

July 2021 | General Plan EIR Addendum

FIRST ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2008072115

FOR THE

2021–2029 HOUSING ELEMENT UPDATE AND 2021 COMMUNITY SAFETY ELEMENT UPDATE

City of Rocklin

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element and 2021 Community Safety Element (proposed project) will replace the existing 2013–2021 Housing Element, and the existing 2012 Community Safety Element, and serve as the City of Rocklin’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 seven elements of the City’s General Plan.

The General Plan is the foundation development policy document of the City of Rocklin. It defines the framework by which the physical, economic, and human resources of the City are to be 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 General Plan informs these citizens of the goals, objectives, policies, and standards for development of the City of Rocklin 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 Rocklin.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within 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 Rocklin General Plan EIR, certified in October 2012 (State Clearinghouse Number 2008072115), 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.

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 areas would be less than significant: land use, geology and soils, human health/hazards, hydrology and water quality, population and housing, public service, utilities and service systems, and water resources.

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The General Plan EIR addresses potentially significant impacts related to air quality, aesthetics/light and glare, transportation and circulation, noise, cultural and paleontological resources, biological resources, and climate change and greenhouse gases.

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

- Air Quality
 - Impact 4.2.2: Violate Air Quality Standard: Short-Term Emissions from Construction Projects. Although the proposed General Plan Update has mitigating policies and their associated action steps, along with the City, District, State and Federal Rule-Based Requirements, these efforts will not reduce the impact to a less than significant level.
 - Impact 4.2.3: Negative air quality impacts associated with long-term emissions from projected growth over the planning horizon of the proposed project could result in a violation of an air quality standard or in a substantial contribution to an existing or projected air quality violation. Although the proposed General Plan Update has mitigating policies and associated action steps to minimize the effects of this impact, these policies and action steps will not reduce the impact to a less than significant level.
 - Impact 4.2.5: Development of the land uses in the proposed General Plan Update could include sources of toxic air contaminants which may impact surrounding land uses, or conversely, place sensitive land uses near existing sources of toxic air contaminants. Therefore, implementation of the General Plan Update could expose sensitive receptors to toxic air contaminants.
 - Impact 4.2.6: Subsequent land use activities associated with implementation of the proposed project could include sources that could create objectionable odors affecting a substantial number of people.
 - Impact 4.2.7: Implementation of the proposed project, along with potential development of the surrounding region, would exacerbate existing regional problems with ozone and particulate matter.
- Aesthetics/Light and Glare
 - Impact 4.3.3: Implementation of the proposed project would result in increased development which would substantially degrade the existing visual character or quality of the area and its surroundings. Although the proposed General Plan Update has mitigating policies and associated action steps, these policies and associated action steps will not reduce the impact to a less than significant level.
 - Impact 4.3.4: Implementation of the proposed project could result in an increase in daytime glare and/or nighttime lighting. This increase in daytime glare sources and nighttime lighting levels could have an adverse effect on day or nighttime views in the area.

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- Impact 4.3.5: While the Planning Area does not contain any scenic vistas or scenic resources within a state scenic highway, implementation of the proposed project would result in alterations to the city's existing visual character through the increased expansion of urban development and creation of additional new sources of light and glare.
- Transportation and Circulation
 - Impact 4.4.2: Implementation of buildout of the proposed project would contribute to increased traffic volumes on state/interstate highway facilities, which could cause operations at state/interstate highway segments to deteriorate to levels below those identified in the Caltrans Transportation Concept Report.
 - Impact 4.4.3: Implementation of the proposed project would contribute to increased traffic volumes at state/interstate highway intersections at buildout.
- Noise
 - Impact 4.5.1: The proposed project could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies. Although the proposed General Plan Update has mitigating policies and their associated action steps designed to minimize the effects of this impact, these policies and associated action steps will not reduce the impact to a less than significant level.
 - Impact 4.5.3: The proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project and could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies, as a result of increased traffic on the roadway network. Projected increases in traffic noise levels could adversely affect noise-sensitive land uses. In addition, future development of noise-sensitive land uses could be exposed to roadway and/or railroad noise levels in excess of the City's noise standards.
 - Impact 4.5.4: Subsequent development associated with the proposed project could result in new noise-sensitive land uses encroaching upon existing or proposed stationary noise sources or new stationary noise sources encroaching upon existing or proposed noise-sensitive land uses. This could result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels or could result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies.
 - Impact 4.5.6: Buildout of the proposed project would increase transportation noise along roadways within the Planning Area.
- Cultural and Paleontological Resources

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- Impact 4.8.5: Implementation of the proposed project, in addition to existing, approved, proposed, and reasonably foreseeable development in the region, could result in cumulative impacts to historic character in the region. The proposed General Plan Update's mitigating goals and policies and their associated action steps would reduce the severity of impacts to historic character. However, the policies would not completely mitigate this impact.
- Biological Resources
 - Impact 4.10.3: Implementation of the proposed project could have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by CDFG or USFWS due to disturbance, degradation, and removal of sensitive biological communities. Implementation of the proposed project could also have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means.
 - Impact 4.10.5: Implementation of the proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance as a result of the removal of native oak trees, including heritage trees and other mature, healthy oak trees. Implementation of the proposed General Plan Update and the associated tree removal could also have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFG and USFWS. This impact can be partially mitigated through the preservation of trees proposed for removal, the relocation or replanting of removed trees and contributions to the City's Oak Tree Preservation Fund, but would be significant and unavoidable because the removed trees would not be immediately replaced with mature oak trees.
 - Impact 4.10.6: Implementation of the proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance as a result of the removal of areas of oak woodland habitat. Implementation of the proposed project and the associated oak woodland habitat removal could also have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFG or USFWS. This impact can be partially mitigated through the preservation, creation and restoration of the City's urban forest and oak woodlands that would take place over time as part of the City's mitigation strategy, but would be significant and unavoidable because the mitigation strategy allows for the replanting of trees (either directly or through payments to the City) that will take many years to become as mature as many of the oak trees that will be removed, and the mitigation strategy may not necessarily result in the re-creation of areas of oak woodland habitat.
 - Impact 4.10.7: The proposed project, in combination with other reasonably foreseeable projects, could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status species in local

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or regional plans, policies or regulations, or by CDFG or USFWS. The proposed project, in combination with other reasonably foreseeable projects, could also have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by CDFG or USFWS. The proposed project, in combination with other reasonably foreseeable projects could also have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means. The proposed project, in combination with other reasonably foreseeable projects, could also interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Further, the proposed project, in combination with other reasonably foreseeable projects, could reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.

- Climate Change and Greenhouse Gases
 - Impact 4.15.3: Implementation of the proposed General Plan Update and the associated future development would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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 and Community Safety Element are continued through to the proposed 2021–2029 Housing Element and 2021 Community Safety 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.

Table 1-2 includes the changes in goals or policies between the existing 2012 Community Safety Element and the proposed 2021 Community Safety Element. The following new and amended goals and policies are included in the proposed Community Safety Element. As shown in Table 1-2, *Italic underlined* text is used to depict additions to the proposed Community Safety Element and ~~strike through~~ text is used to indicate deletions.

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

Programs	Progress	Continue/Modify/Delete
<p>1. Home Repair Program Many lower-income homeowners lack sufficient financial resources to obtain private funding for repairs. Owners of rental units occupied by lower-income households often cannot financially perform repairs to dwelling units from the rents they can charge. To encourage private rehabilitation efforts, the City offers a Home Repair Program. Eligible home repair activities include bathroom/kitchen repairs, bedroom additions to alleviate overcrowding, weatherization, electrical upgrades, foundation and flooring repair, accessibility retrofitting, heating/air conditioning, plumbing repairs, and siding and roofing repairs. Single-family homes, multifamily dwellings, and mobile homes are eligible for assistance. The interest rate on the loan can be as low as 3% for qualified applicants. Program marketing efforts will be focused in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist. Historically, funding for this program has been provided through a grant from the State of California under the federal Community Development Block Grant (CDBG) program; Rocklin is now a HUD Entitlement city and receives CDBG funds directly from HUD. However, allocations of CDBG funds have declined over the years. As a result, the City will supplement this program with funding from revolving loan funds from CDBG program income. In addition HUD CDBG funds have been used to provide grants for seniors, 62 years and older for minor home repair projects.</p> <p>Objective: Assist 8 lower-income households (1 household annually) with rehabilitation loans during the planning period plus assist 80 senior households through the Handyman Program (10 households annually) with minor rehabilitation assistance during the planning period. Distribute flyers to households within the Old Town/Central Rocklin area at least once a year. Advertise program in the newspaper once per year and place on the City’s website.</p>	<p>The Home Repair Program guidelines were updated in December 2013. In the planning period, one lower-income household was assisted by the City’s Housing Rehabilitation program in 2014. Information on the program has continued to be advertised on the City’s website. From 2013–2016, Seniors First received funding from the City’s CDBG program and assisted 119 low-income residents with minor repairs through their Handyman Program. Seniors First elected to discontinue the program in 2017. In 2019, the City partnered with Foothill’s Habitat for Humanity by awarding them with CDBG funds to establish a new Handyman Program targeted at assisting very low and extremely low-income households with minor home and safety repairs. This program is being advertised on the CDBG page of the City’s website.</p>	<p>Modify and continue as Program 1. Home Handyperson Program.</p>
<p>2. Code Enforcement and Abatement The City carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited on homes occupied by lower- and moderate-income households, staff encourages property owners to seek assistance through the Home Repair Program offered by the City.</p> <p>Objective: Continue to implement the Code Enforcement and Abatement Program. Provide information about the Home Repair Program to owners of all homes in need of repair.</p>	<p>Throughout the planning period, the City has continued to implement the Code Enforcement and Abatement Program by responding to complaints from the public as well as enabling City staff to drive by homes to determine if there are any violations of property maintenance standards pursuant to Chapter 8.04 of the Municipal Code.</p>	<p>Modify and continue as Program 2. Code Enforcement and Abatement.</p>
<p>3. Inspection Program The City, on a request basis, inspects residential properties to identify health and safety hazards, and other building code violations that should be corrected. A more comprehensive voluntary building code inspection is performed by the Building Department for an inspection fee that covers the cost of this service. The fee may be waived for dwellings occupied by disabled, very low or extremely low-income households. Owners of these units would be offered an opportunity to participate in the City’s Home Repair Program.</p>	<p>The City conducted approximately 72,839 residential inspections of building permits associated with single- and multifamily structures. In addition, the City has continued to inspect residential properties, upon request, to identify health and safety hazards, and other building code violations that should be corrected.</p>	<p>Delete.</p>

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Programs	Progress	Continue/Modify/Delete
<p>Objective: Prepare a brochure that describes the Inspection Program and make it available at the Economic and Community Development Department and advertise the program on the City’s website within one year of the adoption of the Housing Element. Provide information about the Home Repair Program to owners of all homes in need of repair.</p>		
<p>4. Zoning Flexibility for Housing Rehabilitation Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a result, some of these dwellings do not conform to lot size, setbacks, yard requirement, location, and other zoning standards. To avoid discouraging rehabilitation efforts, the City will continue to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Rocklin Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.</p> <p>Objective: Continue the practice of allowing non-conforming dwellings to be rehabilitated so long as the non-conformity is not increased and no threat to public health and safety is identified.</p>	<p>Throughout the planning period, the City continued to allow non-conforming dwellings to be rehabilitated pursuant to Chapter 17.62 of the Municipal Code so long as the non-conformity is not increased and no threat to public health and safety is identified.</p>	<p>Continue as Program 3. Zoning Flexibility for Housing Rehabilitation.</p>
<p>5. Preservation of Existing Affordable Housing Stock State law requires jurisdictions to provide in their housing elements a program to preserve publicly-assisted affordable housing projects at risk of conversion to market-rate housing. As of 2013, the City has a total of 904 assisted rental units in 11 developments in its jurisdiction. Of these projects, three projects (186 assisted units) are technically at risk of conversion to market rate housing during the 2013–2021 period (Table 7-23) through the expiration of various financing sources including Section 202, Section 8 or Redevelopment funds.</p> <p>Objective: Work with owners of all at-risk projects, interested groups, and the State and federal governments to implement the following measures on an ongoing basis to conserve affordable housing stock: Work with interested buyers of Lyn Roc Apartments, Quarry Oaks Apartments, and Rolling Oaks Apartments to encourage the new owners to continue public subsidies in order to maintain the affordability of these units and evaluate the costs associated with preservation option such as 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources, and 3) purchase of affordability covenants by the end of 2015 for Quarry Oaks Apartments and Rolling Oaks Apartments and by the end of 2016 for Lyn Roc Apartments.</p> <p><u>Monitor Units at Risk:</u> Monitor the status of at-risk projects annually.</p> <p><u>Work with Potential Purchasers:</u> Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.</p> <p><u>Tenant Education:</u> California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that</p>	<p>Affordable housing projects were monitored on an ongoing basis. In 2016, the City contacted the management entities of three different projects (Lyn Roc, Rolling Oaks, and Quarry Oaks) that appeared to have subsidies nearing expiration. Staff was assured by all parties that they were in the process of renewing their Section 8 contracts. At-risk projects will continue to be monitored on an ongoing basis and actions will be taken as the needs, opportunities, and funding availability allow. As of 2019, there were no projects with affordability expirations considered at-risk. The earliest expiration of affordability is the College Manor Apartments with an expiration date of May 31, 2028.</p>	<p>Modify and continue as Program 4. Preservation of Existing Affordable Housing Stock.</p>

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<p>they are eligible to receive Section 8 Housing Choice Vouchers that would enable them to stay in their units.</p> <p><u>Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance:</u> Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will direct tenants of “at risk” units to obtain these Section 8 vouchers, that can be administered in the City of Rocklin, through the Roseville Housing Authority or Placer County Housing Authority. Maintain a list of Section 8 inquires received through the City’s Comcate database (a program that residents can email questions regarding various City related issues).</p>		
<p>6. Housing Choice Voucher Program</p> <p>The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Rocklin, the program is administered primarily by the Roseville Housing Authority. Additionally, some Rocklin residents receive assistance through the Placer County Housing Authority. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.</p> <p>Objective: Continue to support the assistance of 110 households each year throughout the planning period. Provide referrals to households in need of housing assistance. Encourage property owners to accept Section 8 assistance.</p>	<p>The City has continuously participated in the Housing Choice Voucher Program (Section 8) administered by the Roseville Housing Authority and Placer County Housing Authority throughout the planning period. The program provides rental assistance to very low-income households in Rocklin. Between 100 (in 2013) and 193 (in 2019) vouchers per month were provided in Rocklin.</p>	<p>Modify and continue as Program 5. Housing Choice Voucher Program.</p>
<p>7. Affordable Housing Development</p> <p>Approximately 1 in 4 Rocklin households earned an income that was less than 80% of the County median income based on the 2005–2009 American Communities Survey (SACOG Housing Element Data). Many of these households consist of working families with wage earners in lower paying occupations, including service workers. Because of their limited or fixed incomes, some families are forced to live in overcrowded and/or substandard conditions. Affordable housing developers specialize in providing housing for working families and seniors. The City can grant land write-downs, regulatory incentives, and direct financial assistance to non-profit and other private developers to provide both ownership and rental housing to lower- and moderate-income households.</p> <p>Objective: Provide available financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase the supply of housing affordable to Rocklin’s lower- and moderate-income households throughout the planning period. Maintain a list of qualified housing developers with a track record of producing quality housing that includes affordable units. Provide information on potential sites which will be compiled in a list format and provided on the City’s website within one year of adoption of the Housing Element. In addition, communicate with the development</p>	<p>In 2013, 2014, and 2015, the City did not receive any requests from non-profit housing agencies to develop affordable housing. In 2016, the City worked with 2 specific developers processing planning entitlements for new apartment projects to be developed in the City. It is estimated that combined, these projects would provide more than 200 units with rental prices that serve both low- and some very low-income households. A rezone for 1 of the projects was approved in December 2016.</p> <p>The Rocklin Gateway project was approved by City Council in 2017 for 41 units at an affordable rent to low-income individuals. However, the project has not yet been built due to funding issues. The Quarry Place project, which includes 162 units for low-income households and 18 units for very low-income households, was approved by City Council on October 8, 2019. The City has also been in discussions regarding future properties with several other affordable housing developers.</p>	<p>Combine with existing Program 9. Affordable Housing Funding Sources, modify, and continue as Program 6. Affordable Housing Development and Funding.</p>

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Programs	Progress	Continue/Modify/Delete
community the City's goal to provide quality housing affordable to lower- and moderate-income households.		
<p>8. Second Unit Development</p> <p>A second unit is a second independent dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a single-family lot. A second unit may either be attached to or detached from the principal dwelling unit. Second units offer several benefits. First, second units can offer affordable rental housing for seniors, college students, and single persons in many communities. These units typically rent for less than apartments of comparable size. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes. Third, second units can be integrated in new single-family subdivisions (such as carriage houses). Consistent with Government Code Section 65852.2, second units that meet Zoning Ordinance performance standards are permitted by right in all single-family residential zones.</p> <p>Objective: Continue to advertise second dwelling units as a relatively low-cost affordable housing option in Rocklin through preparation and distribution of a brochure and placing information on the City's website. Maintain a brochure and place at public counters and post information about second dwelling units on the City's website.</p>	<p>The Rocklin Municipal Code is on the City's website and regulations regarding second units are included in Title 17 (Zoning Ordinance). The City adopted an updated Accessory Dwelling Unit Ordinance in February 2020 to incorporate recent changes in legislation.</p>	<p>Modify and continue as Program 7. Accessory Dwelling Unit Development.</p>
<p>9. Affordable Housing Funding Sources</p> <p>To effectively implement Housing Element programs that create affordable housing depends on a variety of County, State, Federal, and local funding sources. A number of government programs provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing developers. Agencies providing such assistance include the State Department of Housing and Community Development (HCD), the California Housing Finance Agency (CHFA), the California Tax Credit Allocation Committee (CTCAC), and the federal Department of Housing and Urban Development (HUD). Included in these programs are:</p> <ul style="list-style-type: none"> • Technical assistance grants for project feasibility and development; • Subsidies for shared housing for seniors, congregate housing, farmworker housing, senior housing, self-help housing, transitional housing for the homeless, and other special needs groups; • Mobile home park purchase and rehabilitation; and • Project loans and loan insurance for single-family and housing construction and rehabilitation. <p>Objective: Work with affordable housing developers to assist the organizations in securing funds. Provide technical assistance in preparing funding applications, grant density bonuses, and regulatory concession(s) as appropriate and apply for complementary programs that can help reduce land or site development costs for housing projects. Contact HCD, CHFA, CTCAC, and HUD at least annually to obtain information on upcoming funding cycles, eligibility, and eligible uses. Maintain a list of qualified housing developers active in the city and region. Notify developers via email or phone call of available</p>	<p>During the planning period, the City did not provide any funding to preserve affordable units. The Seniors First program consistently received a portion of the City's CDBG funds to assist seniors with minor home repairs through its Handyman Program. In 2019, the City also partnered with Habitat for Humanity to re-establish a Handyman Program after the Seniors First Program was discontinued by that entity in 2017. In 2018 and 2019, Salvation Army received a portion of the City's CDBG funds to assist people at risk of homelessness with one-time rental assistance or deposit assistance. Information about HCD, CHFA, HUD, and other affordable housing programs is collected on a regular basis and shared with developers.</p>	<p>Combine with existing Program 7. Affordable Housing Development, modify, and continue as Program 6. Affordable Housing Development and Funding.</p>

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Programs	Progress	Continue/Modify/Delete
<p>funding resources along with funding cycles. Make efforts to apply for funding for which the City is eligible on an annual basis. Specifically, pursue funding that can help bridge the financial gap of housing affordable to extremely low-income households.</p>		
<p>10. Zoning Flexibility The creation of the Business Attraction, Retention, and Revitalization Zone (BARRO Zone) has created an alternative zoning tool for those properties within the boundaries of the zone to provide a mechanism to propose a commercial, residential, or mixed-use development. The BARRO Zone streamlines the regulatory process by allowing a staff level review and approval process. It eliminates the need for a formal public hearing before the Planning Commission and/or the City Council.</p> <p>Objective: Provide information about the BARRO Zone on the City’s website. Assist with 16 BARRO Zone housing projects (2 per year) over the planning period.</p>	<p>There were no housing-related BARRO Zone Program projects during the planning period. However, staff received multiple inquiries regarding opportunities to develop residential units in the zone and will continue to provide guidance and assistance to prospective applicants.</p>	<p>Continue as Program 8. Zoning Flexibility.</p>
<p>11. Inventory of Sites for Housing As part of this Housing Element update, the City identified parcels that may be developed with residential uses in the future. The analysis indicated that a total of 4,675 new lower- and/or moderate-income units may be accommodated on these parcels. In particular, the inventory includes 14 proposed Mixed Use High Density Residential (MU (HDR))-designated sites that can accommodate 2,420 new units at densities ranging from 22 to 30 units per acre and the inventory includes 3 proposed RHNA High-Density Residential (RHDR)-designated sites that can accommodate 901 new units at density of 22 units per acre. To help facilitate the development of affordable housing on these sites, the City will work with interested developers and provide financial and/or regulatory incentives, as necessary.</p> <p>Objective: Maintain an inventory of vacant sites that is adequate to accommodate the City’s RHNA of 3,813 units (520 very low income, 729 low income, and 709 moderate income). Monitor development applications with the available sites table and encourage and facilitate the development of affordable housing on Rocklin’s remaining sites designated for medium-high and high-density residential uses. Make the inventory of sites available to developers and offer regulatory and/or financial incentives to facilitate the development of housing affordable to lower-income households.</p> <p>To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,769 low-income households, the City will identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be Mixed-Use High-Density Residential (MU-HDR). At least 50% of the remaining need (885 units) will be accommodated on sites designated for exclusively residential uses. The City will identify sites exclusively for residential uses during the rezone process, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be RHNA High-Density Residential (RHDR). Rezoned sites will be selected from the Available Sites Tables Figure 7-3, 7-4, and 7-5 and in Appendix C, will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and rental multi-family residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the</p>	<p>Program 11 of the 2013–2021 Housing Element stated that the City would identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre with a maximum allowable density of 30 units per acre. This rezone would have provided for the development of the remaining lower-income RHNA of 1,769 units.</p> <p>After further review it was determined that there were several sites that were appropriately zoned with a corresponding land use designation to accommodate the 5th cycle RHNA in 2012, with additional sites available in 2014.</p> <p>In 2012, City Council approved a General Plan Amendment to the Land Use Element of the General Plan to amend various land use designations identified in the Housing Element to Mixed-Use (MU) or High-Density Residential (HDR). This provided the City with 1,288 units on mixed-use sites to meet a portion of the lower-income RHNA.</p> <p>On February 25, 2014, City Council approved a General Plan Amendment to the Land Use Element of the General Plan to amend various land use designations identified in the Housing Element to Mixed-Use (MU) or High-Density Residential (HDR). The General Plan Amendment expanded the allowed density in the current High-Density Residential land use designation category.</p>	<p>Modify and continue as Program 10. Inventory of Sites for Housing/Rezone.</p>

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Programs	Progress	Continue/Modify/Delete
<p>Government Code. Complete land use designations and establish zoning as necessary for sites identified in the available sites table within 1 year of adoption. The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1st of each year.</p>	<p>The available sites in place prior to the beginning of the 5th cycle projection period (January 1, 2013) shows that the City had capacity for 1,288 units and after subtracting the 1,769 lower-income RHNA, there is an unaccommodated need of 481 units. While the City does not have a specific mixed-use zoning district, a Zoning Ordinance Amendment was approved to establish interim review procedures to facilitate and encourage development on mixed-use sites within the City during the interim period until project-specific zoning is applied.</p> <p>In the 2021–2029 Housing Element Update, the City will accommodate the 481 unit 5th cycle carry over and has incorporated a rezone program (Program 10) stipulating that consistent with Government Code Section 65583(f) and 65583.2(h), the City will amend the Zoning Ordinance and Land Use Element to accommodate the unaccommodated need of 481 units from the 5th cycle RHNA within 1 year of adoption of the Housing Element and complete land use designation changes and establish zoning as necessary for remaining sites within 3 years of adoption of the Housing Element.</p>	
<p>12. Density Increase Incentive Program The State of California Density Bonus laws are intended to give developers incentives to include affordable housing in their projects in exchange for being allowed to build more dwelling units and receiving other incentives. The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Rocklin, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives for those that qualify could include, but are not limited to, reductions in the amount of required on-site parking, fee deferrals, expedited permit processing, and modified or waived development standards.</p> <p>Objective: Continue to offer density bonuses and other regulatory incentives to developers of affordable housing.</p>	<p>The City did not receive any requests from developers of affordable housing for density bonuses in 2014 or 2015. In 2016, the City removed the density cap on its General Plan High-Density Residential Land Use Category to facilitate opportunities for affordable housing development. The City has also continued to apply incentives for affordable housing in accordance with state law.</p>	<p>Delete.</p>
<p>13. Large Sites for Housing for Lower-Income Households To assist the development of housing for lower-income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans 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. In addition, the City will offer the following incentives for the development of affordable housing which may include but is not limited to:</p>	<p>The City continues to evaluate options for an Incentive Program; however, in the interim, is open to working with property owners and affordable housing developers to explore potential incentives on a case-by-case basis. The City also routinely provides information (maps, aerials, etc.) regarding both large and small sites that are potentially available to all multifamily developers that approach the City looking for development opportunities.</p>	<p>Modify and continue as Program 11. Large Sites and Small Sites for Housing for Lower-Income Households.</p>

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Programs	Progress	Continue/Modify/Delete
<ul style="list-style-type: none"> • streamlining and expediting the approval process for land division for projects that include affordable housing units, • ministerial review of lot line adjustments, • deferral or waiver of fees related to the subdivision for projects affordable to lower-income households, • provide technical assistance to acquire funding, and • modification of development requirements. <p>Objective: Develop the incentive program by December 2014, identify sites by December 2014, then provide incentives throughout planning period, as projects are submitted to the Economic and Community Development Department.</p>		
<p>14. Housing for Persons with Disabilities</p> <p>Pursuant to SB 520, the City must address the potential constraints to housing for persons with disabilities. In addressing this requirement, the State HCD focuses on the zoning and land use provisions for a variety of housing types suitable for persons with disabilities. Another concern is the provision of flexibility in the application of land use policies and zoning regulations for housing for persons with disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. Existing City practice provides reasonable accommodation for disabled person housing on a case-by-case basis. For rehabilitation projects, such as installation of ramps or interior modifications, the City processes these requests for reasonable accommodation over the counter. No special review is required and therefore, will not constrain the rehabilitation of housing. Some projects require modifications to development standards to accommodate persons with disabilities. The City reviews requests for reasonable accommodation at the staff level. The Community Development Director will review and approve requests for reasonable accommodation using the following criteria:</p> <ul style="list-style-type: none"> • The request for reasonable accommodation will be used by an individual with a disability protected by applicable fair housing laws; • The requested accommodation is necessary to make housing available to an individual with a disability protected by applicable fair housing laws; • The requested accommodation would not impose an undue financial or administrative burden on the City; and • The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program. <p>Objective: Facilitate the development, maintenance, and improvement of housing for persons with disabilities. Continue to publicize information about the City's reasonable accommodation procedures at public counters and on the City's website.</p>	<p>The City has continued to provide information about its reasonable accommodation procedures and services available in the region.</p>	<p>Continue as Program 12. Housing for Persons with Disabilities.</p>

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Programs	Progress	Continue/Modify/Delete
<p>15. Regional Partnership for Affordable Housing Recognizing the regional nature of issues relating to affordable housing and homelessness, Rocklin will participate in regional efforts and coordinate with neighboring City of Roseville, Roseville Housing Authority, County of Placer, and Placer County Housing Authority in the provision of social services and housing assistance to lower- and moderate-income persons, including extremely low-income households and the homeless.</p> <p>Objective: Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless. Continue to participate in regional efforts to reduce homelessness by continuing to attend Placer Consortium on Homelessness (PCOH) meetings, when appropriate. In addition, the City will continue to maintain its relationship with PCOH and Placer Collaborative Network (PCN) which conduct regular counts of the local homeless population in Placer County.</p>	<p>The City has maintained its relationship with Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN), which conducts regular counts of the local homeless population in Placer County. In addition, CDBG funds were allocated to The Gathering Inn, from 2013–2016, to assist the homeless in Rocklin with social, health, and case management services. In addition to the CDBG funds, the City provided an additional \$20,000 in General Fund monies in 2015 to support the efforts of The Gathering Inn in 2015. \$30,000 in Low- and Moderate-Income Housing Asset Funds were allocated to The Gathering Inn in 2017 and \$50,000 in Low- and Moderate-Income Housing Asset Funds were allocated to The Gathering Inn each year in 2018 and 2019. CDBG funds were allocated to the Salvation Army in 2019 to assist individuals with an eviction notice with one-time rental assistance or deposit assistance.</p> <p>Rocklin City staff along with other regional stakeholders have actively participated in a series of meetings since 2015 led by Placer County Health and Human Services and the Homeless Resource Council of the Sierras analyzing the need for a 24/7 Shelter in South Placer County as well as other permanent housing solutions for the homeless. These meetings are expected to continue and result in better quantification of actual shelter needs, current gaps in services, and ultimately specific options and strategies to address issues related to homelessness.</p>	<p>Modify and continue as Program 13. Regional Partnership for Affordable Housing.</p>
<p>16. Fair Housing Program Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, age, disability, marital status, familial status, sexual orientation, source of income, or any other arbitrary factor. Information about fair housing services available to City residents is located on the City’s website. Residents with fair housing questions are referred to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.</p> <p>Objective: Continue to promote fair housing practices by providing educational information on fair housing to the public through the distribution of brochures and flyers, maintaining fair housing service provider information on the City’s website, and providing referrals to appropriate agencies for services when contacted and throughout the planning period. In addition, review and implement programs identified in the City’s Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI.</p>	<p>The City has continued to provide information about fair-housing services to City residents on the City’s website, which includes referrals to various local organizations specializing in housing rights and the HUD fair-housing guidelines. City staff has also kept a record of fair-housing questions received from the public to better assist residents in the future.</p>	<p>Modify and continue as Program 14. Fair Housing Program.</p>

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Programs	Progress	Continue/Modify/Delete
<p>17. Developmentally Disabled Program Pursuant to SB 812, the City must analyze the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings.</p> <p>Objective: Work with the Alta California Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website and providing housing-related training for individuals/families through workshops.</p>	<p>The City routinely notifies public service agencies directly via email to local non-profit collaborations (Placer Collaborative Network and Placer Consortium on Homelessness) regarding all local funding opportunities. These groups were also contacted throughout preparation of the Regional Analysis of Impediments for input. These organizations primarily serve minorities, non-English speaking persons, and persons with disabilities. Staff encourages the agencies to share Draft documents and notices of public hearing opportunities with their clients and other organizations who may be interested in both funding and housing-related activities and topics. The City participated in local public workshops and outreach conducted during the Regional AI process as well.</p> <p>The City has also recently prepared outreach material to groups specializing in services to the developmentally disabled highlighting housing and services available in Placer County and Rocklin.</p> <p>The City encourages housing developers to include more than the minimum number of accessible units required by Building Codes when proposing residential development projects.</p> <p>The City also participates annually in the Placer County Transportation and Planning Agency's (PCTPA's) Unmet Transit Needs process and considers modifications to address transportation needs that are found reasonable to meet. In 2018 a request was made from individuals residing in Lincoln who were in need of ADA-compliant transportation from that City to Sierra College located on Rocklin Road in Rocklin. Prior to this request, Dial-A-Ride/Paratransit services in Lincoln and Rocklin operated only within the jurisdiction of each City. As a result of the Unmet Transit Needs process the Cities of Rocklin and Lincoln, as well as, Transit Operator (Placer County Transit) created a program that would allow ADA clients book the necessary inter-jurisdictional services.</p>	<p>Modify and continue as Program 15. Developmentally Disabled Program.</p>

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Table 1-2 New and Amended Community Safety Element Goals and Policies

Proposed Goals and Policies

GOAL FOR COMMUNITY SAFETY: To minimize danger from hazards and to protect residents and visitors from earthquake, fire, flood, other natural disasters, climate-related hazards, and human-created hazards such as train derailment, industrial accidents, acts of war or terrorism, and accidental release of ~~harmful~~ hazardous materials.

S-1 Require engineering ~~analysis~~ analyses of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and ~~to prohibit~~ require ~~that development that cannot mitigate~~ in such areas are designed and built to minimize the applicable hazard risk to human health and property damage.

S-4 ~~Identify in the Emergency Operations Plan~~ Review identified evacuation routes and shelter locations for use in case of disasters or emergencies, ~~and as needed revise the Emergency Operations Plan and other emergency planning efforts to ensure that evacuation routes and shelter locations continue to meet community needs.~~

S-6 Coordinate with ~~State~~ local, regional, state, and federal agencies regarding homeland security, recognizing the City's role as first responder to local incidents.

S-7 Ensure that all public services, municipal operations, and critical facilities can continue operating during and after a hazard or emergency event to meet community needs to the greatest extent possible.

S-8 Conduct public outreach and education efforts to inform people in Rocklin of the hazard risks, vulnerabilities, and threats in the community, and what steps community members should take to reduce their risks. Provide materials and information in languages other than English if requested.

S-9 Coordinate with utility companies to minimize service interruptions, such as Public Safety Power Shutoffs, before, during, and after hazardous conditions, including options to harden and underground utility lines.

S-10 Review and as needed update the Community Safety Element and associated emergency management and hazard mitigation plans regularly, at a minimum of every eight years, to incorporate updated science and other relevant information.

S-11 Ensure that communication systems used by emergency responders and key City staff have sufficient redundancy and resiliency, including, but not limited to, cell phones and other technologies, to meet City needs during and after a hazard event.

S-12 Ensure that the City uses and enforces the most up-to-date version of the California Building Code with applicable local amendments.

S-13 Reinforce all City-owned assets and sets of infrastructure at risk of being impacted by current and future hazard risks.

~~S-714~~ Consult ~~Coordinate~~ with the Placer County Flood Control and Water Conservation District and other appropriate entities ~~regarding regional approaches~~ to maintain locally and regionally effective strategies for the planning, construction, operation, and maintenance of drainage and flood-control facilities.

~~S-815~~ Maintain and implement the City's Ordinance regarding "Flood Hazard Areas;" (Chapter 15.16 of the Rocklin Municipal Code as of November 2020).

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Proposed Goals and Policies

S-16 Ensure that new development and infrastructure projects do not create or exacerbate flood risks elsewhere in Rocklin or in neighboring communities and that new development does not result in on-site flooding or increase flooding of off-site properties.

S-19 Require all new residential development to have the ground floor located above the 100-year flood base elevation.

S-20 Encourage development to incorporate environmental design features to reduce flood risks with natural drainage as well as groundwater replenishment, such as the use of permeable ground surfaces (e.g., pavers, bricks, permeable concrete, landscaping with water-absorbing plant specimens) in new developments as well as city-owned land uses, as feasible.

S-21 Locate new public facilities and pieces of infrastructure outside of identified floodplain areas and move existing facilities and infrastructure out of floodplain areas to the greatest extent possible. If facilities and infrastructure cannot be located or moved outside of floodplain areas, the City shall design these structures to protect against flood risks.

S-43~~22~~ Require existing and new commercial and industrial uses involving the use, handling, transport, or disposal of hazardous materials within the City to disclose their activities in accordance with Placer County local guidelines and the requirements of State law. From among these facilities, identify which of these exist within identified hazard areas. Require new facilities to be appropriately designed, sited, and constructed to minimize damage from a hazard event, and encourage existing facilities to do the same.

S-25 Identify the transportation routes used by vehicles transporting hazardous materials in the city and identify any critical facilities or assets whose access or operability could be compromised by a hazardous materials release event caused by a transportation incident involving hazardous materials.

S-26 Ensure that any new facilities using, storing, or producing hazardous materials, particularly those located directly adjacent to existing residential or school uses, comply with all applicable handling, safety and disposal regulations.

S-27 Work with Placer County Environmental Health Division to ensure that businesses prepare, file, and maintain Hazardous Materials Business Plans, as required.

S-28 Compile and regularly update an inventory of all properties, facilities, or land uses in engaging with hazardous materials in the city, including their location, property owner's contact information, and quantities of hazardous materials on site.

S-29 Encourage use of on-site green infrastructure to protect and enhance community water quality with landscape design (e.g., berms, grasslands, plantings) to either contain released hazardous materials or to process and/or absorb pollutants from infiltrating the soil or watershed.

S-30 Require a risk analysis, as appropriate, when reviewing new projects located near bulk hazardous material facilities, bulk petroleum transmission pipelines, and railroad travel routes.

S-48~~33~~ Incorporate fuel modification/fire hazard reduction planning (e.g., weed abatement, open space management plans, firebreaks, planting restrictions) on lands (both public and private) that contain terrain and vegetative features such as grass, woodlands and severe slopes, and severe slopes. Require fuel modification and fire hazard planning for new developments containing wildland fire potential.

S-35 Provide adequate firefighting infrastructure and safety design, including peak-load water supply, safe access routes for emergency vehicles, a minimum of two entry and exit points, or approved equivalent, in all residential communities, and legible street signs during all conditions across the city.

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Proposed Goals and Policies

S-36 Site all new public facilities in areas outside of identified fire hazard severity zones and wildland urban interface or fire threat areas, as feasible.

~~S-24.39 Reduce the exposure of sensitive receptors to potential health risks from toxic air contaminants (TACs). Collaborate with other cities, unincorporated communities, and special districts in Placer County as well as with Capital Region Climate Readiness Collaborative to develop and implement regional climate change adaptation and resilience initiatives.~~

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As shown in Table 1-1 and Table 1-2, the proposed 2021–2029 Housing Element and 2021 Community Safety Element consolidate many programs from the previous Housing Element and Community Safety Element to aid in implementation and to eliminate redundancy. Except as shown in Table 1-2, all existing Community Safety Element goals and policies will remain in place. In response to potential impacts of wildfires and climate change, the City is proposing to update its Community Safety Element to ensure adequate emergency response and preventative measures are in place. These goals and policies will help increase the climate change resiliency of the population, built environment, economy, and natural environment within the city.

The following 12 amended programs are included in the proposed 2021–2029 Housing Element. (Note: the following programs are modified using *italic underline* or ~~strikeout~~ to indicate changes to the amended programs.)

- **1. Home Repair *Handyperson* Program** – ~~Many lower income homeowners lack sufficient financial resources to obtain private funding for repairs. Owners of rental units occupied by lower income households often cannot financially perform repairs to dwelling units from the rents they can charge. To encourage private rehabilitation efforts, the City offers a Home Repair Program will~~ *continue to partner with organizations such as Habitat for Humanity to offer a Home Handyperson Program.* Eligible home repair activities include ~~bathroom/kitchen repairs, bedroom additions to alleviate overcrowding, weatherization, electrical upgrades, foundation and flooring repair, and accessibility retrofitting, heating/air conditioning, plumbing repairs, and siding and roofing repairs.~~ Single-family homes, multifamily dwellings, and mobile homes are eligible for assistance. ~~The interest rate on the loan can be as low as 3% for qualified applicants. Program marketing efforts will be focused in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist. Historically, funding for this program has been provided through a grant from the State of California under the federal Community Development Block Grant (CDBG) program; Rocklin is now a HUD Entitlement city and receives CDBG funds directly from HUD. However, allocations of CDBG funds have declined over the years. As a result, the City will supplement this program with funding from revolving loan funds from CDBG program income. In addition HUD CDBG funds have been used to provide grants for seniors, 62 years and older for minor home repair projects. The City will market the programs in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist to assist residents with the costs of repairs and thus reduce risk of displacement due to costs or housing condition.~~

Objective: ~~Assist 8 lower income households (1 household annually) with rehabilitation loans during the planning period plus assist 80 senior households through the Handyman Program (10 households annually) with minor rehabilitation assistance during the planning period. Distribute flyers to households within the Old Town/Central Rocklin area at least once a year. Advertise program in the newspaper once per year and place on the City's website.~~

- **2. Code Enforcement and Abatement** – The City carries out code enforcement and inspection activities as a means to preserve and maintain the livability and quality of neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited on homes occupied by lower- and moderate-income households, staff encourages property owners to seek assistance through the Home Repair Program offered by the City.

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Objective: Continue to implement the Code Enforcement and Abatement Program. Provide information about the Home Repair Program to owners of all homes in need of repair. Complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conversation, and acquisition rehabilitation, and mitigate potential costs, displacement, and relocation impacts on residents. These measures may include, but are not limited to:

- Reach out directly to homeowners of housing units in need of repair to promote the Home Handyerson Program.
 - Streamline permit review for home repairs on housing units identified during the conditions survey.
 - Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
 - Seek funding to develop a housing rehabilitation program.
- **5.4. Preservation of Existing Affordable Housing Stock** – State law requires jurisdictions to provide in their housing elements a program to preserve publicly-assisted affordable housing projects at risk of conversion to market-rate housing. As of ~~2013~~2020, the City has a total of ~~9041,097~~ assisted rental units in ~~4413~~ developments in its jurisdiction. Of these projects, ~~three projects (186 assisted units)~~ none are ~~technically currently~~ at risk of conversion to market rate housing during the ~~2013–2021–2029~~ period (Table ~~7-2321~~) through the expiration of various financing sources including Section 202, Section 8 or Redevelopment funds.

Objective: Work with owners of all at-risk projects, interested groups, and the State and federal governments to implement the following measures on an ongoing basis to conserve affordable housing stock:

- ~~Work with interested buyers of Lyn Roe Apartments, Quarry Oaks Apartments, and Rolling Oaks Apartments to encourage the new owners to continue public subsidies in order to maintain the affordability of these units and evaluate the costs associated with preservation option such as 1) transfer of project to non profit ownership; 2) provision of rental assistance to tenants using non-federal funding sources, and 3) purchase of affordability covenants by the end of 2015 for Quarry Oaks Apartments and Rolling Oaks Apartments and by the end of 2016 for Lyn Roe Apartments.~~
- Affordable Database: Encourage housing mobility by creating an affordable housing database available on the City's website and market the database regionally and in coordination with the Placer County Housing Authority and the Roseville Housing Authority.
- Monitor Units at Risk: Monitor the status of at-risk projects annually.
- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

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- ~~Tenant Education: California Legislature extended the noticing requirement of at risk units opting out of low income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 Housing Choice Vouchers that would enable them to stay in their units. *Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.*~~
- ~~Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will direct tenants of “at risk” units to obtain these Section 8 vouchers, that can be administered in the City of Rocklin, through the Roseville Housing Authority or Placer County Housing Authority. Maintain a list of Section 8 inquires received through the City’s Comeate database (a program that residents can email questions regarding various City related issues).~~
- **6.5. Housing Choice Voucher Program** – The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Rocklin, the program is administered primarily by the Roseville Housing Authority. Additionally, some Rocklin residents receive assistance through the Placer County Housing Authority. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Objective: ~~Continue to support the assistance of 110 households each year throughout the planning period. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources. In addition to Provide providing referrals to Rocklin households in need of housing assistance, the City shall market applications for the voucher program in other areas of the region outside of Placer County to improve access to resources in Rocklin for more households. To reduce the concentration of voucher holders, promote mixed-income neighborhoods, and improve mobility between neighborhoods the City shall meet with property managers in high-resource areas with a low percent of vouchers to encourage them. Encourage property owners to accept Section 8 assistance.~~

~~*Additionally, the city will work with agencies in the region, the Placer County Housing Authority, and the Roseville Housing Authority to encourage mobility counseling to assist with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features.*~~

- **8. Second 7. Accessory Dwelling Unit Development** – ~~A second~~ *An accessory dwelling* unit is a second independent dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a single-family lot. A second unit may either be attached to or detached from the principal dwelling unit. Second units offer several benefits. ~~First, second units can offer~~

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~~affordable rental housing for seniors, college students, and single persons in many communities. These~~
~~Second~~ units typically rent for less than apartments of comparable size and therefore offer an affordable housing option. ~~Second,~~ Additionally, the primary homeowner ~~receives~~ is able to receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes. ~~Third,~~ second units can be integrated in new single-family subdivisions (such as carriage houses). Consistent with Government Code Section 65852.2, ~~second units that meet Zoning Ordinance performance standards are permitted by right in all single-family residential zones.~~

Objective: ~~Continue to advertise second dwelling units as a relatively low-cost affordable housing option in Rocklin through preparation and distribution of a brochure and placing information on the City's website. Maintain a brochure and place at public counters and post information about second dwelling units on the City's website. Promote accessory dwelling units (ADUs) as an affordable housing option in Rocklin through the following actions:~~

- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask homeowner associations to encourage such uses.
 - Develop, and offer free of charge, preapproved plans for accessory dwelling units to bring down permit costs and expedite the permitting process.
 - Explore options for establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.
 - Actively market of ADU guidance and materials and preapproved plans in areas of high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.
 - Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021–2029 planning period. The City will evaluate ADU production and affordability 2 years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(b).
- **44.10. Inventory of Sites for Housing/Rezone** – As part of this Housing Element update, the City identified additional parcels that may be developed with residential uses in the future suitable for residential development. The analysis indicated that a total of 4,675 new lower and/or moderate income units may be accommodated on these parcels. In particular, the inventory includes 14 proposed Mixed Use High Density Residential (MU (HDR)) designated sites that can accommodate 2,420 new units at densities ranging from 22 to 30 units per acre and the inventory includes 3 proposed RHNA High Density Residential (RHDR) designated sites that can accommodate 901 new units at density of 22 units per acre. To help facilitate the

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development of affordable housing on these sites, the City will work with interested developers and provide financial and/or regulatory incentives, as ~~necessary~~ feasible.

Objective: ~~Maintain an~~ *Annually review the sites inventory of vacant sites that is adequate to accommodate the City's RHNA of 3,813 units (520 very low income, 729 low income, and 709 moderate income) 5,661.* Monitor development applications with the available sites table and encourage and facilitate the development of affordable housing on Rocklin's remaining sites designated for medium-high and high-density residential uses. Make the inventory of sites available to developers and offer regulatory and/or financial incentives to facilitate the development of housing affordable to lower-income households.

~~To facilitate development of affordable housing and to accommodate the remaining RHNA of 1,769 low-income households, the City will identify and rezone approximately 261.4 acres of underutilized and vacant land within the City, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be Mixed Use High Density Residential (MU-HDR). At least 50% of the remaining need (885 units) will be accommodated on sites designated for exclusively residential uses. The City will identify sites exclusively for residential uses during the rezone process, at a minimum density of 22 units per acre and a maximum allowable density of 30 units per acre. The rezone designation will be RHNA High Density Residential (RHDR). Rezoned sites will be selected from the Available Sites Tables Figure 7-3, 7-4 and 7-5 and in Appendix C, will have the capacity for at least 16 units and will be available for development in the planning period where water and sewer can be provided. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner occupied and rental multi-family residential development is allowed by right in accordance with subdivision (f) of Section 65589.5 of the Government Code. Complete land use designations and establish zoning as necessary for sites identified in the available sites table within 1 year of adoption. The City will report on the progress of this rezone in its annual progress reports required pursuant to government Code Section 65400 and due on April 1st of each year. To accommodate the City's 6th cycle Regional Housing Needs Allocation (RHNA), and the 5th cycle unaccommodated need, the City will rezone and amend the land use designation on 95.58 acres of vacant and underutilized land to Res 24+, and 64.33 acres of land that is vacant and underutilized to MU 24+, to meet the City's lower-income RHNA of 3,543 units (identified in Table 7-40). All sites will have a minimum density of 24 units per acre. Mixed-Use sites will have a maximum density of 40 dwelling units per acre and sites zoned Res 24+ will have a High-Density Residential (HDR) land use designation with no maximum density. Rezoned sites will permit owner-occupied and rental multifamily uses by-right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. All sites will require a minimum of 20 units per acre and will allow for at least 16 units per site, per state law requirements. The City will ensure that this rezone effort will ensure consistency with the General Plan designations and zoning districts.~~

~~Additionally, to ensure capacity for the City's moderate-income RHNA, the City will rezone 51.06 acres of vacant land to R-3, RD-20, and MU 10+, and 26.69 acres of underutilized land to MU 10+, identified in Table 7-41.~~

~~The City will emphasize applying the rezones to available lands in high-resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size.~~

~~All identified sites have water and sewer capacity and availability of dry utilities.~~

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The City will also amend the zoning ordinance to allow for split zoning on the same APN or parcel. This will be done concurrently with the rezone effort.

- **13.11. Large Sites *and Small Sites* for Housing for Lower-Income Households** – To assist the development of housing for lower-income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans 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.

To encourage the consolidation of smaller adjacent parcels zoned for residential use, the City will work with property owners to consolidate parcels, coordinating with local property owners to support the development of affordable multifamily housing development, or working with developers to identify suitable vacant and adjoining sites.

~~In addition,~~ To further assist, the City will offer the following incentives for both large and small development ~~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 or waiver of fees related to the subdivision for projects affordable to lower-income households.
 - provide technical assistance to acquire funding.
 - modification of development requirements.
- **15.13. Regional Partnership for Affordable Housing** – Recognizing the regional nature of issues relating to affordable housing and homelessness, Rocklin will participate in regional efforts and coordinate with neighboring City of Roseville, Roseville Housing Authority, County of Placer, and Placer County Housing Authority in the provision of social services and housing assistance to lower- and moderate-income persons, including extremely low-income households and the homeless. Rocklin will place an emphasis on improving mobility between low- and high-resource areas to connect residents of the city and the region with increased access to opportunities and resources and will market the availability of resources in the region to meet the needs of its residents.

Objective: Continue to coordinate with the City of Roseville, the Roseville Housing Authority, County of Placer, and the Placer County Housing Authority through phone calls and meetings to expand affordable housing opportunities and to meet the housing and supportive service needs of the homeless as strategies to reduce displacement risk for extremely low-, very low-, and low-income persons. Continue to participate in regional efforts to reduce homelessness by continuing to attend Homeless Resource Council of the Sierras (HRCS)/CA-515 Continuum of Care (CoC) meetings, when appropriate. In addition, the City will continue to maintain its relationship and information exchanges with the Placer Consortium on Homelessness (PCOH) and Placer Collaborative Network (PCN). The City will also continue to participate in regular Point In Time (PIT) counts of the local homeless population in Placer County.

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- **16.14 Fair Housing Program** – Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, age, disability, marital status, familial status, sexual orientation, source of income, or any other arbitrary factor. ~~Information about fair housing services available to City residents is located on the City’s website. Residents with fair housing questions are referred to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.~~

~~**Objective:** Continue to promote fair housing practices by providing educational information on fair housing to the public through the distribution of brochures and flyers, maintaining fair housing service provider information on the City’s website, and providing referrals to appropriate agencies for services when contacted and throughout the planning period. In addition, review and implement programs identified in the City’s Analysis of Impediments to Fair Housing Choice (AI) developed as a HUD CDBG requirement based on the timeframes identified in the AI. *The City identified barriers to fair housing through the Fair Housing Assessment (see Section 7.2, Housing Needs Assessment). To address identified barriers, foster an inclusive community, and promote the development of affordable housing, the City will complete the following actions:*~~

- ~~*Implement Programs 1, 2, 3, 4, 5, 6, 7, 9, 13, and 24 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g., Programs 4, 6, 19, and 24) and facilitating affordable housing in high-opportunity areas.*~~
- ~~*As inquiries and complaints are received, refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.*~~
- ~~*Continue to maintain information about fair housing services available to City residents on the City’s website, update the materials annually as new information or requirements are available.*~~
- ~~*Work with fair housing organizations such as Legal Services of Northern California on an annual basis to identify patterns of fair housing issues and track fair housing complaints to enforce fair housing laws.*~~
- ~~*Beginning in 2022 and in every other year following, training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, and their requirement to grant reasonable accommodation requests.*~~
- ~~*Continue to encourage development of multifamily housing in high-resource areas by assessing the feasibility of providing incentives such as density bonuses or parking reductions on a project-by-project basis.*~~
- ~~*Meet annually with Placer County Transit Dial-A-Ride and other transit agencies, as appropriate, to ensure their capacity is sufficient to meet the needs of the community and to assess the need for and feasibility of providing increased service between neighborhoods to improve residents’ access to employment (consistent*~~

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with farebox recovery standards). Explore mechanisms to fund expansion and investment in disconnected neighborhoods. Also work with PCT to market and increase awareness of citywide Dial-A-Ride services that are already available to the general public.

- *Meet with service providers for special needs groups by 2021, and annually thereafter, to discuss funding opportunities and other mechanisms to expand availability of services and housing for special needs groups.*
- *The City shall require affordable developers to prepare an affirmative marketing plan, as a condition of receiving public funding, and encourage private developers to prepare an affirmative marketing plan. The affirmative marketing plan, shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. This new requirement will be set by 2024.*

- **47.15. Developmentally Disabled Program** – Pursuant to SB 812, the City must analyze the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings.

Objective: Work with the Alta California Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website and providing housing-related training for individuals/families through workshops. *This outreach will inform future activities related to expanding access to affordable housing to individuals with developmental disabilities.*

Program 7. Affordable Housing Development and Program 9. Affordable Housing Funding Sources were combined and amended as one program – **Program 6. Affordable Housing Development and Funding:**

- **6. Affordable Housing Development and Funding** – To effectively develop affordable housing depends on a variety of County, State, Federal, and local funding sources. Several government programs provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing developers. Agencies providing such assistance include the State Department of Housing and Community Development (HCD), the California Housing Finance Agency (CHFA), the California Tax Credit Allocation Committee (CTCAC) and the federal Department of Housing and Urban Development (HUD).

Objective: Work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the City shall:

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- Promote construction of affordable housing including ADUs in high-resource areas and in areas that have a shortage of affordable housing to enhance mobility for low-income residents (including extremely low income) to access these neighborhoods.
- Encourage affordable housing development for special needs groups, including seniors, persons with disabilities, including developmental disabilities, female headed households, farmworkers, and homeless persons.
- Provide technical assistance with site identification, site acquisition, and expedited permit processing.
- Conduct annual workshops with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs.
- Promote the use of the density bonus ordinance and fee deferrals to encourage affordable housing.
- Partner with non-profit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

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

- **9. Promote Missing Middle Housing Types** – Housing types of a scale between single-family detached homes and large apartment buildings are sometimes referred to as “missing middle” housing types. Because these homes typically have smaller floorplans and are built at higher density, they can be more affordable alternatives to single-family detached homes without requiring subsidies to maintain their affordability.

Objective: Promote the construction of 100 missing middle housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the City’s website. Encourage construction of these units in low- and medium-density areas with high opportunity to enhance mobility and increase housing options for lower-income households at risk of displacement. Consider strategies such as amending zoning to permit units in existing single-family zones.

- **16. Low-Barrier Navigation Centers** – Pursuant to Assembly Bill 101, the City must establish a streamlined approval processes for low-barrier navigation centers to allow them to be permitted by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. Low-barrier navigation centers are temporary housing with case management that use best practices to reduce barriers to access, provided that they meet the requirements of California Government Code Section 65662. Streamlining

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this approvals process can remove barriers to access for Rocklin residents experiencing homelessness who might otherwise struggle to find shelter appropriate to their circumstances.

Objective: Amend the City’s zoning ordinance to add low-barrier entry practices to the City’s Emergency Residential Shelter use, per California Government Code Sections 65660–65668. Low-barrier practices may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site
 - Allowing pets
 - Providing space for the storage of possessions
 - Providing privacy such as partitions around beds or private rooms
- **17. Supportive Housing** – Pursuant to Assembly Bill 2162 (2018), the City must expedite the approval of supportive housing by permitting this use by-right in zones where multifamily and mixed-use projects are permitted. This program will remove barriers to the development of supportive housing in order to meet the needs of homeless community members and allow supportive housing to be built in areas where it does not currently exist. Supportive housing is defined in Section 65582 of the Health and Safety Code as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Objective: Amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.

- **18. Development Streamlining** – Pursuant to Senate Bill 35 (2017), the City must establish a process through which multifamily projects that meet a defined affordability threshold may apply for a streamlined review process. The goal of this streamlined review is to encourage the development of affordable housing by offering an expedited entitlement process to project developers.

Objective: Establish a written policy or procedure and other guidance, as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

- **19. Affordable Housing Impact Fee** – The City will explore the feasibility of an affordable housing impact fee. This would help to offset the impact of new development on the need for affordable housing. The City will explore both commercial linkage fees and residential impact fee options.

Objective: Conduct a nexus study to evaluate the extent to which new development projects contribute to the local need for affordable housing.

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- **20. Replacement Program** – The City will require replacement housing units subject to the requirements of California Government Code, Section 65915, on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.

Objective: Mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

- **21. Employee Housing** – To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance to treat employee 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 housing consisting of no more than 12 units or 36 beds will be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Objective: Amend the Zoning Code to comply with State law.

- **22. Parking for Emergency Shelters** – The City will review and revise as necessary, parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Rocklin Ranch Planned Development industrial zone (PD-LI).

Objective: Amend the Zoning Code to comply with State law.

- **23. Community Care Facilities** – To comply with Government Code section 65008, subdivision (a), the City will review and revise, as appropriate, requirements to allow group homes and residential care facilities in all residential zones for seven or more residents and ensure that the City's policies do not pose a constraint to housing for persons with disabilities.

Objective: Amend the Zoning Code as appropriate to comply with State law.

- **24. Successor Agency** – All redevelopment agencies were dissolved in California effective February 1, 2012. The City of Rocklin ultimately elected to function as the successor to the former Redevelopment Agency (“Successor Agency”) and to form a Housing Successor to serve as the governing body for the former agency's low- and moderate-income housing assets. Housing Successors receive the non-cash housing assets of the former Redevelopment Agencies and are charged with monitoring and maintaining existing low-and moderate-income housing assets and meeting outstanding requirements for former redevelopment agencies. The City will annually track the demographics of the people benefiting from these funds to ensure they are equitably distributed and make adjustments to funding if they are not; this assessment shall use the best available data, including updated Census, ACS, Point in Time counts, and other data. Going forward the fund's revenues will be only from loan payment funds. Surplus funds may

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provide small gap funding for future affordable development projects. Projects in areas of high opportunity or in areas at risk of displacement will be prioritized to receive any funds collected.

Objective: Gap financing for future developments and Homeless Prevention and Rapid Rehousing Program. Prioritize funding for 2 projects in high opportunity areas.

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 Sections 15162(a)(1) through (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) through (3) because these changes would not result in new significant environmental effects or a substantial

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increase in the severity of previously identified significant effects requiring major revisions to the 2012 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.

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 Rocklin Planning Department, 3970 Rocklin Road, Rocklin, California 95677.

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2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, open space, circulation, community safety, noise, public services, and housing. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses significant impacts related to air quality, aesthetics/light and glare, transportation and circulation, noise, cultural and paleontological resources, biological resources, and climate change and greenhouse gases. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The 10 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.

Program 1. Home Repair Program involves informational changes that includes a reference to the City partnering with organizations such as Habitat for Humanity to offer a Home Handyperson Program and marketing the programs in the Old Town/Central Rocklin area where the greatest repair/rehabilitation needs exist; it removes a reference to assisting 8 lower-income households with rehabilitation loans and 80 senior households through the Handyman Program, as well as a reference to advertisement in the newspaper and the City's website. Program 2. Code Enforcement involves informational changes to include a reference to completing a Housing Conditions Survey in older neighborhoods and lower median incomes to evaluate rehabilitation needs. Program 5. Preservation of Existing Affordable Housing Stock involves informational changes that includes a reference encouraging housing mobility through an affordable housing database and revises information pertaining to assisted rental units and those at risk of conversion to market rate housing. Program 6. Housing Choice Voucher Program involves informational changes that includes a reference to providing assistance to low-income families that use Housing Choice Vouchers to identify housing opportunities and that the City shall market applications for the voucher program in other areas of the region outside of Placer County to improve access to resources in Rocklin for more households. Program 13 involves informational changes to include a reference that the City will work with property owners to encourage the consolidation of smaller adjacent parcels zoned for residential use.

Program 8. Second Unit Development involves informational changes that revise the language "second unit" to read "accessory dwelling unit" and includes a reference to promote accessory dwelling units as an affordable housing option in Rocklin through a series of actions; it removes statements that describe the functionality of second units as well as a reference to advertising second dwelling units as a low-cost affordable housing option. Program 11. Inventory of Sites for Housing involves informational changes to include a reference to annually reviewing the sites inventory to accommodate the City's RHNA as well as an effort to rezone and amend land use designations in areas of vacant land to accommodate the City's 6th cycle RHNA and 5th cycle

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unaccommodated need. Program 13. Large Sites for Housing for Lower Income Households involves informational changes to include a reference to City efforts that focus on encouraging the consolidation of smaller adjacent parcels zoned for residential. Program 15. Regional Partnership for Affordable Housing involves informational changes to include a reference that the City will emphasize improving mobility between low- and high-resource areas to connect residents of the city and the region with increased access to opportunities and resources. Program 16. Fair Housing Program involves informational changes to include a reference that the City will complete a series of actions to address identified barriers, foster an inclusive community, and promote the development of affordable housing; it removes a reference to information about fair housing services that are available on the City's website and referral questions for residents with fair housing. These changes would not result in a physical environmental effect.

Program 7. Affordable Housing Development and Program 9. Affordable Housing Funding Sources were combined and amended as one program to aid in their implementation as they were similar in intent. As such, 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.

As such, 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 eliminate redundancy. These changes would not result in a physical environmental effect.

The 10 new programs represent changes that allow the City to amend the Development Code to promote the construction of 100 missing middle housing units, cluster housing, and other innovative housing types by distributing educational and promotional materials on the City's website; add low-barrier entry practices to the City's Emergency Residential Shelter use; allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted; establish a written policy or procedure and other guidance, to specify the Government Code Section 65913.4 (Senate Bill 35) streamlining approval process and standards for eligible projects; conduct a nexus study to evaluate the extent to which new development projects contribute to the local need for affordable housing; mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development; treat employee 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; review and revise as necessary, parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff; define and allow larger community care facilities of seven or more persons in all residential zones without a conditional use permit; and annually track the demographics of the people benefiting from low-and moderate-income housing funds to ensure they are equitably distributed and prioritize funding for two projects in high opportunity areas. Providing public information in digital format on the City's website would result in no environmental impacts as the information exists in print form, and there will be no changes to the information in the conversion from print to digital media. Furthermore, a nexus study is an exploratory effort conducted by the City and would result in no direct physical impacts on the environment. While informational changes to the City's Zoning Code would include written policy or procedure (pursuant to SB 35) and result in ministerially approved housing projects, all development would still be subject to federal,

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state, and local policies regarding land use prior to the issuance of a building permit. Similarly, all development as a result of replacement housing would be subject to the same policies. These changes affect properties where similar development has already occurred or is a ministerially permitted use in the existing Zoning Ordinance.

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 and Zoning Code. Consequently, all projects would be subject to development procedures of the City, such as the Municipal Code, Zoning Code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City's 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 would, therefore, result in no new impact as part of development. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All future low-barrier navigation centers and supportive housing by-right, as described in Program 16. Low-Barrier Navigation Centers and Program 17. Supportive Housing, would be required to be evaluated in accordance with the Zoning Code, as outlined in Title 17 of the City's Municipal Code. Future by-right development would still be subject to federal, state, and local policies related to 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 3.16 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 designations in the Land Use Element. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments at this time. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development and/or for rezoning or general plan land use amendments. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. As the proposed Housing Element would not affect the land use pattern of the City, or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed.

The proposed Community Safety Element would ensure compliance with SB 1241 (Government Code 65302(g)(3)), SB 379 (Government Code 65302(g)(4)), and SB 99 (Government Code 65302(g)(5)). The

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proposed project consists of updates to General Plan goals and policies, which by themselves will have no physical effect on the environment. It is therefore not possible to know the amount or types of development projects, if any, that may be proposed in the future in response to the proposed project. For this reason, CEQA provides a process for performing environmental review on a programmatic level for projects such as general plans. And, here, where general plan amendments are proposed that do not require any specific future development projects or otherwise have a physical effect on the environment, it would be speculative to conclude that the amendments have the potential to result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the General Plan EIR. Furthermore, future development that will be proposed in the city, with or without the proposed project, is speculative. If a discretionary development project is proposed in the future, it will be subject to CEQA review, and at that time potential environmental impacts will be evaluated and addressed at the project-level consistent with the requirements of CEQA.

As the proposed 2021–2029 Housing Element and 2021 Community Safety Element do 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 and Community Safety Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

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 potential physical impacts resulting from development. Moreover, the City’s Zoning Code 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.

As the proposed 2021–2029 Housing Element and 2021 Community Safety Element would 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. Environmental review would be performed when changes to zoning and general plan land uses are proposed. 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 and 2021 Community Safety Element update are not exempt. Rather, the determination here is that the 2012 General Plan EIR evaluated the physical impacts likely to result from future development. 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.

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The overall development footprint assumed in the General Plan EIR would not change as a result of the proposed project. The General Plan EIR analyzed the anticipated impacts on land use resulting from mixed urban development that was contemplated by the General Plan. Furthermore, the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts.

The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments at this time. The Housing Element's goals, policies and programs do not contain any specific development proposal and do not specify any parcel for development. Without the ability to identify a specific location and type of residential development that would occur under the Housing Element, it is not possible to completely identify the potential environmental impacts that could occur at a site- or project-specific level.

Therefore, the proposed Housing Element would not affect the land use pattern of the City, or result in any physical change to the environment. All development in the city must be consistent with the General Plan, and if it is a discretionary action, would also be subject to CEQA. Regardless, all future development has been considered at a programmatic-level in the General Plan EIR.

As the proposed 2021–2029 Housing Element and 2021 Community Safety Element would 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 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 and 2021 Community Safety 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 previously, 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 policy changes included in the proposed Safety Element are limited to complying with State law; ensuring adequate evacuation routes; and helping increase the climate change resiliency of the population, built environment, economy, and natural

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environment within the city. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments at this time. As the proposed Housing Element would not affect the land use pattern of the City, or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed. All development in the city must be consistent with the General Plan, and if it is 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 or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, 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.

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

As discussed previously, the proposed Housing Element programs and Community Safety Element policies are similar to the existing policies of the General Plan. The proposed 2021-2029 Housing Element includes 12 amended programs and 10 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts. Because a development project must be consistent with the General Plan, zoning, and development standards of the City, and the proposed Housing Element and Community Safety Element would not affect land use patterns in the city or result in any physical changes to the environment, the resulting impacts would be identical to the previously certified General Plan EIR. There would be no new environmental impacts, or an increase in the severity of any previously identified environmental impacts.

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

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified significant impacts for air quality, aesthetics/light and glare, transportation and circulation, noise, cultural and paleontological resources, biological resources, and climate change and greenhouse gases. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments at this time. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Because the proposed project would not include land use changes and the new and amended programs and policies identified in Table 1-1 and Table 1-2 would not affect land use patterns in the city or result in physical changes to the environment,

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there are no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

- 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 would not result in physical changes to the environment that were not disclosed in the General Plan EIR. As discussed previously, the proposed project would not create new impacts or the need for additional mitigation measures. The update to the Housing Element and Community Safety Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures.

- 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 significant impacts as 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 and 2021 Community Safety Element; therefore, there are no new mitigation measures or alternatives to the proposed project.