing development" as:

"buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

In Placer County regulations, for transitional housing facilities that do not involve group living, location of the facilities is subject to the same land use regulations as other housing developments of similar type, size, and density.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define group living Transitional Housing and designate the zone districts in which they are allowed. The Zoning Ordinance defines "transitional housing" as "a facility or use that provides housing accommodations and support services for persons and families, but restricts occupancy to no more that twenty-four (24) months. Support services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone." Transitional Housing with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for Transitional Housing facilities with 61 or more beds in the RM district. ~~The vacantsites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit.~~

Transitional Housing facilities of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all facilities require a Conditional Use Permit (CUP). While the definition of transitional housing Zoning Ordinance complies with State law, the provisions dictating where transitional housing need to be updated for consistency with State law. Program F-8 addresses this need.

The County has made transitional housing a priority and has been actively pursuing the provision of such housing opportunities in conjunction with non-profit agencies. Placer County's Ten-Year Plan to End Homelessness exceeds the federal challenge to end chronic homelessness by encompassing families, youth, and others who may be transitional or chronically homeless. The Plan recognizes the need to eliminate homelessness rather than just managing it. A focus has been placed on preventing homelessness through a variety of means including the provision of affordable housing and appropriate

services. Transitional housing programs that provide temporary housing for homeless persons up to two years with intensive support services will be maintained and expanded.

### ***Supportive Housing***

California Health and Safety Code Section 53260© defines "supportive housing" as:

"housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes."

Section 53260(d) defines the "target population" for transitional housing as:

"adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people."

Section 5116 ("Zoning Preemption") of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states:

"Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling."

Based on this State zoning preemption, supportive housing facilities that involve group living are a permitted use in all residential zones.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define group living Supportive Housing and designate the zone districts that they are allowed. The Zoning Ordinance defines "supportive housing" as "a facility or use that provides housing with no limit on length of stay, that is occupied by the target population, as defined by Section 53260(d) of the California Health and Safety Code, and that is linked to on-site or off-site services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone." Supporting Housing with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for Supportive Housing facilities with 61 or more beds in the RM district. The vacant sites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit. Supportive Housing facilities of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all facilities require a Conditional Use Permit (CUP). While the definition of supportive housing Zoning Ordinance

complies with State law. The provisions dictating where supportive housing need to be updated for consistency with State law. Program F-8 addresses this need.

Placer County continues to provide technical assistance to individuals and organizations on housing development, rehabilitation and accessibility of all housing types, including enriched affordable housing, permanent supportive housing, and other housing types for special needs populations.

## Second Units

A second dwelling unit is an additional self-contained living unit, either attached to, or detached from, the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second dwelling units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second dwelling units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second dwelling units in residentially-zoned areas, or where no ordinance has been adopted, to allow second dwelling units on lots zoned for single family or multi-family use that contain an existing single family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

The Placer County Zoning Ordinance establishes standards for secondary dwelling units that comply with State law. Secondary dwelling units are permitted with an Administrative Review Permit (ARP) in all residential districts, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district subject to the following standards:

- The lot contains an existing single-family dwelling;
- If construction of a secondary unit is proposed on a vacant lot, elevations and floor plans for both the main unit and the secondary unit must be submitted for approval, along with a representative photograph of the main unit;
- In zoning districts where the minimum lot area is 10,000 square feet or less, the minimum lot area for the lot containing the secondary unit shall be 150 percent the minimum lot area for that specific zoning district;
- Secondary dwellings on parcels smaller than one acre in size shall either be attached to the primary unit or integrated with a detached accessory building (such as a garage);
- The maximum floor area allowed for a secondary dwelling shall be based on the area of the lot as shown in Table 48 below.
- The secondary dwelling shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single-family residence; and
- A secondary dwelling of 640 square feet or less shall be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.

**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acreage	Maximum Number of Affordable Units		Notes
						Lower Income (i.e., Very Low and Low)	Inventoried Affordable Units	
						Lower Income (i.e., Very Low and Low)	Lower-Income (i.e., Very Low and Low)	Moderate-Income
<b>Placer County General Plan</b>								
069-020-055-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-D5	21.00	2.1	43	37	-
069-020-058-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-D5	21.00	8.7	183	156	-
<b>Auburn/Bowman Community Plan</b>								
038-104-085-000	High Density Res. 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.3	19	17	13
038-104-094-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.0	16	13	13
038-112-059-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-DL10 PD = 10	10.00	3.6	36	-	31
038-113-031-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-DL10	10.00	1.9	19	-	16
051-120-010-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-DL6	6.00	1.1	6	-	5
051-180-065-000	Mixed Use	MU	OP-RM-Dc	10.00	1.2	12	-	-
051-180-090-000	Mixed Use	MU	OP-RM-Dc	10.00	14.3	143	-	-
051-180-098-000	Mixed Use	MU	OP-RM-Dc	10.00	1.8	18	-	-
076-092-008-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-DL6-Dc	6.00	2.2	13	-	-
076-112-083-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-Dc	15.00	13.0	195	166	11
<b>Blackford Ranch Specific Plan</b>								
R-6B	Village Residential	BRSP-VR	n/a	n/a	n/a	24	24	24
R-7B	Village Residential	BRSP-VR	n/a	n/a	n/a	18	18	18
R-7C	Village Residential	BRSP-VR	n/a	n/a	n/a	106	90	90
R-8B	Village Residential	BRSP-VR	n/a	n/a	n/a	15	15	15
R-8B	Village Residential	BRSP-VR	n/a	n/a	n/a	9	9	9
<b>Martis Valley Community Plan</b>								
110-010-023-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-B-X 20 AC, MIN.	10.00	38.1	381	-	-
110-050-068-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-B-X 20 AC, MIN. PD = 5.8	5.80	42.3	246	-	-
110-050-047-000 (portion of parcel)	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-B-X 20 AC, MIN. PD = 5.8	5.80	9.3	54	-	-
110-050-060-000	Medium Density Residential 5-10 DU/Ac	MDRS-10	RM-B-X 20 AC, MIN. PD = 5.8	5.80	3.4	19	-	-
110-081-028-000 (portion of parcel)	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM PD = 15	15.00	1.2	18	-	-
<b>Placer Vineyards Specific Plan</b>								
023-200-006	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	6	126	-	-
023-200-037	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147	-	-
023-200-062	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	5	105	75	105
023-200-015, 028	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	25	525	375	375
023-200-045, 066	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	46.5	977	698	698

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**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower- Income (i.e., Very Low and Low)	Moderate- Income	Lower- Income (i.e., Very Low and Low)	Moderate- Income	
040-140-048-000	General Commercial	GC	C2-Dc	22.00	2.1	47	-	-	-	
040-140-048-000	General Commercial	GC	C2-Dc	22.00	2.4	52	-	-	-	
040-150-020-000 (portion of parcel)	General Commercial	GC	C2-Dc	22.00	5.2	114	-	-	-	Unlikely to be developed at high density, steep slope
040-330-055-000	General Commercial	GC	C2-Dc	22.00	1.0	22	-	-	-	
062-370-025-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	4.9	108	-	-	-	No high density currently feasible; on septic
062-400-012-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	7.7	170	-	-	-	No high density currently feasible; on septic
063-140-042-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	2.1	47	-	-	-	No high density currently feasible; on septic
064-210-047-000	General Commercial	GC	C2-Dh	22.00	5.7	125	-	-	-	No high density currently feasible; on septic
066-010-068-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	3.3	72	-	-	-	No high density currently feasible; on septic
066-260-015-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.3	28	-	-	-	No high density currently feasible; on septic
066-260-016-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	27.1	596	-	-	-	No high density currently feasible; on septic
066-270-011-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.8	41	-	-	-	No high density currently feasible; on septic
069-020-055-000	General Commercial	GC	C1-Ds	22.00	2.1	45	38	-	-	
069-020-058-000	General Commercial	GC	C1-Ds	22.00	2.4	54	46	-	-	
<b>Auburn/Bowman Community Plan</b>										
038-101-023-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.8	39	-	-	19	Assume development at 50% of max. capacity. Partially-developed
038-104-094-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.1	24	-	-	18	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	1.0	23	-	-	17	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	11.8	260	-	-	195	Cimarron Ridge Apartments project withdrawn No high residential density currently allowed; Airport Overflight Land Use Compatibility Zone C2; DeWitt Parcel A; leftover parcel from Home Depot Project; fill & site improvements needed; Placer County owned
051-120-064, 065, 067	Mixed Use	MU	CPD-Dc	22.00	3.1	69	-	-	-	No high residential density currently allowed; Airport Overflight Land Use Compatibility Zone C2; DeWitt Parcel B; left over from Home Depot; drainage issues; Placer County owned
051-120-045-000	Mixed Use	MU	CPD-Dc	22.00	1.3	28	-	-	-	No high residential density currently allowed; Airport Overflight Land Use Compatibility Zone C2; Rock Creek Retail Project (inactive)
052-030-048-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	6.0	132	-	-	-	No high residential density currently allowed; Airport Overflight Land Use Compatibility Zone C2; Rock Creek Retail Project (inactive)
052-030-048-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	5.4	119	-	-	-	No high residential density currently allowed; Airport Overflight Land Use Compatibility Zone C2; Rock Creek Retail Project (inactive)
052-030-058-000	Commercial	COMMERCIAL	CPD-Dc	22.00	9.5	209	-	-	-	No high residential density currently allowed; Airport Overflight Land Use Compatibility Zone C2; West portion of Quartz Drive Self-Storage site
052-040-075-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.9	41	-	-	34	No high residential density currently allowed; Airport Land Use Compatibility Zone C2
052-071-037 & 038	Mixed Use	MU	CPD-Dc	22.00	1.6	35	-	-	-	No high residential density currently allowed; Airport Land Use Compatibility Zone C2
052-270-003-000	Commercial	COMMERCIAL	CPD-Dc	22.00	2.4	52	-	-	39	No high residential density currently allowed; Airport Overflight Land Use Compatibility

**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acreage	Maximum Number of Affordable Units			Notes
						Lower-Income (i.e., Very Low and Low)	Moderate-Income	Inventoried Affordable Units Lower-Income (i.e., Very Low and Low) Moderate-Income	
052-270-045-000	Commercial	COMMERCIAL	CPD-Dc	22.00	2.3	50	37	Zone B1 Because of steep slope, assume development at 50% of max. capacity; part of Bowman Plaza	
053-103-026-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.1	24	12	Assume development at 50% of max. capacity; access issues, pre-development: potential hotel	
053-103-047, 048, 049	Commercial	COMMERCIAL	HS-Dc	22.00	7.6	167	84		
053-104-002-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.4	52	39		
054-143-001-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17	9	Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)	
054-143-005-000	Commercial	COMMERCIAL	HS-Dc	22.00	3.4	74	37	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)	
054-143-009-000	Commercial	COMMERCIAL	HS-Dc	22.00	4.5	98	33	Assume development at 1/3 of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)	
054-143-015-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.9	41	21	Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)	
054-171-008-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17	8	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)	
054-181-029-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44	33	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)	
055-103-047-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44	33	Site of withdrawn Hilltop Center project	
055-103-048-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.7	59	44	Site of withdrawn Hilltop Center project	
055-103-049-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.8	62	47	Site of withdrawn Hilltop Center project	
<b>Dry Creek West Placer Community Plan</b>									
025-210-002-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	2.2	49	36	Developable, but Dry Creek restrictions and sewer/water issues	
025-221-015 (portion of parcel)	Commercial	COMMERCIAL	CPD-Dc	22.00	8.9	195	146	Pre-Development meeting in 2005 for commercial center, no application filed	
475-010-032-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	4.0	87	65	Developable, but Dry Creek restrictions and sewer/water issues	
<b>Foresthill Community Plan</b>									
007-044-009-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.2	28	20		
007-044-011-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.8	39	29		
007-044-017-000	Commercial	COMMERCIAL	C2-Dc	22.00	10.5	231			
007-060-001-510	Commercial	COMMERCIAL	C2-Dh	22.00	3.4	75	56		
<b>Granite Bay Community Plan</b>									
047-150-045-000	Commercial	COMMERCIAL	CPD-Dc	22.00	18.1	389	299		
048-142-022-000	Commercial	COMMERCIAL	C2-UP-Dc	22.00	1.1	24	18	Portion of parcel fronting Douglas Boulevard	
048-151-065-000	Commercial	COMMERCIAL	CPD-Dc	22.00	7.0	154	115		
<b>Horseshoe Bay/Pennyn CP</b>									
032-220-051-000	Commercial	COMMERCIAL	C2-Dh	22.00	4.9	107	80	Planned Project: Pennyn Heights subdivision	
043-060-032-510	Pennyn Parkway	PP	C1-UP-Dc	22.00	2.8	61	46		
043-060-045-510	Pennyn Parkway	PP	C1-UP-Dc	22.00	5.1	112	84		
043-060-048-510	Pennyn Parkway	PP	C1-UP-Dc	22.00	6.5	143	107		
043-060-063-000	Pennyn Parkway	PP	C1-UP-Dc	22.00	3.6	79	59	Site of withdrawn mini-storage facility project	
045-072-018-000	Pennyn Parkway	PP	C1-UP-Dc	22.00	1.3	28	21		

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**Quantified Objective:** This is the number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

## A. NEW RESIDENTIAL CONSTRUCTION

### Goal A

*To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.*

#### Policies

- A-1 The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents.
- A-2 The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- A-3 The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.
- A-4 The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units).
- A-5 The County shall facilitate the development of higher-density multi-family development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives.
- A-6 The County shall encourage residential development of high architectural and physical quality.
- A-7 Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual, Landscape Design Guidelines, and community design elements of the various community plans.
- A-8 Residential projects proposed within Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones have not been counted in the Housing Element Inventory of Vacant Parcels.

- F-5 RESIDENTIAL CARE HOME OCCUPANCY INCREASE  
The County shall consider increasing the by-right occupancy provision for residential care homes from six to 'eight or fewer' residents (occupancy based on number of bedrooms).  
Responsibility: CDRA Planning Services Division  
Timeframe: December 2014  
Funding: General Fund
- F-6 AMEND REASONABLE ACCOMMODATION ORDINANCE  
The County shall consider adoption of a Zoning Text Amendment to remove the notification requirement for reasonable accommodation applications.  
Responsibility: CDRA Planning Services Division  
Timeframe: December 2013  
Funding: General Fund
- F-7 COORDINATION WITH ALTA CALIFORNIA REGIONAL CENTER  
The County shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.  
Responsibility: Health and Human Services  
Timeframe: Ongoing  
Funding: General Fund
- F-8 ZONING CODE AMENDMENTS FOR TRANSITIONAL AND SUPPORTIVE HOUSING  
The County shall amend the Zoning Code to ensure that transitional and supportive housing are treated as residential uses subject only to the same restrictions that apply to other residential uses of the same type in the same zone.  
Responsibility: CDRA Planning Services Division  
Timeframe: October 2014  
Funding: General Fund

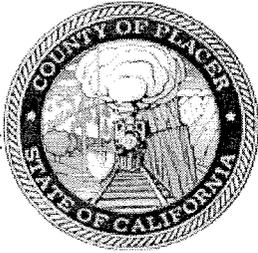
## G. Energy Conservation

### Goal H

*To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.*

#### Policies

- G-1 The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged.
- G-2 The County shall promote land use patterns that encourage energy efficiency, to the extent feasible, and encourage efficient energy use in new development, including but not limited to access to non-auto transit, use of traffic demand management, and water-efficient landscaping.
- G-3 The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

**NOTICE OF INTENT  
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Placer County Housing Element Update 2013-2021 (PGPA 20120231)

PROJECT DESCRIPTION: The project proposes an update of the Housing Element in the Placer County General Plan, as mandated by State Housing Element Law (Government Code Section 65580 (et seq.)), to meet the existing and projected housing needs of all economic segments of the community for year 2013-2021.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603

The comment period for this document closes on **July 8, 2013**. A copy of the Negative Declaration, along with the Housing Element policy document, is available for public review at the County's web site: <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the County's public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Friday, June 7, 2013



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

**NEGATIVE DECLARATION**

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

**PROJECT INFORMATION**

<b>Title:</b> Placer County Housing Element Update 2013-2021	<b>Plus#</b> PGPA 20120231
<b>Description:</b> The project proposes an update of the Housing Element in the Placer County General Plan, as mandated by State Housing Element Law (Government Code Section 65580 (et seq.)), to meet the existing and projected housing needs of all economic segments of the community for year 2013-2021.	
<b>Location:</b> Unincorporated Placer County	
<b>Project Applicant:</b> Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603	
<b>County Contact Person:</b> Christopher Schmidt	530-745-3076

**PUBLIC NOTICE**

The comment period for this document closes on **July 8, 2013**. A copy of the Negative Declaration, along with the Housing Element policy document, is available for public review at the County's web site: <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the County's public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

### A. BACKGROUND:

Project Title: <b>Placer County Housing Element Update 2013-2021</b>	Plus# PGPA 20120231
Entitlements: General Plan Amendment	
Location: Unincorporated Placer County	

### Project Description:

The project is a comprehensive update of the Housing Element that was adopted by Placer County in 2009. State Housing Element Law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The previous Element served a seven-and-a-half year planning period from January 1, 2006 to June 30, 2013. The new Housing Element planning period is October 31, 2013 to October 31, 2021. Upon its adoption, the 2013 Housing Element will become part of the Placer County General Plan.

On April 9, 2013 the Placer County Board of Supervisors approved the 2013 Draft Housing Element for review by the California Department of Housing and Community Development (HCD). The County submitted the Draft Housing Element to HCD on April 22, 2013, and HCD has 60 days to review the draft and submit comments to the County. The County will then address HCD comments and approve a final Housing Element for certification by the State. This entire process is anticipated to be completed by December 2013.

"Projected Housing Needs" for Placer County during this housing element period were determined through the regional housing needs allocation (RHNA) process. California law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Sacramento Area Council of Governments (SACOG) allocated the region's "fair share" housing need among the jurisdictions within its boundaries, including Placer County, pursuant to State guidelines. In April 2012, SACOG assigned 5,031 housing units to Placer County for the period from January 1, 2013, through October 31, 2021. Of the 5,031 housing units,

3,258 units are to be affordable to moderate-income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units. The allocation is equivalent to a yearly need of approximately 570 housing units for the nearly nine-year time period.

To demonstrate that the County has sufficient land capacity to accommodate this housing need, the County conducted an inventory of vacant sites allowing higher-density residential development. A complete inventory of all vacant residential land within unincorporated Placer County was not conducted. The vacant land inventory demonstrated that Placer County has a total residential capacity (8,408) in excess of its RHNA for affordable units (3,258). Additionally, Placer County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA. Therefore, the County will not need to rezone any additional sites to accommodate its RHNA.

The 2013 Housing Element represents a modification to existing policies and implementation programs in the 2009 Housing Element. The 2013 Housing Element preserves the most successful programs from the last Element and proposes new programs to meet the housing needs of the county's residents. Some of the more significant changes in the 2013 Housing Element Update include an expanded focus on infill and transit-oriented housing, increased incentives/lower fees for the development of affordable housing, and allowing secondary dwelling units on smaller parcels of land.

There are several programs in the Housing Element Update that encourage higher-density, mixed-use, and transit-oriented development that could result in increased height, reduced parking, and increased residential densities beyond those anticipated in the Placer County Code of Ordinances. However, the Housing Element is strictly a policy document. Specific housing projects and/or General Plan amendments will require project-specific environmental review.

Based on the State of California Environmental Quality Act (CEQA) Guidelines and professional judgment, the proposed project would result in a significant impact on housing if it would:

1. Create a demand for additional housing without providing for accompanying housing development; or
2. Result in the displacement of substantial amounts of existing affordable housing.

The 2013 Housing Element will not displace substantial amounts of existing housing and will not substantially alter the location or extent of designated residential land uses. As a result, adequate area is available to provide for anticipated housing demand.

No specific housing projects are approved as part of Housing Element adoption. In fact, the Housing Element, in itself, would not directly result in changes to the physical environment (environmental effects). After Housing Element adoption, the County will evaluate specific housing development proposals based on their compliance with the General Plan, relevant Community Plans, Zoning Ordinance, and other ordinances. Additional environmental review of potential environmental effects in compliance with the California Environmental Quality Act may be required prior to development of any specific housing units. Compliance with the programs and policies of the Housing Element, alone, does not ensure project approval.

**Project Site:** County-wide; all designations allowing residential development

## **B. ENVIRONMENTAL SETTING:**

Placer County is a geographically diverse county. While the western portion of the County contains suburbs of the Sacramento Region, the eastern portion lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County's population grew from 248,399 to 355,328. The proposed Housing Element update encompasses all of the land within the unincorporated areas of the county.

## **C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any

significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- Placer County General Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

#### D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- e) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- f) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

**I. AESTHETICS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				X
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				X

**Discussion- All Items:**

The Housing Element Update identifies an assigned growth need of 5,031 housing units for development from January 1, 2013 to October 31, 2021. Without identifying the location and type of residential development, it is not possible to anticipate how development of new housing units will potentially impact the existing visual character of unincorporated areas of the county. To ensure that significant impacts to aesthetic resources do not occur, future development of residential uses will be in accordance with applicable County standards and guidelines, as well as the requirements mandated during the environmental review of individual projects.

**II. AGRICULTURAL RESOURCE – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

**Discussion- All Items:**

Adopting the updated Housing Element will not by itself convert Prime Farmland, Unique Farmland, or conflict with existing zoning for agricultural use or a Williamson Act contract. A land inventory analysis undertaken in Section II of the Housing Element showed the County has sufficient properly zoned land capacity to accommodate the Regional Housing Needs Allocation.

**III. AIR QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN)				X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN)				X
5. Create objectionable odors affecting a substantial number of people? (PLN)				X

**Discussion- All Items:**

The proposed updated Housing Element analyzes adopted land use policies and serves as a policy guide for meeting existing and future housing needs of the unincorporated areas of Placer County. The proposed Housing Element does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies. Individual future residential projects will be subject to supplemental environmental review as required by State law and County policy. The project will not conflict with existing Community Plan land use designations as there are no changes in zoning required to adopt the Housing Element update.

**IV. BIOLOGICAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X

6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

**Discussion- All Items:**

The proposed Housing Element and associated implementation programs will not affect biological resources. Potential biological impacts associated with construction of 5,031 housing units would vary on a project-by-project basis. Each development project would be subject to separate environment review at the time a specific development proposal is made, and project-specific biological constraints (e.g., presence of rare/endangered species, locally designated species or habitats) would be further assessed at that time in accordance with the California Environmental Quality Act (CEQA).

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				X

**Discussion- All Items:**

The Housing Element update identifies an assigned growth need of 5,031 housing units for development through from January 1, 2013 to October 31, 2021. Without specific data on the location and type of new residential development, it is not possible to determine potential impacts to cultural (historic and archeological) resources. The proposed updated Housing Element does not involve revisions to the development standards that would impact cultural or historical resources.

Review of new residential development(s) will permit an analysis of how such development may potentially conflict with cultural resources. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated during the environmental review of individual projects will reduce potential impacts related to cultural resources to a less than significant level.

**VI. GEOLOGY & SOILS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)				X
3. Result in substantial change in topography or ground surface relief features? (ESD)				X
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				X
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				X
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

**Discussion- All Items:**

Adopting the updated Housing Element will not by itself affect geologic and soil conditions. Potential geologic impacts associated with the construction of new housing units would vary on a project-by-project basis. Each development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific geologic constraints (e.g., potential for fault rupture, ground shaking, ground failure, subsidence, expansive soils) would be evaluated at that time.

**VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

**Discussion- All Items:**

The updated Housing Element will not create concerns regarding hazards or hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. Project-specific health hazards will be evaluated at the time a specific development proposal is made.

**VIII. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)				X
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X

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9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

**Discussion- All Items:**

All future development will be subject to site-specific environmental studies as determined appropriate by the County and will comply with all applicable County policies related to hydrology and water quality. Each development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific hydrologic impacts (e.g. changes in drainage patterns, increased surface runoff, flood hazards, water quality degradation) would be evaluated at that time.

**IX. LAND USE & PLANNING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

**Discussion- All Items:**

The proposed project is to adopt the 2013-2021 Housing Element update, which provides policies and programs to address housing requirements in the unincorporated areas of Placer County. Adoption of the Housing Element does not grant entitlements for any projects. As a part of the County General Plan, the Housing Element complies with the adopted General Plan and will not change residential land use designations outlined in the Land Use Element.

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**X. MINERAL RESOURCES** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

**Discussion- All Items:**

Adopting the Housing Element will not by itself substantially result in the loss of the availability of mineral resources, particularly petroleum resources. All future development proposals as a result of the updated Housing Element will be analyzed for specific project impacts to mineral resources.

**XI. NOISE** – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				X
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				X
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

**Discussion- All Items:**

The updated Housing Element and its programs will not affect noise conditions. Based on the objectives of the proposed Housing Element, it is anticipated that 5,031 housing units would be developed. Potential noise impacts associated with construction and occupation of these new units would vary on a project-by-project basis. The County's existing Noise Ordinance (Article 9.36 of the County Code) would apply to proposed residential development and each development project would be subject to separate environmental review at the time a specific development proposal is made; project-specific noise impacts or constraints would be evaluated at that time.

**XII. POPULATION & HOUSING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion- All Items:**

Adoption of the updated Housing Element will not by itself induce substantial population growth in unincorporated Placer County. As required by State law, the Housing Element is designed to address the housing needs forecasted for unincorporated Placer County for the 2013-2021 planning period. Without specific details regarding future developments, it is impossible to evaluate inducement of population growth. Through the County's environmental review process, future development projects would be evaluated for potential growth inducing impacts.

The project sets forth programs and policies to facilitate housing conservation and maintenance and therefore has the potential to improve the quality of the existing housing stock within the county. The Housing Element also contains programs and policies to address the County's future housing needs by encouraging housing that provides diversity in type and price. No aspect of the project involves the displacement of any number of people.

**XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

**Discussion- All Items:**

The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations within the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for public services. All future development will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to public services.

**XIV. RECREATION – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

**Discussion- All Items:**

The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. All future development will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to recreational services.

**XV. TRANSPORTATION & TRAFFIC – Would the project result in:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				X
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

**Discussion- All Items:**

The proposed Housing Element and its programs will not directly affect transportation facilities or traffic conditions. However, the objectives of the updated Housing Element would be expected to generate 5,031 housing units from 2013 through 2021. The nature and extent of local traffic impacts would vary on a project-by-project basis. Project-

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specific traffic impacts (e.g., level of service operation, access or circulation issues, provision of appropriate pedestrian and bicycle facilities, reduction or removal of hazards or safety concerns) would be evaluated when such proposed project plans are submitted to the County. Mitigation measures have been integrated into the General Plan in the form of goals, policies and implementation measures to ensure that local traffic impacts are mitigated to a less than significant level.

**XVI. UTILITIES & SERVICE SYSTEMS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				X
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

**Discussion- All Items:**

The proposed Housing Element and its programs will not directly affect utility service systems. However, the objectives of the updated Housing Element would be expected to generate 5,031 housing units from 2013 through 2021. Most of this new development is anticipated to occur in areas that are already developed, or adjacent to urbanized areas. However, it is impossible to accurately determine utility and service system requirements of future development without site locations and specific project details. Future utility and service system needs will be evaluated on an ongoing basis as each new development is proposed.

**XVII. GREENHOUSE GAS EMISSIONS – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN)				X
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN)				X

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**Discussion- All Items:**

The proposed amendments to the zoning ordinance do not grant entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative at this time.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		<b>X</b>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		<b>X</b>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		<b>X</b>

**Discussion- All Items:**

The draft Housing Element is a policy document intended as a guide to decision-makers in meeting the County's housing objectives over the next five years. Accordingly, the draft Element does not authorize specific housing development projects for specific sites. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the Draft Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Any indirect impacts associated with future housing construction have already been addressed in the Placer County General Plan EIR and various community plan EIRs.

**F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

**G. DETERMINATION –** The Environmental Review Committee finds that:

There **WILL NOT** be a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.

**H. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Department, Christopher Schmidt, Chairperson  
 Engineering and Surveying Division, Rebecca Taber  
 Department of Public Works, Transportation, Andrew Gaber  
 Environmental Health Services, Laura Rath  
 Flood Control Districts, Andrew Darrow  
 Facility Services, Parks, Andy Fisher

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Signature \_\_\_\_\_ Date June 5, 2013  
 E.J. Ivaldi, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:**

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8 am to 5 pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, Tahoe City, CA 96145.

<b>County Documents</b>	<input checked="" type="checkbox"/> Community Plan(s)
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input type="checkbox"/> Grading Ordinance
	<input type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> 2003 Housing Element, Draft 2008 Housing Element

## PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500  
LOS ANGELES, CA 90013  
(213) 576-7083



June 13, 2013

Maywan Krach  
County of Placer County  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Dear Ms. Krach:

Re: SCH 2013062014 Placer County Housing Element Update 2013-2021 DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Draft Negative Declaration (DND)* for the proposed County of Placer County (County) Housing Element Update 2013-2021 Project.

The project site area includes active Union Pacific railroad tracks. RCES recommends that the County add language to the Housing Element project so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, [ykc@cpuc.ca.gov](mailto:ykc@cpuc.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Chiang".

Ken Chiang, P.E.  
Utilities Engineer  
Rail Crossings Engineering Section  
Safety and Enforcement Division

C: State Clearinghouse

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**

Auburn Area  
9440 Indian Hill Road  
Newcastle, CA 95658-9304  
(916) 663-3344  
(800) 735-2929 (TT/TDD)  
(800) 735-2922 (Voice)



August 5, 2013

File No.: 220.12336.14884

County of Placer  
Community Development Resource Agency  
Attention: Director Michael J. Johnson  
3091 County Center Dr., Suite 190  
Auburn, CA 95603

Dear Director Johnson;

Recently, the California Highway Patrol (CHP) Auburn Area had the opportunity to review the Notice of Intent to Adopt a Negative Declaration for the Placer County Housing Element Update 2013-2021 (PGPA 20120231). This document was also reviewed by the CHP Special Projects Section. Both the CHP Special Projects Section and the CHP Auburn Area believes this project will not have significant impact on statewide departmental operations.

Please feel free to address any additional questions or concerns to Sergeant Doug Milligan at (916) 663-3344 during normal business hours.

Sincerely,

JOE WHITEFORD, Captain  
Commander  
Auburn Area

Cc: Valley Division  
Special Projects Section  
Assistant Commissioner, Field



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**M e m o r a n d u m**

Date: June 17, 2013

To: Auburn Area (220)

From: **DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**  
Special Projects Section

File No.: 063.A07471.A14985.Noc.Doc

Subject: ENVIRONMENTAL DOCUMENT REVIEW AND RESPONSE  
SCH# 2013062014

Special Projects Section (SPS) recently received a "Notice of Completion" environmental document from the State Clearinghouse outlining the information contained in the attached profile.

After a preliminary review, we believe this project will not have a significant impact on statewide departmental operations. However, because of your subject matter expertise, you are in a better position to provide a more accurate assessment of any possible impacts. Information and procedures outlined in the *Transportation Planning Manual*, HPM 41.1, Chapter 6, "Environmental Impact Documents," should serve as a guideline when reviewing transportation-related documents.

If you determine departmental input is advisable, please provide your written comments referencing the above SCH number to the State Clearinghouse, 1400 Tenth Street, Room 121, Sacramento, CA 95814. Your comments must be received no later than July 8, 2013. Please forward a copy of your written comments to SPS.

If you have any questions, please call Analyst Suzann Ikeuchi at (916) 843-3374.



R. M. NANNINI, SSM III  
Commander

Attachment

cc: Valley Division  
Assistant Commissioner, Field



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2013062014

Project Title: Placer County Housing Element Update 2013-2021 (PGPA 20120231)

Lead Agency: Placer County Community Development Resource Agency Contact Person: Maywan Krach  
 Street Address: 3091 County Center Drive, Suite 190 Phone: (530)-745-3132  
 City: Auburn Zip: 95603 County: Placer

Project Location:  
 County: Placer City/Nearest Community: County-wide Zip code: \_\_\_\_\_  
 Cross Streets: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Lat./Long: \_\_\_\_\_ " N/ \_\_\_\_\_ " W  
 Assessor's Parcel No. \_\_\_\_\_ Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ Base: MDBM  
 Within 2 miles: State Hwy#: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

Document Type:  
 CEQA:  NOP  Draft EIR  NEPA:  NOI  Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document JUN -7 2013  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

RECEIVED  
 STATE CLEARING HOUSE

Local Action Type:  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

Development Type:  
 Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues That May Have a Significant Or Potentially Significant Impact:  
 Aesthetic/Visual  Fiscal  Public Services/Facilities  Traffic/Circulation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Vegetation  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Quality  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Water Supply/Groundwater  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Wetland/Riparian  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Drainage/Absorption  Noise  Solid Waste  Land Use  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Other: \_\_\_\_\_

Present Land Use/Zoning/General Plan Designation: \_\_\_\_\_  
 Project Description:  
 The project proposes an update of the Housing Element in the Placer County General Plan, as mandated by State Housing Element Law (Government Code Section 65580 (et seq.)), to meet the existing and projected housing needs of all economic segments of the community for year 2013-2021.

State Clearinghouse Contact: DA (916) 445-0613  
 State Review Began: 6-7 - 2013  
 SCH COMPLIANCE 7-8 - 2013

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> State/Consumer Svcs
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> General Services
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> ARB: Airport/Energy Projects
<input type="checkbox"/> Conservation	<input type="checkbox"/> ARB: Transportation Projects
<input checked="" type="checkbox"/> CDFW # <u>2</u>	<input type="checkbox"/> ARB: Major Industrial Projects
<input type="checkbox"/> Delta Protection Comm	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Wtr Quality
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> Reg. WQCB # <u>55 65</u>
<input type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> Toxic Sub Ctrl-CTC
<input type="checkbox"/> Bay Cons & Dev Comm.	<input type="checkbox"/> Yth/Adlt Corrections
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Corrections
<input type="checkbox"/> Cal EMA	
<input type="checkbox"/> Resources, Recycling and Recovery	
<input type="checkbox"/> Bus Transp Hous	<input type="checkbox"/> Independent Comm
<input checked="" type="checkbox"/> Aeronautics	<input type="checkbox"/> Energy Commission
<input checked="" type="checkbox"/> CHP	<input checked="" type="checkbox"/> NAHC
<input checked="" type="checkbox"/> Caltrans # <u>31</u>	<input type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> State Lands Comm
<input checked="" type="checkbox"/> Housing & Com Dev	<input checked="" type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> Food & Agriculture	
<input type="checkbox"/> Public Health	
	<input type="checkbox"/> Conservancy
	Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments  
 SCH#: 2013062014  
 Please forward late comments directly to the Lead Agency  
 AQMD/APCD 24  
 (Resources: 6/8)

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



June 13, 2013

Mr. Michael Johnson, Agency Director  
Community Development/Resource Agency  
County of Placer  
3091 County Center Drive, Suite 140  
Auburn, CA 95603

Dear Mr. Johnson:

**RE: County of Placer's 5<sup>th</sup> Cycle (2013-2021) Draft Housing Element Update**

Thank you for submitting the County of Placer's revised draft housing element update received for review on April 22, 2013, along with additional revisions received on June 4 and June 12, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review.

The revised draft element meets the statutory requirements of State housing element law. The draft element will comply with State housing element law (Article 10.6 of the Government Code) when the element is adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the County meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The County also utilized SACOG's pre-approved housing element data. A telephone conversation on May 22 and subsequent communications with Christopher Schmidt, Senior Planner, Loren Clark, Assistant Planning Director and Chelsey Norton, the City's consultant, facilitated the streamlined review.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the County must adopt its housing element within 120 calendar days from the statutory due date of October 31 for SACOG localities. If adopted after this date, County will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

Mr. Johnson  
Page 2

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Ms. Norton in preparation of the housing element and looks forward to receiving Placer County's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 445-5307 or [mcoy@hcd.ca.gov](mailto:mcoy@hcd.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in dark ink and is positioned above the printed name and title.

Glen A. Campora  
Assistant Deputy Director

**Project Memorandum**



To: David Melko, PCTPA/Placer County ALUC staff

From: Maranda Thompson, Project Manager

Date: July 9, 2013

Subject: Consistency Review of the Placer County Housing Element (June 2013 Draft)

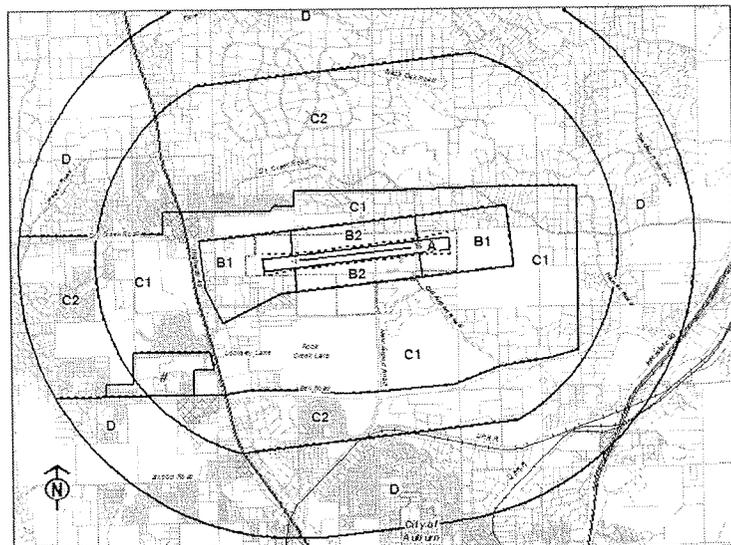
As requested, Mead & Hunt has reviewed the Placer County Housing Element dated June 2013 (draft) for consistency with the Placer County Airport Land Use Compatibility Plan (ALUCP) adopted by the Placer County Airport Land Use Commission (ALUC) on October 25, 2000. We also reviewed the draft Housing Element against the draft ALUCP which is currently underway. At present, no changes are contemplated to the ALUCP density criteria or the compatibility zones encompassing the areas noted in the County's draft Housing Element. As such, a consistency determination under the adopted ALUCP would result in the same determination under the draft ALUCP.

Based on our review detailed below, we found potential inconsistencies with the allowable densities and intensities identified in the draft Housing Element. Addressing these inconsistencies would bring the draft Housing Element into consistency with the ALUCP. Recommendations on how to address the noted inconsistencies are provided for consideration.

**Multi-Family Housing on Commercial Sites**

Program B-12 of the County's draft Housing Element, Policy Document, proposes to allow high-density housing on commercially zones sites. The proposed change would allow by right (i.e., no discretionary action required) multi-family dwellings of up to 20 units per acre on sites with a Commercial C-1 and C-2 zoning designation. Projects with an affordable housing component could be allowed at up to 30 units per acre with a Minor or Conditional Use Permit.

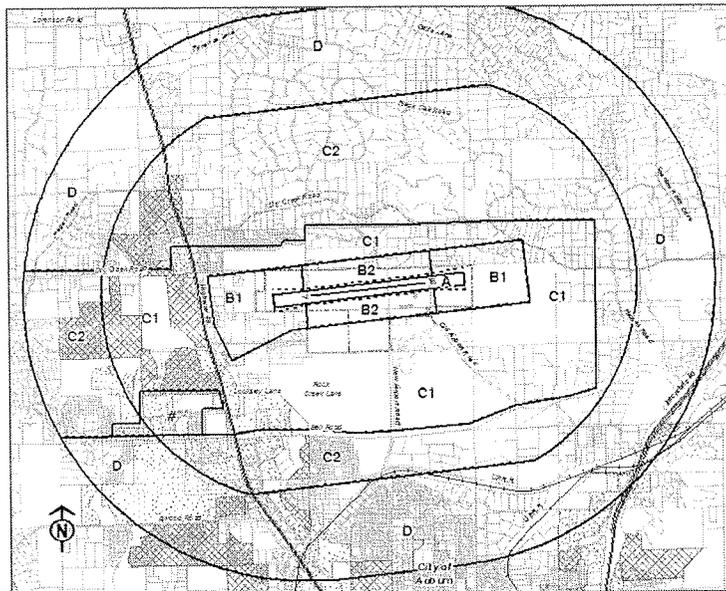
Based on the County's GIS data (July 2012), several parcels having a Commercial C-2 zoning designation exists within ALUCP Zones C1, C2 and D for Auburn Municipal Airport (see crosshatched area in adjacent map). Within ALUCP Zone C1, the ALUCP would restrict residential densities to a maximum of 0.5 dwelling units per acre (minimum parcel size of 2-acres). No residential limits apply within ALUCP Zones C2 and D. The Commercial C-1 and C-2 zoning designations do not exist within the airport influence areas for Blue Canyon and Lincoln Regional Airports.



The County's proposed change to allow by right high-density housing in the Commercial C-2 zone district would result in an inconsistency with the ALUCP as this designation would allow higher residential densities than what would be permitted under the ALUCP. To remove this inconsistency, the County should consider changing the zoning designations for the few vacant parcels that lie within ALUCP Zone C1.

**Regional Housing Allocation**

Based on the Regional Housing Need Plan (RHNP) prepared by the Sacramento Area Council of Governments (SACOG) in September 2012, the projected housing needs for the unincorporated areas of Placer County are 5,031 new housing units for the 2013 to 2021 planning period. The County's draft Housing Element, Background Report, provides an inventory of land suitable for future residential development, including vacant sites and sites having potential for redevelopment. Several general plan land use designations allowing multi-family development were retained in the County's inventory. Two of these general plan land use designations fall within ALUCP Zones C1, C2 and D for Auburn Municipal Airport (see map below). The Medium Density Residential designation allows up to 10 dwelling units per acre (blue cross hatch). The Commercial designation (red dot pattern) allows up to 21 dwelling units per acre. Both of these designations would result in an inconsistency with the ALUCP as they would allow higher residential densities than what would be permitted under the ALUCP. However, the inventory tables provided in the Background Report note that "no high residential density currently allowed [within the] Airport Overflight Zone." This acknowledgement is sufficient to find that the draft Housing Element is consistent with the ALUCP. For



enhanced clarity, however, Mead & Hunt recommends the following two changes:

1. Utilize current ALUCP terminology. That is, replace "Airport Overflight Zone" with "Airport Compatibility Zones A, B1, B2 and C1."
2. Clearly acknowledge the County's intent to restrict residential densities in accordance with the ALUCP limits by adding a policy to the County's draft Housing Element, Policy Document.

**Emergency Shelters, Transitional Housing, Supportive Housing and Other Group Living**

The County allows by right (i.e., no discretionary action required) emergency shelters, transitional housing and other group living uses with 60 or fewer beds in the Residential Multi-Family (RM) district.

Project Memorandum

David Melko, PCTPA/Placer County ALUC staff

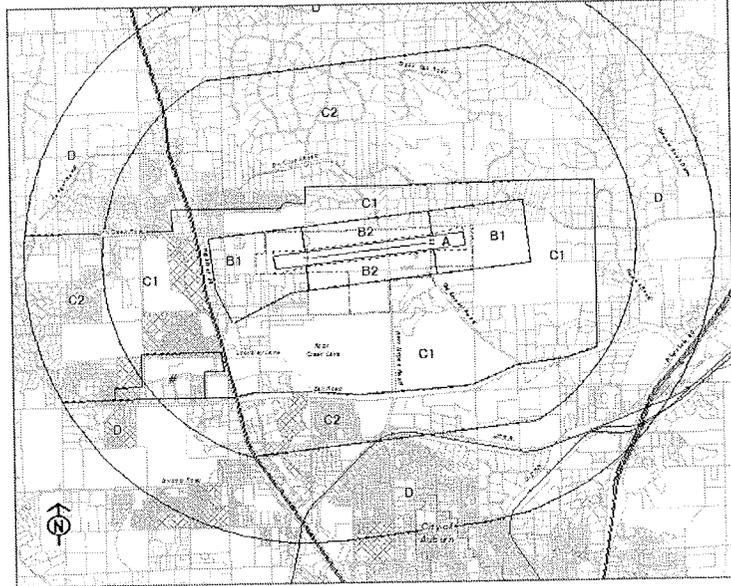
July 9, 2013

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Based on the County's GIS data (July 2012), the RM district exists within ALUCP Zones C1, C2 and D for Auburn Municipal Airport (see crosshatched area in adjacent map). The RM zoning designations does not exist within the airport influence areas for Blue Canyon and Lincoln Regional Airports.

The group living uses would have much more people than would be seen in a multi-family residential development. As such, from a compatibility planning standpoint, these group uses would be evaluated against the nonresidential intensity limits established by the

ALUCP. The ALUCP restricts nonresidential intensities to a maximum sitewide average of 75 people per acre in ALUCP Zone C1 and 100 people per acre in ALUCP Zone C2. No intensity limits apply within ALUCP Zone D. To be consistent with the ALUCP, the group living uses will need to satisfy the intensity limits of the ALUCP. The draft Housing Element indicates that group living uses are subject to the restrictions that apply to other residential and commercial uses within the same zone. It is unclear if these "restrictions" would include intensity limits established by the ALUCP. To ensure consistency with the ALUCP, the draft Housing Element should clearly indicate that these uses are subject to the intensity limits of the ALUCP.





**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

July 19, 2013

David Melko  
Placer County Airport Land Use Commission  
299 Nevada Street  
Auburn, CA 95603

**SUBJECT: PLACER COUNTY HOUSING ELEMENT PCALUCP CONSISTENCY REVIEW**

Dear Mr. Melko:

Thank you for reviewing the County's draft Housing Element for consistency with the Placer County Airport Land Use Compatibility Plan (ALUCP). We have reviewed the memorandum dated July 9, 2013 prepared by Mead & Hunt and the recommended changes to the County's draft Housing Element.

The draft Housing Element is a minor update of the County's existing Housing Element adopted by our Board of Supervisors in 2009. After review and analysis of the County's housing needs and stock, it was determined that no land use changes are required as part of the Housing Element update for the County to meet its State mandated Regional Housing Needs Allocation. Accordingly, the County's draft Housing Element is a policy-only update and Mead & Hunt's recommendation to change the zoning designations for vacant parcels that lie within ALUCP Zone C1 is infeasible at this time.

The County has prepared a negative declaration to adopt the Housing Element and is moving forward with Planning Commission and Board of Supervisors consideration. The draft Housing Element is scheduled for review by the Planning Commission on August 22, 2013 and we expect the Board of Supervisors to consider adoption of the document in early October 2013. The County must submit the Document to the California Department of Housing and Community Development for review by October 31, 2013.

In lieu of making land use changes, the County proposes adding a new Housing Element policy that would require residential development within Compatibility Zones C1 and C2 to conform with the

criteria found in Table 2A of the Placer County Airport Land Use Compatibility Plan. The suggested new policy would read as:

*Residential projects proposed within Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones have not been counted in the Housing Element Inventory of Vacant Parcels.*

This policy would apply to all residential development types including Emergency Shelters. The County anticipates initiating an update to the 1994 General Plan late next year. At that time, the County can explore other means to align the General Plan with the current (or any subsequently adopted update to the) Placer County Airport Land Use Compatibility Plan.

Mead & Hunt's additional suggestion of revising the terminology in the inventory tables to be consistent with current ALUCP terminology is a sound one. The County proposes to revise the tables accordingly in the final document.

Thank you again for your review of the draft Housing Element. It is our hope that our response and proposed solutions above will provide satisfactory consistency between the County's State-mandated Housing Element and the ALCUP. If you have any questions or require additional information, please feel free to contact me at (530) 745-3076 or [crschmid@placer.ca.gov](mailto:crschmid@placer.ca.gov).

Sincerely,

Christopher Schmidt  
Senior Planner

Enclosures

CC: Michael Johnson, Agency Director\  
Loren Clark, Deputy Director  
Chelsey Norton, Project Manager, Mintier Harnish



## MEMORANDUM

**TO:** Placer County Airport Land Use Commission    **DATE:** August 13, 2013  
**FROM:** David Melko, Senior Transportation Planner  
**SUBJECT:** 9:00 A.M. - PUBLIC HEARING: COUNTY OF PLACER 2013-2021 HOUSING ELEMENT UPDATE CONSISTENCY DETERMINATION

### ACTION REQUESTED

1. Conduct a public hearing to obtain public input on the County of Placer 2013-2021 Housing Element Update and its consistency with the Placer County Airport Land Use Compatibility Plan (ALUCP).
2. Find that the County of Placer 2013-2021 Housing Element Update is consistent with the Placer County ALUCP, and include recommendation for future County consideration.

### BACKGROUND

#### *Airport Land Use Commission (ALUC)*

PCTPA acts as the Airport Land Use Commission (ALUC) for Placer County's three public use airports – Auburn Municipal, Blue Canyon, and Lincoln Regional. An ALUC's fundamental purpose is to protect public health, safety, and welfare by ensuring orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public use airports to the extent that these areas are not already devoted to incompatible uses. An ALUC accomplishes this purpose by: 1) preparing and adopting airport land use compatibility plans and 2) reviewing the plans, regulations, and other actions of local agencies and airport operators for consistency with the compatibility plan.

#### *Placer County Airport Land Use Compatibility Plan*

The ALUCP establishes land use compatibility criteria and zones based on noise, safety, airspace protection, and overflight provisions. It also establishes the types of actions subject to ALUC review. The ALUC adopted the Placer County Airport Land Use Compatibility Plan (ALUCP) in October 2000. The plan is currently being updated and scheduled to be presented to the ALUC for consideration later this year.

As required by state law, adoption of any amendment to a General Plan or specific plan affecting property within an airport influence area is an action which always requires ALUC review prior to the action's approval by the local jurisdiction. Reviews by the ALUC require that public notice be provided with opportunity for public input. To that end, a public hearing notice was published in the Auburn Journal and the Lincoln News Messenger as the newspapers serving the area in which the Auburn Municipal and Lincoln Regional Airports are located. Notification was also sent to Auburn and Lincoln airport stakeholders and posted on the PCTPA website.

#### *County of Placer 2013-2021 Housing Element Update*

The housing element is one of the mandated elements of the local general plan. State law requires that local governments address existing and projected housing needs through their housing element. The County of Placer 2013-2021 Housing Element Update consists of two

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documents: a Background Report and Policy Document, which are incorporated by reference. The County's 2013-2021 Housing Element is an update of the existing Housing Element adopted by the Board of Supervisors in 2009. The Background Report provides a land inventory and housing unit capacity for vacant, underutilized and planned/entitled sites having the potential to accommodate the County's Regional Housing Needs Allocation requirements (RHNA). No land use changes are necessary to meet State mandated RHNA. Accordingly, the County's 2013-2021 Housing Element reflects a policy only update.

**DISCUSSION**

The County of Placer has requested that the ALUC make a consistency determination for its draft 2013-2021 Housing Element Update with the adopted ALUCP, as noted in Attachment 1. The ALUCP consistency review was prepared by Mead & Hunt, the consultant preparing the ALUCP update. The consistency review is detailed in Attachment 2. The County's response to the consistency review is shown in Attachment 3.

The consistency review considers the proposed housing unit capacity of each potential development site and compares it with the maximum allowable units provided under the ALUCP. An inconsistency would occur if the County's Housing Element would allow more housing units than would be allowed under the ALUCP. The review found inconsistencies with the County proposal to allow higher density housing on commercially zoned sites. This zoning designation does not exist within the unincorporated influence areas for Blue Canyon and Lincoln Regional Airports. The proposed change would allow by right multi-family dwelling of up to 20 units per acre. Projects with an affordable housing component could be allowed at up to 30 units per acre with approval of a minor or conditional use permit.

Mead & Hunt's consistency review recommends: (1) changing the zoning designations for vacant parcels; and (2) restricting residential densities in accordance with the ALUCP limits.

The draft Housing Element proposes no land use (zoning) changes in order to meet RHNA requirements. Placer County anticipates initiating a comprehensive update of the General Plan in 2014. As noted in the County's comment letter, the County will explore how to align the General Placer update with the ALUCP update.

In lieu of zoning changes, the County proposes adding a new Housing Element policy that would apply to all residential development, including Emergency Shelters. The proposed policy would require residential development within ALUCP Zones C1 and C2 to conform with the ALUCP land use criteria. Further, the County proposes to exclude potential development sites within Compatibility Zones C1 and C2 from the Housing Element inventory of vacant parcels. Staff concurs with the two County suggestions. The proposed policy would read as:

*Residential projects proposed with Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones shall not be counted in the Housing Element Inventory of Vacant Parcels.*

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Staff notes that there are currently no changes contemplated as part of the ALUCP update to the density criteria or the compatibility zones encompassing the unincorporated areas noted in the County's draft Housing Element. Therefore, it is expected that the consistency determination under the adopted or updated ALUCP would be the same.

- Attachment 1 - County of Placer Request for Consistency Determination
- Attachment 2 - Consistency Review of County of Placer Draft Housing Element
- Attachment 3 - County of Placer Comment letter