



8401 Laguna Palms Way • Elk Grove, California 95758  
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## NOTICE OF PREPARATION

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**DATE:** August 2, 2013

**TO:** Office of Planning and Research, Responsible and Trustee Agencies

**LEAD AGENCY:** City of Elk Grove  
Contact: Christopher Jordan, AICP  
8401 Laguna Palms Way  
Elk Grove, CA 95758

**SUBJECT:** Environmental Impact Report for Housing Element Update

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Elk Grove (as Lead Agency, hereinafter City) intends to prepare an Environmental Impact Report (EIR) for the 2013 Housing Element Update (the Project). In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Preparation (NOP) to provide the Office of Planning and Research, Responsible and Trustee Agencies, and other interested parties with sufficient information describing the Project and its potential environmental effects.

The determination to prepare an EIR was made by the City following preliminary review of the Project. Probable environmental effects of the Project are described in the full Notice of Preparation, which may be viewed at the City of Elk Grove City Hall, Development Services-Planning, 8401 Laguna Palms Way; or via the internet at <http://www.egplanning.org/environmental/>.

### Project Overview

The proposed project consists of the adoption and implementation of the 2013 Housing Element Update (the Project). The Project has been prepared to ensure the City's ability to accommodate housing needs, including Elk Grove's fair-share of the 2013-2021 Regional Housing Needs Allocation (RHNA). In accordance with State law, the Housing Element contains a housing plan that establishes goals, policies, and actions to address the City's housing needs. These policies and actions ensure adequate sites to accommodate housing needs, as well as provide incentives for production of affordable and special-needs housing and reduce barriers to the production of housing.

The Housing Element includes the following components, consistent with the requirement of Government Code Section 65583:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs, including an inventory of sites available to accommodate the RHNA.
- An analysis and program for preserving assisted housing developments.

- A statement of community goals, quantified objectives, and policies relative to the preservation, improvement, and development of housing.
- A program which sets forth a schedule of actions that the City is undertaking or intends to undertake, in implementing the policies set forth in the Housing Element to identify adequate sites to accommodate the housing needs of all economic segments of the community. The program must do all of the following:
  - Identify actions that will be taken to make adequate sites available to accommodate the City's share of the regional housing need, if the need could not be accommodated by the existing inventory of residential sites;
  - Assist in the development of adequate housing to meet the needs of extremely low, very low, low, and moderate income households;
  - Address and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing;
  - Conserve and improve the condition of the existing affordable housing stock;
  - Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve assisted housing developments for lower income households.
- Identify the agencies and officials responsible for implementation of the actions and the means by which consistency will be achieved with other General Plan elements and community goals.
- Include a diligent effort to achieve public participation of all economic segments of the community.

The Housing Element Update focuses on revisions to the adopted Housing Element that are necessary to comply with changes to State law and that are needed to reflect changes that have occurred since adoption of the current Housing Element in 2008. These changes include updated demographic information, updated housing needs data, updated analysis of the availability of housing sites to meet the City's needs, and an updated Housing Program to establish goals, policies, and actions to address the City's housing needs. The Housing Element map of available housing sites will be updated to identify adequate sites to accommodate the City's 2013-2021 RHNA, and the City will concurrently amend the General Plan Land Use Map and Zoning Map to accommodate the housing sites. The sites are described in greater detail in the full Notice of Preparation referenced above.

### **Public Comment Opportunity**

As specified by the CEQA Guidelines, the Notice of Preparation shall be circulated for a 30-day review period. **The comment period runs from Friday, August 2, 2013 to Monday, September 2, 2013.** The City welcomes public input during this review. In the event that no response or request for additional time is received by any responsible agency by the end of the review period, the Lead Agency may presume that the responsible agency has no response [CEQA Guidelines Section 15082(b)(2)].

Comments may be submitted in person at the Scoping Meeting or in writing during the review period and addressed to:

City of Elk Grove  
 Planning Department  
 c/o Sarah Bontrager, Housing Program Manager  
 8401 Laguna Palms Way  
 Elk Grove, CA 95758

A Scoping Meeting will be held on August 15, 2013 at 10 A.M. in the City of Elk Grove Council Chambers, located at 8400 Laguna Palms Way, Elk Grove, CA.