



COUNTY OF PLACER
Community Development/Resource Agency

**PLANNING
SERVICES DIVISION**

Michael J. Johnson, AICP
Agency Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Crystal Jacobsen, Supervising Planner 

DATE: February 25, 2014

SUBJECT: TRANSITIONAL AND SUPPORTIVE HOUSING ZONING TEXT AMENDMENTS

ACTION REQUESTED

1. Adopt the Addended Negative Declaration prepared for the Transitional and Supportive Housing Zoning Text Amendments, and
2. Adopt an Ordinance amending Placer County Code Chapter 17 (Zoning Ordinance), Articles 17.04, 17.06, 17.20, 17.22, 17.26, 17.30, 17.34, and 17.48 pertaining to Transitional and Supportive Housing in order to implement State housing law and the County's Housing Element.

There is no net County cost associated with this action.

BACKGROUND

On June 21, 2011, the Board of Supervisors approved Zoning Text Amendments related to transitional housing and supportive housing as recommended by the Planning Commission. The changes were made to implement changes to state law.

During the review of the County's current Housing Element that was certified by the California Department of Housing and Community Development (HCD) on November 22, HCD concluded there were inadequacies in the County's regulations pertaining to transitional and supportive housing. The County currently allows supportive and transitional housing with a Zoning Clearance in the Residential Multi-Family (RM) district with 60 or fewer clients, and with a Minor Use Permit for 61 or more clients. A Minor Use Permit is required for all facilities in the Neighborhood Commercial (C1), Highway Service (HS), and Resort (RES) districts. A Conditional Use Permit is required for all facilities in the General Commercial (C2) and Commercial Planned Development (CPD) districts. In subsequent discussions with HCD, it was clarified that State law does not consider supportive or transitional housing to be a land use but rather a form of occupancy occurring within either a single-family or multi-family dwelling.

State law defines supportive and transitional housing as a type of residential occupancy that may only be subject only to those restrictions that apply to other residential uses of the same type in the same zone. The County's Use Permit requirements and size restrictions are not in compliance with state law because they identify occupancy limits for these types of housing. The County does not and cannot under State law dictate the number of occupants in either a single-family or multi-family dwelling (ultimately the Building Code dictates occupancy limits for structures).

Jurisdictions that have not correctly addressed Senate Bill (SB) 2's requirements risk having their Housing Element deemed non-compliant by the California Department of Housing and Community Development. Having a non-compliant Housing Element carries with it two repercussions: (1) limited access to state funding; and (2) liability for lawsuits brought forward against the County over the adequacy of the General Plan.

Transitional Housing

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelters 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."

Supportive Housing

Supportive housing is permanent, affordable housing linked to health, mental health, employment and/or other support services and is defined in California Health and Safety Code Section 53260(c) 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."

The "target population" for supportive housing is defined by Section 53260(d) defines 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."

SB 2 addresses transitional and supportive housing by requiring that these uses be subject to the same restrictions that apply to the same housing types in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional unit the same as other multi-family uses proposed in the zone.

COMPLIANCE WITH STATE HOUSING LAW

As discussed above, setting occupancy limits as has been done in the County's zoning ordinance for supportive or transitional housing, is not in compliance with state law. Supportive and transitional

housing are considered under state law to be residential. The County cannot dictate the occupancy, the type or nature of residential living. Therefore to ensure that transitional and supportive housing is treated/regulated in the same manner as other single- or multi-family housing and in compliance with state law, staff proposed the following program which was added to the adopted 2013-2021 Housing Element:

Program 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.

To implement the above program staff has proposed the revisions to the Zoning Code definitions for the categories previously discussed and also proposes to remove transitional and supportive housing from the Zoning Ordinance use tables. Again, as neither transitional or supportive housing is a "use", the inclusion of the same on the use tables is inconsistent with state law. So too is the attempt to regulate the number of occupants.

The County must treat these residences just like any other application for a single-family home or multi-family development. Transitional and supportive housing itself is not a "use" because it describes the occupants of the building. The use will either be a single-family home, multi-family development, or a group home. Any limitation on the number of residents would be derived from state-imposed curbs for the number of people allowed to live in a residential care facility, through health and safety codes or the state building code regulations for occupancy limits in either single- or multi-family structures. The County cannot be more restrictive.

Proposed Amendments Summary

Based on the Housing Element Program F-8 as well as SB 2, staff is proposing zoning text amendments. The proposed language is provided in Attachment A and is discussed below. The proposed amendments to the Zoning Ordinance are shown as underlined for added text and ~~strikeout~~ for deleted text.

To ensure that the Zoning Ordinance definitions are consistent with state law, the following revisions are proposed:

"Supportive Housing" means 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 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. Supportive Housing can take the form of a single-family or multi-family dwelling unit(s). Supportive housing shall be considered a residential use and only subject to those restrictions that apply to ~~other residential uses~~ of the same single or multi-family residential use type in the same zone.

"Transitional Housing" means a facility ~~or use~~ that provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. Support services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional Housing can take the form of a single-family or multi-family dwelling unit(s). Transitional housing shall be considered a residential use and only subject to those restrictions that apply to ~~other residential uses~~ of the same single or multi-family residential use type in the same zone.

Allowed Zoning Districts. The land use tables found in Section 17.06.050 would be changed to delete the Supportive Housing and Transitional Housing land use types.

LAND USE TYPES	RESIDENTIAL				COMMERCIAL						INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE						
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses																					
Supportive Housing 60 or fewer clients		G			MUP	CUP		CUP	MUP		MUP										
Supportive Housing 61 or more clients		MUP			MUP	CUP		CUP	MUP		MUP										
Transitional Housing 60 or fewer clients		G			MUP	CUP		CUP	MUP		MUP										
Transitional Housing 61 or more clients		MUP			MUP	CUP		CUP	MUP		MUP										

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

PLANNING COMMISSION ACTION

On January 9, 2014, the Placer County Planning Commission voted (7-0-0) to recommend that the Board of Supervisors adopt the Addended Negative Declaration prepared for the Transitional and Supportive Housing Zoning Text Amendments and adopt an Ordinance amending the Placer County Zoning Ordinance as presented. No members of the public spoke at this hearing.

CEQA COMPLIANCE

A Negative Declaration was previously prepared for the original Zoning Text Amendment for transitional housing and supportive housing pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations).

On June 21, 2011 the Placer County Board of Supervisors determined that the Negative Declaration was adequate to satisfy all CEQA requirements for the project and adopted the Negative Declaration. Because the proposed modifications to the Zoning Ordinance text will result in only minor changes to the adopted environmental analysis, an Addendum to the previously adopted Negative Declaration has been prepared (per CEQA Guidelines Section 15164). The Planning Commission must consider and find that the Addendum together with the previously adopted Negative Declaration satisfied the requirements of CEQA prior to making a decision on the proposed zoning text amendments (per CEQA Guidelines Section 15164(d)). Recommended findings for this purpose can be found at the end of this report and a copy of the Addendum and previously adopted Negative Declaration are included as Attachment 2 to this report.



FISCAL IMPACT

There is no net County cost associated with this action.

RECOMMENDATION

Staff recommends the Board of Supervisors take the following actions:

Adopt the Addended Negative Declaration prepared for the Transitional and Supportive Housing Zoning Text Amendments, based upon the following findings:

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 Services Division Director, 3091 County Center Drive, Auburn CA, 95603.

Adopt an Ordinance amending Placer County Code Chapter 17 (Zoning Ordinance), Articles 17.04, 17.06, 17.20, 17.22, 17.26, 17.30, 17.34, and 17.48 pertaining to Transitional and Supportive Housing in order to implement State housing law and the County's Housing Element based on the following finding:

1. The proposed Zoning Text Amendment related to Transitional and Supportive Housing is consistent with the Placer County General Plan and implements the following General Plan policy:

Program 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.

ATTACHMENTS:

- Attachment 1 – Ordinance
- Attachment 2 – Addended Negative Declaration

cc: Paul Thompson - Deputy Director of Planning
Karin Schwab - County Counsel
Rebecca Taber - Engineering and Surveying Division
Laura Rath - Environmental Health Services
Tim Wegner - Chief Building Official
Kathie Denton - Health and Human Services
All MACs

Before the Board of Supervisors County of Placer, State of California

In the matter of:
Amendments to Placer County Code
Chapter 17, Articles 17.04, 17.06, 17.20,
17.22, 17.26, 17.30, 17.34, 17.48
pertaining to Transitional and Supportive
Housing

Ordinance No.: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chair, Board of Supervisors

Clerk of the Board Signature

Jack Duran, Chairperson

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Placer County Code Chapter 17, Article 17.04, Section 17.04.030 is hereby amended as follows:

17.04.030 Definitions of Land uses, specialized terms and phrases.

“Supportive housing” means 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)

ATTACHMENT 1

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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 can take the form of a single-family or multi-family dwelling unit(s).** Supportive housing shall be considered a residential use and only subject to those restrictions that apply to ~~other residential uses~~ of the same **single or multi-family residential use** type in the same zone.

“Transitional housing” means a facility ~~or use~~ that provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 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 can take the form of a single-family or multi-family dwelling unit(s).** Transitional housing shall be considered a residential use and only subject to those restrictions that apply to ~~other residential uses~~ of the same **single or multi-family residential use** type in the same zone.

Section 2. Section 17.06.050.D. of Article 17.06 of Chapter 17 of the Placer County Code is hereby amended as follows:

LAND USE TYPES	RESIDENTIAL				COMMERCIAL							INDUSTRIAL				AGRICULTURAL, RESOURCE, OPEN SPACE					
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses																					

Storage, Accessory (Section 17.56.250)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Supportive Housing 60 or fewer clients		G			MUP	CUP		CUP	MUP		MUP										
Supportive Housing 61 or more clients		MUP			MUP	CUP		CUP	MUP		MUP										
Temporary dwelling (Section 17.56.280)			C	C							C			C	C				C		
Temporary dwelling - hardship/disaster (Section 17.56.290)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Transitional Housing 60 or fewer clients		G			MUP	CUP		CUP	MUP		MUP										
Transitional Housing 61 or more clients		MUP			MUP	CUP		CUP	MUP		MUP										

Key To Permit Requirements	
Allowed use, zoning compliance required (Section 17.06.050)	A
Zoning Clearance required (Section 17.06.050)	C
Administrative Review Permit required (Section 17.06.050)	ARP
Minor Use Permit required (Section 17.06.050)	MUP
Conditional Use Permit required (Section 17.06.050)	CUP
Permit requirements set by Article 17.56	*
Use not allowed	

Section 3. Section 17.20.010.B. of Article 17.20 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.20.010 Commercial planned development (CPD).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the CPD zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter. See also subsection C of this section for permit requirements where a proposed site is to be subdivided.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	CUP	17.56.295
Emergency Shelter, 61 or more clients	CUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any size	CUP	17.20.010
Residential accessory uses	CUP	17.56.180
Senior housing projects	CUP	17.56.210
Single-room occupancy residential housing, 30 or fewer units	MUP	17.56.233
Single-room occupancy residential housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	CUP	
Supportive housing, 61 or more clients	CUP	
Transitional Housing 60 or fewer clients	CUP	
Transitional Housing 61 or more clients	CUP	

Section 4. Section 17.22.010.B. of Article 17.22 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.22.010 General commercial (C2).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C2 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
<i>Residential Uses</i>		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	CUP	17.56.295
Emergency Shelter, 61 or more clients	CUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings, any size	CUP	17.20.010
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210
Single-room occupancy residential housing, 30 or fewer units	CUP	17.56.233
Single-room occupancy residential housing, 31 or more units	CUP	17.56.233
Supportive Housing 60 or fewer clients	CUP	
Supportive housing, 61 or more clients	CUP	
Transitional Housing 60 or fewer clients	CUP	
Transitional Housing 61 or more clients	CUP	

Section 5. Section 17.26.010.B. of Article 17.26 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.26.010 Highway services (HS).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the HS zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	MUP	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Multifamily dwellings, any size	MUP	17.20.010
Senior housing projects	CUP	17.56.210
Single-room occupancy residential housing, 30 or fewer units	CUP	17.56.233

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Single-room occupancy residential housing, 31 or more units	CUP	17.56.233
Supportive Housing 60 or fewer clients	MUP	
Supportive housing, 61 or more clients	MUP	
Transitional Housing 60 or fewer clients	MUP	
Transitional Housing 61 or more clients	MUP	

Section 6. Section 17.30.010.B. of Article 17.30 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.30.010 Neighborhood commercial (C1).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the C1 zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	C	17.56.090
Emergency Shelter, 60 or fewer clients	MUP	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Multifamily dwellings, any size	MUP	17.30.010(D)
Residential accessory uses	C	17.56.180
Senior housing projects	CUP	17.56.210
Single-room occupancy residential housing, 30 or fewer units	MUP	17.56.233
Single-room occupancy residential housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	MUP	
Supportive housing, 61 or more clients	MUP	
Transitional Housing 60 or fewer clients	MUP	
Transitional Housing 61 or more clients	MUP	

Section 7. Section 17.34.010.B. of Article 17.34 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.34.010 Resort (RES).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RES zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Caretaker and employee housing	MUP	17.56.090
Emergency Shelter, 60 or fewer clients	MUP	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile homes	C	17.56.150
Multifamily dwellings	MUP	
Residential accessory uses		17.56.180
Residential care homes, 6 or fewer clients	C	
Secondary dwellings	C	17.56.200
Single-family dwellings	C	17.56.230
Single-room occupancy residential housing, 30 or fewer units	C	17.56.233
Single-room occupancy residential housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	MUP	
Supportive housing, 61 or more clients	MUP	
Temporary dwelling	C	17.56.280
Transitional Housing 60 or fewer clients	MUP	
Transitional Housing 61 or more clients	MUP	

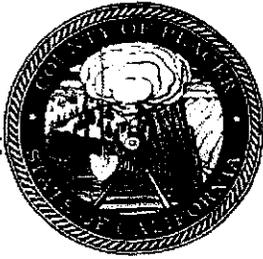
Section 8. Section 17.48.010.B. of Article 17.48 of Chapter 17 of the Placer County Code is hereby amended as follows:

17.48.010 Residential multifamily (RM).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION
Residential Uses		
Emergency Shelter, 60 or fewer clients	C	17.56.295
Emergency Shelter, 61 or more clients	MUP	17.56.295
Home occupations	C	17.56.120
Mobile home parks	CUP	17.56.140
Mobile homes	C	17.56.150
Multifamily dwellings, 20 or fewer units	C	
Multifamily dwellings, 21 or more units	MUP	
Residential accessory uses	C	17.56.180
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Secondary dwellings	C	17.56.200
Senior housing projects	CUP	17.56.210
Single-family dwellings	C	17.56.230
Single-room occupancy residential housing, 30 or fewer units	MUP	17.56.233
Single-room occupancy residential housing, 31 or more units	MUP	17.56.233
Supportive Housing 60 or fewer clients	C	
Supportive housing, 61 or more clients	MUP	
Transitional Housing 60 or fewer clients	C	
Transitional Housing 61 or more clients	MUP	

SECTION 9. This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

**ADDENDUM TO A PREVIOUSLY-ADOPTED NEGATIVE
DECLARATION**

Project Name: Transitional Housing and Supportive Housing Zoning Text
Amendments (PZTA T2013-0336)

Project Location: Unincorporated Placer County

Project Description and History

The project proposes to revise Chapter 17 of the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for transitional housing and supportive housing.

On June 21, 2011, the Board of Supervisors adopted a Negative Declaration and approved Zoning Text Amendments related to transitional housing and supportive housing as recommended by the Planning Commission. The changes were made to implement changes to state law. A copy of the previously adopted Negative Declaration is attached hereto as Exhibit "A".

During the review of the County's current Housing Element that was certified by the California Department of Housing and Community Development (HCD) on November 22, 2013, HCD concluded there were inadequacies in the County's regulations pertaining to transitional and supportive housing. The County currently allows supportive and transitional housing with a Zoning Clearance in the Residential Multi-Family (RM) district with 60 or fewer clients and with a Minor Use Permit with 61 or more clients. A Minor Use Permit is required for all facilities in the Neighborhood Commercial (C1), Highway Service (HS), and Resort (RES) districts. A Conditional Use Permit is required for all facilities in the General Commercial (C2) and Commercial Planned Development (CPD) districts. In discussions with HCD, it was clarified that State law does not consider supportive or transitional housing to be a land use but rather a form of occupancy occurring within either a single-family or multi-family dwelling and the County's Zoning Ordinance needed to be modified.

Revised Project

The project proposes to revise the Zoning Ordinance to bring the Code into compliance with State housing law for transitional housing and supportive housing. The proposed Zoning Ordinance amendments will implement 2013 Housing Element Program F-8.

The proposed amendments to the Zoning Ordinance would remove restrictions on the permitting requirements for supportive and transitional housing. Supportive and transitional housing can only be subject to the same restrictions that apply to other residential uses of the same type in the same zone. Transitional housing and supportive housing cannot be regulated differently than other housing in the county with size restrictions and use permit requirements.

The recommended change is to remove transitional and supportive housing categories from the land use tables. The definition of each would also be slightly revised.

CEQA Determination

In accordance with CEQA Guidelines Section 15164, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Under Section 15162, the lead agency shall prepare a subsequent EIR or negative declaration if there are any new significant environmental effects associated with the revised project. With respect to the proposed Zoning Ordinance amendments ("Project"), the revisions are only minor text changes that do not result in any new environmental effects. The project does not grant entitlements for any new development or land disturbance. Therefore, an addendum to the 2011 previously adopted Negative Declaration is appropriate to satisfy CEQA requirements for the proposed Project.

The Addendum need not be circulated for public review; however, the addendum must be considered by the decision making body prior to making a decision on the project.

Analysis

No specific housing projects are approved as part of these Zoning Ordinance amendments. In fact, these amendments, in themselves, would not directly result in changes to the physical environment (environmental effects). The County will evaluate future 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 project.

Conclusion

The analysis of this Addendum concludes that the implementation of the proposed Zoning Ordinance amendments would not result in impacts that were not identified in the previously adopted Negative Declaration. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or negative declaration have occurred, and thus an addendum to the previously adopted Negative Declaration is appropriate to satisfy CEQA requirements for this Proposed Project.

EXHIBIT A



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

NOTICE OF AVAILABILITY

NEGATIVE DECLARATION FOR PUBLIC REVIEW

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: Emergency Shelters, Transitional Housing, Supportive Housing – Housing Element Implementation (PZTA T20080448)

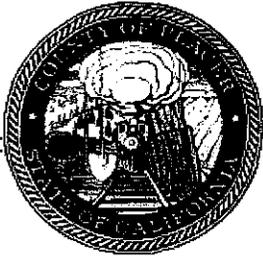
PROJECT DESCRIPTION: The project proposes to revise the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for emergency shelters, transitional housing, and supportive housing.

PROJECT LOCATION: Placer County

PROPONENT: Community Development Resource Agency, Planning Department, 3091 County Center Drive, Auburn, 530-745-3000

The comment period for this document closes on **August 14, 2009**. A copy of the Negative Declaration 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 Applegate, Auburn, Colfax, Foresthill, Granite Bay, Kings Beach, Lincoln, Rocklin, Roseville, Tahoe City, and Truckee Library. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3075 between the hours of 8:00 am and 5:00 pm at Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

Newspaper: Auburn Journal, Monday, July 20, 2009
Roseville Press Tribune, Saturday, July 18, 2009
Sierra Sun, Wednesday, July 22, 2009



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
 Agency Director

**ENVIRONMENTAL
 COORDINATION
 SERVICES**

Gina Langford, 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

Title: Emergency Shelters, Transitional Housing, Supportive Housing – Housing Element Implementation	Plus# PZTA T20080448
Description: The project proposes to revise the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for emergency shelters, transitional housing, and supportive housing.	
Location: Unincorporated Placer County	
Project Applicant: Planning Department, Community Development Resource Agency	
County Contact Person: Christopher Schmidt	530-745-3076

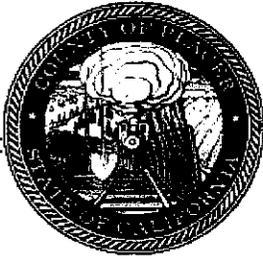
PUBLIC NOTICE

The comment period for this document closes on **August 14, 2009**. A copy of the Negative Declaration is available for public review at the County’s web site:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>,

at the Community Development Resource Agency public counter and at the Applegate, Auburn, Colfax, Foresthill, Granite Bay, Kings Beach, Lincoln, Rocklin, Roseville, Tahoe City, and Truckee Library. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 4:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

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 (Revised)

The Initial Study & Checklist was posted for a 30-day public review from July 16, 2009 to August 17, 2009. Subsequent to the public posting period, comments were received resulting revisions and/or clarifications to the analysis/discussions in "Project Description", namely, the proposed allowable Emergency Shelters' capacity is now increased from 20 to 60 persons.

The above cited revision, made on September 8, 2010 does not constitute a "substantial revision" as defined by CEQA Guidelines Section 15073.5(b) and it has been determined that recirculation is not required (Section 15073.5(c)).

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: Emergency Shelters, Transitional Housing, Supportive Housing – Housing Element Implementation	Plus# PZTA T20080448
Entitlements: Zoning Text Amendment	
Site Area: n/a	APN: n/a
Location: Unincorporated Placer County	

Project Description:

The project proposes to revise the Placer County Code (Zoning Ordinance) to bring the Code into compliance with State housing law for emergency shelters, transitional housing, and supportive housing. The proposed Zoning Ordinance amendments will implement Housing Element Program G-2, and Program G-3. The amendments are summarized below and Attachment A provides specific language for the amendments.

The proposed amendments to the Zoning Ordinance would add a definition for Emergency Shelters, also known as homeless shelters and ancillary services. In addition, an amendment to the House of Worship definition is proposed to allow emergency shelters that provide humanitarian assistance as an accessory use (e.g., the Gathering Inn non-profit program).

The proposed amendments to the Zoning Ordinance would allow Emergency Shelters in five zoning districts consistent with Program G-3 of the Housing Element. The amendments propose that Emergency Shelters with a capacity of 60 persons or fewer would be allowed in the Residential Multi-family (RM) zoning district with Zoning Clearance, in the Neighborhood Commercial (C-1), Highway Service (HS) and Resort (RES) zoning districts with a Minor Use Permit and in the General Commercial (C-2), and Commercial Planned Development (CPD) zoning districts with a Conditional Use Permit. Shelters proposed to accommodate more than 60 persons would be allowed in the Residential Multi-family (RM), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial Planned Development (CPD) and Highway Service (HS) zoning districts with a Conditional Use Permit.

The proposed amendments to the Zoning Ordinance would also add a new section for development standards designed to ensure the orderly development and/or conversion of facilities to Emergency Shelters. The standards include provisions for site development consistent with multi-family residential, on-site management, lighting, parking, hours of operation, and proximity to other Emergency Shelters. A summary of these standards is provided below.

- Emergency shelter programs must be three hundred (300) feet apart from another emergency shelter, or other similar program. A Minor Use Permit is required for any emergency shelter that is proposed within five hundred (500) feet from a school, or any zone where emergency shelters are not permitted.
- The emergency shelter must meet all building and housing codes and fire standards and comply with the business practices such as: one staff member must be present when the facility is open; buildings should have adequate security lighting; a 24-hour security phone number shall be posted at the entrance and be maintained; and set hours for client intake/discharge.
- Off-street parking must be provided based upon a demonstrated need; however, the parking standard shall not require more parking than for other residential or commercial uses within the same zone district. As a minimum standard, an emergency shelter shall provide one space for every ten adult beds, with one space designated for each employee. All parking is required to be off-street and on-site. Also, temporary residential shelters are encouraged to be located no more than one-half mile from an existing bus route, or to provide transportation between the facility and a transit corridor or bus line.

The proposed amendments to the Zoning Ordinance would also add a definition for Transitional Housing and Supportive Housing. In addition, the amendments will re-define residential care homes to provide further clarification on the use. This re-defining would change the definition to clarify residential care homes verses transitional and supportive housing.

No specific housing projects are approved as part of these zoning text amendments. In fact, these amendments, in themselves, would not directly result in changes to the physical environment (environmental effects). After the zoning text amendments are adopted, 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 special needs housing project.

Project Site: County-wide

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 2007, the County's population grew from 248,399 to 324,495. The 2009 Housing Element discusses and provides Programs G-2 and G-3 to address special needs housing for 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, 565 West Lake Blvd., 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.
- e) 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)].
- f) 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.
- g) 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 proposed amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development. Therefore, it is not possible to anticipate how development of new special needs housing 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 special needs housing 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 zoning text amendment 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 any new special need housing.

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? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				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)? (APCD)				X
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)				X
5. Create objectionable odors affecting a substantial number of people? (APCD)				X

Discussion- All Items:

The proposed zoning text amendments does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. Individual future special needs housing projects will be subject to supplemental environmental review as required by State law and County policy.

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 amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development and therefore will not affect biological resources. Potential biological impacts associated with construction of special needs housing 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 proposed amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development and therefore it is not possible to determine potential impacts to cultural (historic and archeological) resources.

Review of new special needs housing 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 be implemented when a future project is proposed.

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:

The proposed amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development and therefore will not affect geologic and soil conditions. Potential geologic impacts associated with the construction of new special needs housing 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, etc.) 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 proposed amendments to the zoning ordinance will not create concerns regarding hazards or hazardous materials. Future special needs housing 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

Initial Study & Checklist continued

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
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. Any new special needs housing 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, etc.) would be evaluated as part of this review.

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 amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development. Amending the

Zoning Ordinance does not grant entitlements for any projects. The proposed zoning ordinance amendments are required to implement the County General Plan Housing Element Programs G-2 and G-3.

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 proposed amendments to the zoning ordinance will not by itself substantially result in the loss of the availability of mineral resources, particularly mineral (minerals include several different types of aggregate that are used for purposes other than petroleum) resources. All future special need housing development proposals 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 proposed amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development and therefore will not affect noise conditions. Potential noise impacts associated with construction and occupation of special needs housing 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 special need housing developments 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:

Adopting amendments to the zoning ordinance will not by itself induce substantial population growth in unincorporated Placer County. Implementation of the Housing Element Programs is designed to address the special needs housing forecasted for unincorporated Placer County for the 2006-2013 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. No aspect of the project involves the displacement of existing housing.

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 amendments to the zoning ordinance will not change residential land use designations within the Land Use Element of the Placer County General Plan and / or Community Plan and, therefore, would not cause an increase in demand for public services. All future special need housing 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 amendments to the zoning ordinance do 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 amendments to the zoning ordinance will not directly affect transportation facilities or traffic conditions. The nature and extent of local traffic impacts would vary on a project-by-project basis. Project-specific traffic impacts

(e.g., level of service operation, access, traffic or pedestrian safety hazards, etc.) would be evaluated when such proposed project plans are submitted to the County. We don't know what future projects will create at this time.

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 amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development and therefore would not increase the demands on existing utilities and services systems. It is impossible to accurately determine utility and service system requirements of future development without identified 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.

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?		X
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.)		X

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X
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Discussion- All Items:

The proposed amendments to the zoning ordinance would add a definition for emergency shelters, transitional housing and supportive housing but does not identify the location and type of new development. Accordingly, these changes do not authorize specific special needs housing development projects for specific sites. Housing projects undertaken in the course of implementing the revised ordinance 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 special needs 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:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

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

- Planning Department, Christopher Schmidt, Chairperson
- Engineering and Surveying Department, Rebecca Taber
- Engineering and Surveying Department, Wastewater, Janelle Heinzler
- Department of Public Works, Transportation, Andrew Gaber
- Environmental Health Services, Jill Kearney
- Air Pollution Control District, Angel Rinker
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature  Date September 8, 2010
 Loren Clark, Acting 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, 8am to 5pm, 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, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<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 type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
<input checked="" type="checkbox"/> 2009 Housing Element		
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting and Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey and Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater and Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission and Dust Control Plan

Initial Study & Checklist continued

		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic and Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____

PLN=Planning, ESD=Engineering & Surveying Department, EHS=Environmental Health Services, APCD=Air Pollution Control District 16 of 16