

April 2021 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2005022137

FOR THE

2021–2029 HOUSING ELEMENT UPDATE

City of Rancho Cordova

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as the City of Rancho Cordova’s (City’s) guiding policy document that meets future needs of housing for all the city’s economic levels. The housing element is only one of the 12 elements of the City’s General Plan.

The General Plan is the foundation development policy document of the City of Rancho Cordova. It defines the framework by which the physical, economic, and human resources of the city are managed and utilized over time. The General Plan clarifies and articulates the intentions of the City with respect to the rights and expectations of the public, property owners, prospective investors, and business interests. The plan informs these citizens of the goals, objectives, policies, and standards for development of the City of Rancho Cordova and the responsibilities of all sectors in meeting these. Though the General Plan Environmental Impact Report (EIR) did not address the current or proposed Housing Element, the policies in the General Plan address all physical impacts resulting from development in Rancho Cordova.

As a policy document, the housing element does not result in physical changes to the environment but encourages the provision of affordable housing in the housing development projected for the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern established by the General Plan and evaluated in the General Plan EIR. All future construction in the city must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2021–2029 Housing Element update. This addendum to the City of Rancho Cordova General Plan EIR, certified on June 26, 2006 (State Clearinghouse Number 2005022137), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and that none of the conditions exist that are described in CEQA Guidelines Section 15162 and call for the preparation of a subsequent EIR or negative declaration.

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1.2 GENERAL PLAN EIR

The General Plan EIR found that with the implementation of policies and programs from the General Plan, the following environmental topic area would be less than significant: hazards and human health.

The General Plan EIR addresses potentially significant impacts for land use, agriculture, population and housing, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, public services and utilities, and visual resources/light and glare.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics:

- Land Use
 - Impact 4.1.3: Implementation of the proposed General Plan has the potential to conflict with applicable land use plans, policies or regulations of agencies with jurisdiction over parts of the Planning Area that provide for environmental protection.
 - Impact 4.1.5: When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan has the potential to result to contribute cumulative land use conditions in the region that result in significant impacts to the physical environment.
- Agriculture
 - Impact 4.2.1: Implementation of the proposed General Plan would result in the loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, etc.) as designated by the Farmland Mapping and Monitoring Program.
 - Impact 4.2.2: Implementation of the proposed General Plan could result in the placement of urban uses adjacent to agricultural uses within and adjacent to the City.
 - Impact 4.2.3: Implementation of the proposed General Plan could result in a conflict with existing Williamson Act contracts.
 - Impact 4.2.4: Implementation of the General Plan Land Use Map Book along, with other proposed development in Sacramento County, would contribute to the additional conversion of important farmlands to other uses and may increase agriculture/urban interface conflicts.
- Population and Housing
 - Impact 4.3.1: Implementation of the proposed General Plan Land Use Map would include land uses that promote the increase in population, housing, and employment to the area, and thus induce substantial growth.
 - Impact 4.3.3: Buildout in the planning area, under the proposed General Plan Land Use Map, would include substantial population, housing unit and employment increases.

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- Transportation and Circulation
 - Impact 4.5.1: Implementation of the proposed General Plan would result in an increase in traffic volumes that would result in deficient level of service conditions in year 2030.
 - Impact 4.5.2: Implementation of the proposed General Plan would exacerbate unacceptable operations on eastbound and westbound U.S. 50 during the a.m. and p.m. peak hours.
 - Impact 4.5.6: When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations.
- Air Quality
 - Impact 4.6.1: The implementation of the proposed City of Rancho Cordova General Plan land uses would conflict with the land use assumptions used in the 1994 SMAQMD Regional Ozone Attainment Plan.
 - Impact 4.6.2: Implementation of the proposed General Plan would result in short-term emissions generated by construction and demolition activities that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts.
 - Impact 4.6.3: Implementation of the proposed General Plan would increase air pollutant emissions from operational activities of land uses within the Planning Area will exceed thresholds for ROG and NOx, and other federal or state emissions standards.
 - Impact 4.6.4: Implementation of the proposed General Plan would include sources of toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources toxic air contaminants.
 - Impact 4.6.6: Implementation of the proposed General Plan along with potential development of the Planning Area would exacerbate existing regional problems with ozone and particulate matter.
- Noise
 - Impact 4.7.1: Implementation of the proposed General Plan would result in subsequent development projects and cause an increase in construction noise levels that would exceed City of Rancho Cordova noise standards.
 - Impact 4.7.2: Implementation of the proposed General Plan would result in increases in traffic noise levels that would be in excess of City of Rancho Cordova noise standards.
 - Impact 4.7.3: Implementation of the proposed General Plan could result in future stationary noise sources that generate noise levels in excess of applicable noise standards for non-transportation noise sources.

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- Impact 4.7.4: Implementation of the proposed General Plan would result in the creation of new noise-sensitive land uses within the 65 dB CNEL noise contours contained within the Mather Airport CLUP. Additionally, the implementation of the General Plan would result in the creation of new noise-sensitive land uses within overflight areas of Mather Airport, thereby presenting the potential for annoyance from single event noise.
- Impact 4.7.6: Implementation of the proposed General Plan in combination with regional growth and traffic conditions (pass-through traffic) would increase transportation noise along area roadways.
- Impact 4.7.7: Implementation of the proposed General Plan, in combination with regional growth in surrounding communities outside of the Planning Area, would increase stationary noise.
- Geology and Soils
 - Impact 4.8.5: Implementation of the proposed General Plan would result in the loss of availability of aggregate resources, which are locally important due to their use by the construction community in development of the area.
 - Impact 4.8.7: Implementation of the proposed General Plan, together with past, present, and probable future projects in the area, would result in a cumulatively significant loss of mineral resources in the region.
- Hydrology and Water Quality
 - Impact 4.9.4: Implementation of the proposed General Plan would increase demand for water supply and require increased groundwater production and the use of surface water supplies. This additional water supply demand would result in significant effects on the physical environment.
 - Impact 4.9.7: Implementation of the proposed General Plan would contribute to an increased demand for water supply requiring increased groundwater production and the use of surface water supplies that could result in significant environmental impacts.
- Biological Resources
 - Impact 4.10.1: Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society with a rating of List 1B (i.e. rare, threatened or endangered plants).
 - Impact 4.10.2: Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special status species.
 - Impact 4.10.3: Implementation of the proposed General Plan would result in the loss of foraging habitat for raptors, migratory birds, and other wildlife.
 - Impact 4.10.4: Implementation of the proposed General Plan would result in substantial adverse impacts to and the potential loss of jurisdictional waters of the U.S.

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- Impact 4.10.5: Implementation of the proposed General Plan would interfere substantially with the movement of several special status and common wildlife species.
- Impact 4.10.6: Implementation of the proposed General Plan would result in the loss of native and landmark trees.
- Impact 4.10.8: Implementation of the proposed General Plan, together with past, present, and probable future projects in the Planning Area and larger regional context would result in a cumulatively significant loss of biological resources in the region.
- Cultural and Paleontological Resources
 - Impact 4.11.1: Adoption of the City of Rancho Cordova General Plan could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated prehistoric/historic artifacts and features) and human remains.
 - Impact 4.11.3: Adoption of the Rancho Cordova General Plan along with foreseeable development in the region could result in the disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.
- Public Services and Utilities
 - Impact 4.12.3.1: Implementation the General Plan would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water demands.
 - Impact 4.12.3.2: Implementation of the General Plan would contribute to the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet cumulative water demands with SCWA, GSWC and CalAm.
 - Impact 4.12.4.1: Implementation of the Rancho Cordova General Plan would substantially increase wastewater flows and require additional infrastructure and may require additional treatment capacity to accommodate anticipated demands that would result in a physical effect on the environment.
 - Impact 4.12.4.2: Implementation of the proposed General Plan, in addition to other reasonably foreseeable development in eastern Sacramento County (based on the land use projections established in the Sacramento County General Plan), would substantially increase in wastewater flows and require additional infrastructure and treatment capacity that would result in a physical effect on the environment.
- Visual Resources/Light and Glare
 - Impact 4.13.3: Implementation of the General Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the Planning Area.
 - Impact 4.13.5: Implementation of the General Plan will encourage new development and redevelopment activities that would contribute to the cumulative alteration of existing landscape characteristics of the region.

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1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

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Table 1-1 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

Implementation Actions	Progress	Continue/Modify/Delete
<p>Action H.1.1.1 – The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.</p>	<p>The City Economic Development Department receives California Employment Development Department (EDD) data with salary information in relation to industries.</p>	<p>Continue as Action H.1.1.1.</p>
<p>Action H.1.2.1 – Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally, the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.</p> <p>For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project’s requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre.</p> <p>For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:</p> <ul style="list-style-type: none"> • Sites must be zoned exclusively residential. • Acres used to satisfy RHNA requirements will be required to maintain set minimum densities. • Sites must be of sufficient size to accommodate a minimum of 16 units per site. <p>Sites must be proximate to public transportation routes which provide ready access to fixed rail.</p>	<p>The City has met the high-density set-asides in all the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process, all new housing projects are reviewed for their compliance to these housing standards.</p> <p>The Ranch Project, which was approved in 2019, includes an Affordable Housing Plan. The project includes a land dedication of 7.14 acres that will be dedicated to the city. This land will be developed at a minimum of 26 dwelling units per acre (d.u./acre).</p>	<p>Modify and continue as Action H.1.2.1.</p>
<p>Action H.1.3.1 – The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.</p>	<p>The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include a variety of housing types and densities, ranging from 6.1 d.u./acre to 40 d.u./acre. As addressed in the 2013–2021 Housing Element land use and sites inventory, the City’s current zoning, accompanied with vacant land, has the capacity to meet the City’s fair share of the housing needs within the current planning cycle.</p>	<p>Continue as Action H.1.3.1.</p>
<p>Action H.1.4.1 – As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.</p> <ul style="list-style-type: none"> • SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines. 	<p>The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points.</p> <p>The Crossings, an affordable multifamily project near Zinfandel Regional Transit Authority (RTA) light rail station, was approved and is currently occupied. In addition, the City purchased a 10-acre TOD</p>	<p>Continue as Action H.1.4.1.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<ul style="list-style-type: none"> Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City’s affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). <p>Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.</p>	<p>property in 2018 and has plans to look at providing housing and community uses at this site.</p> <p>In addition, all new master plans and specific plans currently under review contain a variety of multimodal transportation options that focus on linkages (i.e., bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.</p>	
<p>Action H.1.5.1 – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.</p> <ul style="list-style-type: none"> The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The Affordable Housing Plan shall specify and include the following: <ul style="list-style-type: none"> A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households. The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. Program options within project-specific Affordable Housing Plans may include but are not limited to the following: <ul style="list-style-type: none"> Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.). Land dedication (on-site and off-site). Rehabilitation of existing residential structures located within existing City neighborhoods. Payment of in-lieu fees. The timing for completion of affordable housing obligations includes the following considerations: <ul style="list-style-type: none"> For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of 	<p>The City has negotiated Affordable Housing Plans (AHPs) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch Special Planning Area, as per Housing Element standards. Future Specific Plans will also include AHPs. The total of these for areas with AHPs is 4,777 units at buildout.</p>	<p>Continue as Action H.1.5.1.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<p>affordable dwellings concurrent with the construction of market-rate housing when feasible.</p> <ul style="list-style-type: none"> ○ For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. ● At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. ● In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: <ul style="list-style-type: none"> ○ Density bonuses ○ Fee waivers or deferrals (as reasonably available) ○ Expedited processing/priority processing ○ Reduced parking standards ○ Technical assistance with accessing funding ○ Modifications to development standards (on a case-by-case basis) ○ Other incentives 		
<p>Action H.1.5.2 – The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.</p>	<p>Staff has monitored the current processes and applications annually and has not identified any constraints to the development of housing.</p>	<p>Continue as Action H.1.5.2.</p>
<p>Action H.1.5.3 – Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).</p>	<p>During the planning period, the City partnered with three nonprofit developers and one for-profit housing developer. Two permanent supportive housing developments were completed.</p> <p>Additionally, the City's developer partnerships worked on one transitional housing development and one affordable family housing development. These projects included 100 permanent supportive housing units, up to 60 transitional beds, and 17 affordable family units.</p>	<p>Modify and continue as Action H.1.5.3.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<p>Action H.2.1.1 – The City shall continue to apply for federal and state funds to fund the City’s housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.</p>	<p>During the previous Housing Element period, the City made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will look into applying for additional CalHOME funding in future funding cycles. About 30 single-family homes are rehabilitated each year.</p> <p>In addition, the City has strongly encouraged rental housing owners and managers to reinvest and upgrade rental housing stock through the Rental Housing Inspection Program.</p>	<p>Continue as Action H.2.1.1.</p>
<p>Action H.2.1.2 – Continue the use of the City’s Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile homeowners and single family homeowners to address immediate health and safety problems.</p>	<p>The Emergency Repair Program, funded in part by the City’s CDBG allocation, funded 42 home repairs during the previous Housing Element period. These grants funded roof repairs and other emergency health and safety repairs for extremely low-, very low-, and low-income owners of single-family and mobile homes.</p>	<p>Modify and continue as Action H.2.1.2.</p>
<p>Action H.2.1.3 – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.</p>	<p>The City’s Volunteer Program worked with local businesses and residents to provide residential improvement and revitalization programs to impacted neighborhoods.</p> <p>The City’s Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Blight Busters, and other clean-up and beautification projects. These projects engaged volunteers from local businesses, residents, and church organizations.</p>	<p>Modify and continue as Action H.2.1.3.</p>
<p>Action H.2.1.4 – Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.</p>	<p>Throughout the previous Housing Element period, the City’s Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor and other fee-based site review to continue to bolster that encouragement.</p>	<p>Delete.</p>
<p>Action H.2.1.5 – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.</p>	<p>The Planning Department has continuously used CPTED standards as part of the design review process for new entitlements and has applied these safety design standards to numerous use permits and design review applications at both staff-level review and projects that went before the City Council for approval.</p> <p>Additionally, the City continues to consult with its police department for further CPTED and other safety standards.</p>	<p>Continue as Action H.2.1.4.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<p>Action H.2.2.1 – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following: Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.</p>	<p>The City has continuously worked with both property owners and developers along Folsom Boulevard to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the boulevard. In 2013, the City partnered with Portland State University to develop an infill program to encourage use of underused sites in this corridor. Additionally, one multifamily affordable housing project was approved on Folsom Boulevard.</p>	<p>Modify and continue as Action H.2.2.1.</p>
<p>Action H.2.3.1 – Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.</p>	<p>The City is continuing to collect the Housing Stock Conservation Fee on business licenses.</p>	<p>Modify and continue as Action H.2.3.1.</p>
<p>Action H.2.4.1 – The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.</p> <ul style="list-style-type: none"> • Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. • Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. • Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. 	<p>The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. The City continues to update its information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.</p>	<p>Modify and continue as Action H.2.4.1.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<ul style="list-style-type: none"> Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. <p>Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.</p>		
<p>Action H.2.4.2 – Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.</p>	<p>Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects.</p>	<p>Continue as Action H.2.4.2.</p>
<p>Action H.3.1.1 – Continue to review other local jurisdictions’ programs that spread a range of housing types throughout the jurisdiction.</p>	<p>The City has encouraged best practices by maintaining ongoing contact with other jurisdictions’ housing programs and creating a matrix of information about other jurisdictions’ programs.</p>	<p>Delete.</p>
<p>Action H.3.1.2 - The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City’s RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.</p>	<p>These sites are located throughout the city, including Villages of Zinfandel and the Mather Special Plan Area. Discussion with applicants is ongoing and occurs when applicants approach the City. The Limited-Use Permit was eliminated from the entitlement process in June 2017. The City will update the codes to comply with the 2019 state laws.</p>	<p>Modify and continue as Action H.3.1.1.</p>
<p>Action H.3.2.1 – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.</p>	<p>The City did not have an opportunity to identify a conversion facility during this period. However, a new retirement congregate care facility was approved in 2019, and The Ranch Special Planning Area includes an active adult neighborhood.</p>	<p>Delete.</p>
<p>Action H.3.3.1 – Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions: Review regulations and procedures for City-funded or City-operated housing programs to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City’s reasonable accommodation program.</p>	<p>The City has sponsored two supportive housing projects that are targeting groups with a high percentage of disabled population: seniors and homeless veterans. Phase 3 of Mather’s Veteran Village, which provides transitional and permanent supportive housing, is complete, and Phase 2 is expected to open in the near future.</p>	<p>Combine with Action H.3.4.2 and continue as Action H.3.3.1.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<p>Action H.3.3.2 – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include:</p> <ul style="list-style-type: none"> • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units <p>The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.</p>	<p>The City did not receive any SRO applications or inquiries during this period. However, a student housing application was received in 2019 for a medical school.</p>	<p>Continue as Action H.3.3.2.</p>
<p>Action H.3.3.3 – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City will establish managerial standards for homeless facilities that will include the following:</p> <ul style="list-style-type: none"> • Maximum number of beds; • Off-street parking based upon demonstrated need; • Size and location of on-site waiting and intake areas; • Provision of on-site management; • Proximity to other shelters; • Length of stay; • Lighting; and • Security during hours when the shelter is open 	<p>The City participates in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan.</p> <p>The city is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America operate four separate programs at this location, including a transitional housing program, a veteran’s transitional housing program, and a transitional-age youth housing and services center.</p>	<p>Modify and continue as Action H.3.3.3.</p>
<p>Action H.3.4.1 – The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes:</p> <ul style="list-style-type: none"> • Production, marketing, and distribution of fair housing materials, and marketing in non-English languages 	<p>The City has taken a regional approach by partnering with neighboring jurisdictions and organizations, such as Project Sentinel, Sacramento Self-Help Housing, the Sacramento Housing and Redevelopment Agency, and the Rental Housing Association. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement.</p>	<p>Modify and continue as Action H.3.4.1.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<ul style="list-style-type: none"> • Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative • Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. • Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010. 		
<p>Action H.3.4.2 – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.</p>	<p>The City has continuously worked to accommodate individuals who require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals.</p>	<p>Combine with Action H.3.3.1 and continue as Action H.3.3.1.</p>
<p>Action H.4.1.1 – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.</p>	<p>The Planning Department and Building Department have continuously coordinated efforts to encourage energy efficiency in design. In 2018, the City and Mercy Housing successfully implemented SMUD's (Sacramento Municipal Utility District) virtual net-metering program on Mather Veterans Village Phase 1 and has planned to extend the program to Phases 2 and 3.</p> <p>The City has also partnered with Grid Alternatives.</p>	<p>Continue as Action H.4.1.1.</p>
<p>Action H.5.1.1 – Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.</p>	<p>In 2019, the City established a trust that is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee for each market rate housing unit, land dedication, and land purchase options.</p>	<p>Modify and continue as Action H.5.1.1.</p>
<p>Action H.5.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.</p>	<p>The City has continuously submitted applications for grants and other affordable housing funding, including:</p> <ul style="list-style-type: none"> • HOME • CalHOME • UrbanLift • Infill grant • Affordable Housing Sustainable Communities • Tax Credits 	<p>Modify and continue as Action H.5.2.1.</p>

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Implementation Actions	Progress	Continue/Modify/Delete
<p>Action H.5.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions, and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.</p>	<p>The City has continuously explored opportunities to work with financial institutions to encourage CRA investment. A number of banks in the city already provide very low-cost down payment programs and provide mortgages to low- and moderate-income households.</p>	<p>Continue as Action H.5.2.2.</p>
<p>Action H.5.3.1 – To promote the development of affordable housing, the City will market available incentives by advertising on the City’s website, publishing brochures and making referrals. The incentives for developers may include:</p> <ul style="list-style-type: none"> • Financial assistance (based on availability of housing funds) • Expedited development review • Streamlined processing • Density bonuses <p>Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.</p>	<p>The City has continuously worked to encourage development of affordable housing projects as funds and resources become available.</p>	<p>Continue as Action H.5.3.1.</p>
<p>Action H.5.4.1 – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following:</p> <ul style="list-style-type: none"> • An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; • A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; • A fee component to cover administrative costs; • An annual inflationary adjustment; • Exempt uses; and <p>Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.</p>	<p>The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee meets the desires of the City.</p>	<p>Continue as Action H.5.4.1.</p>

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As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and to eliminate redundancy. The following 14 amended programs are included in the proposed 2021–2029 Housing Element. (Note: the following programs are modified using *italic underline* or ~~strikeout~~ to indicate change to the amended programs.)

- **Action H.1.2.1** – ~~Currently, R~~*residential* development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally, the City ~~will require~~*s* a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.

For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre.

~~For the purpose of satisfying~~ *To satisfy* the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:

- Sites must be zoned exclusively residential.
 - Acres used to satisfy RHNA requirements will be required to maintain set minimum densities.
 - Sites must be of sufficient size to accommodate a minimum of 16 units per site.
 - Sites must be proximate to public transportation routes which provide ready access to fixed rail.
 - *In an effort to enhance and facilitate a range of housing choices and affordability, the City will reevaluate the 5 percent and consider an increase by 2022.*
- **Action H.1.5.3** – Together with the developer and nonprofit partners, *including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California*, the City will use maximum efforts to seek available resources to support the construction of affordable housing production *for feasible projects*, including, but not limited to, state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund). *The City will also commit to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production in the City and will collaborate, help, and support applications for funding to complete projects.*
- **Action H.2.1.2** – Continue the use of the City's *Emergency* Home Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant

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for mobile *and manufactured* homeowners and single-family homeowners to address immediate health and safety problems.

- **Action H.2.1.3** – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at the City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs, including, but not limited to, Blight Busters, the Neighborhood ~~Improvement~~ *Engagement* Program, *Sacramento Municipal Utility District* (SMUD), and the Sacramento Tree Foundation.

- **Action H.2.2.1** – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following:
 - Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.
 - *Land banking where and when opportunities arise.*
 - *Continue to reach out to private property owners to encourage a sale or development of their properties.*
 - *Communicate with special districts on barriers they add to development in Rancho Cordova, through design guidelines or impact fees charged.*
 - *Pursue grant funding where available to address environmental issues.*

- **Action H.2.3.1** – *Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Neighborhood Services Division will work to identify high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City.*

In addition, the City will ~~continue~~ implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. ~~This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.~~

- **Action H.2.4.1** – The City will continue to undertake the following programs and activities during the planning period of the Housing Element. ~~The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed here represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize use existing City and local resources. They include efforts to secure additional resources from the public and private sector~~

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~~should they become available.~~ as well as additional resources from the public and private sector should they become available.

- Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities, to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Maintain and annually update the inventory of “at-risk” projects using existing databases (e.g., California Housing Partnership Corporation [CHPC], United States Department of Housing and Urban Development [HUD] ~~HUD~~, State HCD, and California Tax Credit Allocation Committee).
- Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
- Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.
- Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. ~~Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. Contact property owners annually.~~ Identify non-profit partners and pursue funding on a project basis.
- Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 6 months, and 12 months.

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- **Action H.3.1.2** - The City has identified sites ~~B-1, B-2, I-1, I-2, I-3, G-1, and G-2~~ in the Land Inventory (see Tables A-4820, A-4921, and A-2022 in ~~the~~ Appendix *A*) as appropriate, to meet a portion of the City's *moderate income* RHNA. These sites are mixed-use sites and require a Conditional Use Permit (*CUP*) to allow for residential development *in the OPMU zone*. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and, *annually, and* upon consultation with developers, *and* should the CUP process pose a constraint to the development of housing, the City will either change the CUP requirement to a Limited Use permit or find *an* alternative sites.

- **Action H.3.3.3** – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) ~~and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones~~ *and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone.* The City will ~~permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone.~~ The City will *also* establish managerial standards for homeless facilities that will include the following:
 - Maximum number of beds;
 - ~~Off street parking based upon demonstrated need;~~
 - Size and location of on-site waiting and intake areas;
 - Provision of on-site management;
 - Proximity to other shelters;
 - Length of stay;
 - Lighting; ~~and~~
 - Security during hours when the shelter is open.

Additionally, the City will amend the Zoning Code to define transitional and supportive housing types and permit supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.

- **Action H.3.4.1** – The City will continue implementation of its ~~Fair Housing Plan that works to affirmatively further fair housing~~ *Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights.* The Plan is part of a ~~new~~ fair housing effort that the City began in fiscal year 2012-2013 *and that was continued by the City's participation in the Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI)*

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and includes: In order to implement the Plan and continue to affirmatively further fair housing the City will take a variety of actions, including:

- Production, marketing, and distribution of fair housing materials, and marketing in non-English languages.
 - Fair housing case intake; and routing of fair housing complaints through the City's Fair Housing Representative.
 - Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.
 - Work with fair housing providers such as Sacramento Self-Help Housing, HUD Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
 - Actively seek a variety of funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit.
 - Encourage development of housing affordable to a teacher's salary and work with the Folsom-Cordova Unified School District to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas.
 - Develop a targeted program to connect lower-income residents to homeownership opportunities in their community.
 - Develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.
 - Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the ~~City's Analysis of Impediments to Fair Housing (AI) completed in 2010~~ Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI), completed in 2019.
 - Provide annual training on fair housing laws and discrimination at public meetings.
 - Meet with school districts within one year of Housing Element adoption to develop a program to attract and retain high quality teachers to schools in low resource areas.
- **Action H.5.1.1** – ~~Consider creating a local housing foundation/trust that may be funded~~ Continue to use the local housing trust to fund projects as funding is available. The housing trust is funded by for-profit and non-profit partners including major employers as well as funding from potential in-lieu fees and land grants from new developments. The City will explore other specific funding sources in an effort to support the local housing trust fund.
- **Action H.5.2.1** – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis (see ~~Program Timeframe and Potential Funding below~~ Funding Source and Time Frame that follow). The City will collaborate with nonprofit

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organizations and agencies, such as Northern California Construction Training, *and* Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, *and* CalHome, ~~and~~ ~~BEGIN~~ programs; the state Multifamily Housing Program; California Housing Finance Agency programs (such as HELP); tax-exempt bond financing; low-income housing tax credits; ~~the~~ Federal Home Loan Bank Affordable Housing Program; *Affordable Housing Sustainable Communities Program, California Community Housing Agency*, and various other HUD programs for special-needs groups.

Action H.3.3.1 and **Action H.3.4.2** were combined and amended as one program – **Action H.3.3.1**.

- **Action H.3.1.1** – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation.

Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.

The following nine programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Action H.1.5.4** – Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law.
- **Action H.1.6.1** – The City will monitor sites previously counted in the past two housing elements, specifically sites A-1, C-1, D-1, and D-2.
- **Action H.2.4.3** – In an effort to preserve the affordable housing stock, the City will contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property.
- **Action H.3.1.2** – Update Sections 23.901.060 and 23.901.065 of the City’s Zoning Code to comply with AB 68, AB 881, SB 13, AB 587, AB 671, and AB 670 (2019), including approving ADUs and Junior ADUs ministerially and amending development standards and restrictions on owner-occupancy, as well as decreasing the allowable parking requirements. Additionally, the City will promote ADUs on the City’s website and at the planning counter.
- **Action H.3.1.3** To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land divisions and lot line adjustments,

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resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

The City will offer the following incentives for the development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
 - Ministerial review of lot line adjustments,
 - Deferral of fees related to the subdivision for projects affordable to lower income households,
 - Providing technical assistance to acquire funding, and
 - Modification of development requirements.
- **Action H.3.3.4** – Per AB 101 (2019), amend the City’s Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code Sections 65660 to 65668.
 - **Action H.3.3.5** – To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.
 - **Action H.3.3.6** – The City will review development standards (building height, lot coverage, etc.), specifically to evaluate and modify as appropriate to achieve maximum densities.
 - **Action H.5.3.2** – The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines

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Sections 15162(a)(1) to (3) calling for the preparation of subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2006 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the project.

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As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) 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.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Rancho Cordova Planning Department, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, circulation, housing, noise, safety, conservation, open space, urban design, economic development, air quality, historic and cultural resources, infrastructure, services, and finance. The General Plan is largely designed to be self-mitigating by incorporating policies and action items, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to land use, agriculture, population/housing/employment, hazards and human health, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, public services and utilities, and visual resources/night glare. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The nine new programs are either informative or result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

Action H.1.2.1 involves informational changes to include a reference to reevaluate the 5 percent for land uses at or above 30 units per acre and consider an increase by 2022 to enhance and facilitate a range of housing choices and affordability. Action H.1.5.3 involves informational changes that includes a reference to supporting the construction of affordable housing production for feasible projects and committing to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production. Action H.2.1.2 involves informational changes to include a reference to continuing the use of the City's Emergency Home Repair Program and the grant for mobile and manufactured homeowners. Action H.2.1.3 involves informational changes to modify language that includes the Neighborhood Engagement Program. Action H.2.2.1 involves informational changes that include a reference to identifying and improving the Folsom Boulevard Corridor through methods such as communicating with special districts and pursuing grant funding. Action H.2.4.1 involves informational changes that include a reference to continuing a proactive code enforcement program aimed at ensuring code compliance and general housing habitability and removes a reference to the intent of the program and additional code enforcement activities. Action H.2.4.1 involves informational changes that remove a reference to the Housing Services Division, Neighborhood Services Division, efforts to secure additional resources, and contacting property owners annually; it involves informational changes to include a reference to efforts to using additional resources from the public and private sectors and identifying nonprofit partners and pursuing funding annually. These amendments are informational only, and they would not directly or indirectly result in physical environmental effects.

Action H.3.1.2 involves informational changes that remove a reference to sites B-1, B-2, L-1, L-2, and L-3 and includes a reference to site G-1 and G-2. Action H.3.3.3 involves informational changes that remove a reference

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to permitting homeless facilities in OIMU and LIBP zones and includes a reference that states the City will amend the Zoning Code to permit emergency shelters in the Light Industrial (M-1) zone by right and that the City will amend the Zoning Code to allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development. Action H.3.4.1 involves informational changes that include a reference to the implementation of the City's Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights and list actions to implement the Plan and continue to affirmatively further fair housing. Although these amendments would allow development of some facilities without a discretionary review, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

Action H.5.1.1 involves informational changes that remove a reference to creating a local housing foundation/trust and includes a reference to using the local housing trust to fund projects as funding is available and exploring other funding sources to support the local housing trust fund. Action H.5.2.1 involves informational changes that include a reference to the Affordable Housing Sustainable Communities Program and California Community Housing Agency as a potential funding source to support efforts to meet new construction needs. Because these amendments are related to funding, there would be no physical effects.

Action H.3.3.1 and Action H.3.4.2 were similar in intent and were combined and amended as one program to aid in their implementation. Therefore, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and to eliminate redundancy.

The nine new programs represent changes that allow the City to amend the Zoning Code to allow and promote the use of density bonuses to provide affordable housing consistent with current state law; monitor sites previously counted in the past two housing elements; comply with AB 881, SB 13, and AB 670 (2019), including approving ADUs and junior ADUs ministerially; contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property; facilitate land divisions and lot line adjustments to assist the development of housing for lower income households on larger sites; allow low-barrier navigation centers for the homeless; amend the Zoning Ordinance to revise the treatment for employee/farm worker housing that serves six or fewer persons as a single-family structure and employee/farm worker housing consisting of no more than 12 units or 36 beds as an agricultural use; review development standards to evaluate and modify to achieve maximum densities; and create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals as well as establish written policies or procedures that specify the streamlining approval process and standards for eligible projects in Government Code Section 65913.4 (Senate Bill 35). At this time there is no indication of the proposed changes to the Zoning Code.

New development resulting from these programs would occur on land designated for housing under the General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the General Plan, Zoning Code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City's

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Zoning Code contains a list of permitted uses for each respective zoning district. The General Plan EIR anticipated physical impacts associated with the permitted uses in the City's Zoning Code, and the proposed project would, therefore, result in no new impact as part of development. The policies and action items in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All future homeless facilities and supportive housing by right described in Action H.3.3.3 would be required to be evaluated in accordance with the Zoning Code, as outlined in Title 23 of the City's municipal code. Future by-right development would still be subject to federal, state, and local policies regarding land use such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations such as dust control, stormwater runoff, and water quality prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 16.84 of the municipal code), which would address potential impacts to public services. Although these amendments would allow development of some facilities without a discretionary review, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on the designations in the Land Use Element. As the City can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the General Plan EIR. The proposed Housing Element does not change the development pattern for the City, as shown in the Land Use Element of the General Plan and the zoning map for the City. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with that analyzed in the General Plan EIR. As the proposed Housing Element does not affect the land use pattern of the city, or result in any physical change to the environment, and as the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts, or increase the severity of any significant environmental impacts previously evaluated in the General Plan EIR.

All future development in the county would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City's Zoning Ordinance contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development and would therefore result in no new impact as part of development. As the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

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As the proposed 2021–2029 Housing Element does not change any land use designation or zoning district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the 2006 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of implementation of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in CEQA Guidelines Section 15162 as they relate to the project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As discussed above, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or eliminating programs where the City has already completed the identified task. The proposed project does not result in the rezoning of land or approval of any development project. All development in the city must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Code identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law. All the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, so there would be no change in the physical impacts associated with future development. Therefore, policies and action items identified in the General Plan EIR to reduce physical

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environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

2. The project will have one or more significant effects not discussed in the previous EIR.

As discussed above, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 14 amended programs and 9 new programs. As stated above, these amended and new programs would not result in new significant environmental impacts.

3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR to reduce physical environmental effects address significant impacts for land use, agriculture, population/ housing/employment, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, public services and utilities, and visual resources/light and glare. These policies and action items in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element would not result in significant environmental impacts that are substantially more severe than shown in the previous EIR.

4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project includes policy-level changes that are limited to complying with state law and does not result in physical changes to the environment. As discussed above, the proposed project would not create new impacts or the need for additional mitigation measures. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element would not result in significant environmental impacts that would require new mitigation measures.

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- 5. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same impacts as identified in the previously certified General Plan EIR, and all associated policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply. As stated in the response to Standard 4, there are no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there is no need for new mitigation measures or alternatives to the proposed project.