

February 27, 2024

RE: Housing Needs Rezone Program Notification

Dear Property Owner(s),

I am writing to inform you as a property owner of record within 300 feet of an identified Rezone Candidate Property in Placer County. The county is proposing to rezone properties listed in the attached document (Attachment A) to a new zoning designation that would allow for a minimum residential density of 20 dwelling units per acre and a maximum residential density of 30 dwelling units per acre. For your reference, the proposed draft zoning ordinance is also attached (Attachment B).

Opportunities for input and public involvement are as follows:

- Draft Environmental Impact Report (DEIR) Public Review: The public comment period closes on **March 18, 2024**
- Final Environmental Impact Report (FEIR) and Rezone Program Action: The Planning Commission will receive a presentation and public comment and provide a recommendation to the Board of Supervisors regarding the FEIR and the rezone program in **April 2024** (exact date to be determined).
- Final Environmental Impact Report (FEIR) and Rezone Program Action: The Board of Supervisors will receive a presentation and public comment and take a final action on the FEIR and the rezone program on **May 7, 2024**.

The DEIR is available on the Environmental Coordination Services webpage: [Housing Element Sites Rezone | Placer County, CA](#) The webpage is also available via the below QR code, which can be accessed by focusing the camera of your smart phone or other device:



For additional information on the rezone program, please visit the Planning Services Division webpage: [Housing needs rezone program | Placer County, CA](#)

Should you have any questions, please feel free to contact the program manager, Kally Keding-Cecil, by phone at (530) 745-3034 or email at kkedinge@placer.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Chris Pahule". The signature is written in a cursive style with a large initial "C".

Chris Pahule
Placer County Planning Director

Attachment A – Proposed Rezone Site List
Attachment B – Draft RM30 Zone District

| Property # | District | APN | Address | Acreage | Min. Units |
|--------------|----------|-----------------|--------------------------|-------------|-------------|
| 7 -- | 1 | 473-020-015-000 | Vineyard Road | 2.7 | 54 |
| 8 | 1 | 473-010-001-000 | 8101 East Drive | 6.9 | 138 |
| 9 | 1 | 023-240-077-000 | 8830 Cook Riolo Road | 2.2 | 44 |
| 10 | 1 | 023-240-038-000 | 8830 Cook Riolo Road | 2.4 | 48 |
| 11 | 2 | 019-191-020-000 | 5780 13th Street | 0.8 | 16 |
| 13 | 3 | 043-060-032-000 | 3066 Penryn Road | 2.6 | 52 |
| 17 | 3 | 043-060-045-000 | 3130 Penryn Road | 4.7 | 240 |
| 18 | 3 | 043-060-048-000 | Hope Way | 6.1 | |
| 23 | 4 | 046-090-042-000 | Sierra College Boulevard | 3.2 | 64 |
| 25 | 4 | 048-132-073-000 | 8950 Auburn Folsom Road | 1.7 | 34 |
| 26 | 4 | 047-150-053-000 | 8989 Auburn Folsom Road | 9.9 | 198 |
| 29 | 4 | 468-060-019-000 | 3865 Old Auburn Road | 4.8 | 96 |
| 34 | 5 | 038-104-095-000 | Canal Street | 5.6 | 112 |
| 42 | 5 | 076-420-063-000 | Graeagle Lane | 3.1 | 62 |
| 43 | 5 | 076-420-064-000 | Highway 49 & Dry Creek | 0.6 | 12 |
| 45 | 5 | 095-050-042-000 | 235 Alpine Meadows Road | 1.6 | 32 |
| 51 | 5 | 052-043-009-000 | Plaza Way | 1.8 | 36 |
| 71 | 5 | 054-290-064-000 | Lincoln Way Property 1 | 2.9 | 58 |
| 72 | 5 | 054-290-065-000 | Lincoln Way Property 2 | 4.3 | 90 |
| TOTAL | | | | 67.9 | 1386 |

Article 17.48 RESIDENTIAL MULTIFAMILY 30 (RM30) DISTRICT

17.49.010 Residential Multifamily 30 (RM30).

- A. Purpose and Intent. The Residential Multifamily 30 district is intended to provide areas for residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. It is intended that new development in this district utilize innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, and/or major streets.
- B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM30 zone district as provided by Section [17.06.030](#) et seq. (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

Allowable Land Uses Table

| ALLOWABLE LAND USES | LAND USE PERMIT | SPECIFIC STANDARDS IN SECTION: |
|---|-----------------|---|
| Agricultural, Resource and Open Space Uses | | |
| Animal raising and keeping | | See Section 17.56.050 |
| Mixed Use | | |
| Mixed Use development | C | 17.56.135 & 17.27.010 |
| Live/Work | C | 17.56.135 |
| Recreation, Education and Public Assembly Uses | | |
| Community center | CUP | 17.56.340 |
| Houses of worship | MUP | |
| Libraries and museums | MUP | |
| Membership organization facilities | MUP | |
| Parks, playgrounds, | | |
| Schools - Elementary | MUP | |
| Schools - Secondary | MUP | |
| Schools - Specialized education and training | MUP | |
| Temporary events | C | 17.56.300 |
| Residential Uses | | |
| Accessory and junior accessory dwelling units | C | 17.56.200 |
| Cluster Lot Development – Cottage Housing | C | 17.54.115 |
| Cluster Lot Development – Moveable Tiny House Community | C | 17.54.115 |
| Emergency shelter, 60 or fewer clients | C | 17.56.295 |
| Emergency shelter, 61 or more clients | MUP | 17.56.295 |
| Home occupations | C | 17.56.120 |
| Mobile home parks | CUP | 17.56.140 |
| Mobile homes | C | 17.56.150 |

| ALLOWABLE LAND USES | LAND USE PERMIT | SPECIFIC STANDARDS IN SECTION: |
|--|---------------------------------------|---|
| Multifamily dwellings | C | 17.56.135 |
| Residential accessory uses | C | 17.56.180 |
| Residential care homes, 6 or fewer clients | C | |
| Residential care homes, 7 or more clients | MUP | |
| Senior housing projects ¹ | CUP | 17.56.210 |
| Senior housing projects¹ | C | 17.56.210 & 17.56.135 |
| Single-room occupancy residential housing, 30 or fewer units | C | 17.56.233 |
| Single-room occupancy residential housing, 31 or more units | MUP | 17.56.233 |
| Service Uses | | |
| Cemeteries, columbariums and mortuaries | CUP | |
| Child/adult day care, centers | MUP | |
| Child day care, family care homes | A | |
| Medical services - Hospitals and extended care | CUP | |
| Offices, temporary | MUP | 17.56.300 |
| Storage, accessory | A | 17.56.250 |
| Transient Lodging | | |
| Bed and breakfast lodging | MUP | 17.56.070 |
| Transportation and Communications | | |
| Antennas, communications facilities | See Section 17.56.060 | |
| Pipelines and transmission lines | A | |

[\(1\) Senior housing projects including owner-occupied and/or rental multifamily uses that include a minimum of twenty percent \(20%\) affordable housing \(as defined in Government Code Section 65915\), is permitted with a zoning clearance only.](#)

[\(1\) Senior housing projects including owner-occupied and/or rental multifamily uses that do not include a minimum of twenty percent \(20%\) affordable housing \(as defined in Government Code Section 65915\) is only permissible in this zone district with a Conditional Use Permit.](#)

KEY TO PERMIT REQUIREMENTS

| | |
|---|-----|
| Allowed use, zoning compliance required (17.06.050) | A |
| Zoning clearance required (17.06.050) | C |
| Minor use permit required (17.06.050) | MUP |
| Conditional use permit required (17.06.050) | CUP |

- C. Residential Density. Any residential multifamily development within the RM 30 zone district shall be established at a minimum density of 20 units per acre and maximum density of 30 units per acre. For purposes of this Section the net density shall be used to calculate density. The net density being total residential units divided by the total residential land area (excludes roads and road easements, open spaces, sensitive habitat areas, slopes exceeding 15%, and other uses).
- D. Site Development Standards. All new development in the RM 30 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific

Use Requirements) for a particular use or situation shall meet the requirements established in the [Multifamily and Mixed Use Design Manual](#) for lot area, site width, setbacks, floor area ratio, and height limit and other applicable standards.

- E. Housing developments including owner-occupied and/or rental multifamily uses that include a minimum of twenty percent (20%) affordable housing (as defined in Government Code Section 65915), is permitted by-right as defined by Government Code Section 65583.2(i).

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