

DEVELOPMENT SERVICES - PLANNING

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NOTICE OF PREPARATION Elk Grove Crossing Specific Plan Draft Environmental Impact Report

Date: April 2, 2021

To: Public Agencies and Interested Parties

From: City of Elk Grove

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Elk Grove Crossing

Specific Plan

The City of Elk Grove (City) will prepare a Draft Environmental Impact Report (EIR), compliant with the California Environmental Quality Act (CEQA), for the Elk Grove Crossing Specific Plan (also known as "the Project"). Because the City has determined that an EIR will be prepared for the proposed Project, an Initial Study will not be prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) provides a Project description, location, and the probable environmental effects of the proposed Specific Plan. The NOP will be circulated for a public review and comment period that begins on April 2, 2021 and ends on May 3, 2021.

The City is soliciting comments regarding the scope and content of the EIR as they relate to other agencies' statutory responsibilities in connection with the proposed Project, as well as comments from interested members of the public. The City will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Specifically, input is required on:

- (1) Scope of Environmental Analysis guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the Project;
- (2) Mitigation Measures ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
- (3) Alternatives suggestions for alternatives to the proposed Project that could potentially reduce or avoid potentially significant or significant impacts.

The City welcomes public input during the review and comment period. If the City has not received a response (or a well-justified request for additional time) from a responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response (CEQA Guidelines Section 15082[b][2]). Please provide any written comments that you would like the City to consider, along with the name of the appropriate contact person in your agency and their contact information, to the address shown below by 5pm on May 3, 2021.

City of Elk Grove Development Services Department c/o Antonio Ablog 8401 Laguna Palms Way Elk Grove, CA 95758

Email: aablog@elkgrovecity.org

SCOPING MEETING

CEQA provides for a lead agency to facilitate one or more scoping meetings, which provide additional opportunity for determining the scope and content of the EIR. Historically, the City would host an in-person scoping meeting during the NOP comment period. In accordance with State and local health orders limiting inperson public meetings, the City will instead provide a video presentation by staff, introducing the Project, outlining the CEQA process, and highlighting the types of comments sought and how to provide comments. This presentation and opportunity for input will be available at http://www.egplanning.org/environmental throughout the NOP comment period (April 2, 2021 and ends on May 3, 2021).

PROJECT LOCATION AND SETTING

The Specific Plan Area is located approximately 1.7 miles west of the Kammerer Road/State Route (SR) 99 interchange, and south of Kammerer Road (see Exhibit 1). The Specific Plan Area encompasses approximately 319 acres between the future extension of Big Horn Boulevard on the west and the future extension of Murphy's Corral Road on the east. The Project site is within the Kammerer/Hwy 99 Sphere of Influence Area (SOIA), which was approved by the Sacramento Local Agency Formation Commission (LAFCo) in February of 2018.

The Specific Plan Area is surrounded by agricultural land to the north, northeast, and south, along with a Sacramento Metropolitan Utility District (SMUD) solar facility immediately adjacent to the southeast. The Kritter Kamp dog boarding and rescue facility is immediately adjacent to the west, along with several 10-acre to 40-acre agricultural parcels and associated rural residences. Areas to the north of the Specific Plan Area are used for agriculture, but are zoned and anticipated for urban development under the Southeast Policy Area and the City's General Plan. Areas to the east are presently used for agriculture, but are within the SOIA of the City of Elk Grove and within the City's South Study Area. The City's General Plan envisions development of the South Study Area with office, industrial, and light industrial development, as well as "village center" mixed-use development, medium- and high-density residential development with strong transit access, residential neighborhoods, and easily accessible parks and open space.

PROJECT DESCRIPTION

The Elk Grove Crossing Specific Plan proposes a mix of uses, including residential, commercial, light industrial/flex, and supportive public uses and open space (see Exhibit 2). The level of proposed density and activity decreases from north to south, consistent with direction in the City's General Plan², with the destination

Please see Exhibit 3-6, Transportation Network Diagram, in the City's General Plan, page 3-32 for more detail on the planned transportation network in the vicinity of the proposed Specific Plan Area:

http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Departments/Planning/Projects/General%20Plan/GPU/Amend_201_9-12/Chapter%203_RevDec2019_web.pdf

Please refer to the City's General Plan for more detail and in particular page 4-29: http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Departments/Planning/Projects/General%20Plan/GPU/Amend_201_9-12/GP_Complete_web_2019-12.pdf.

uses and high- and medium-density residential development proposed in the northern portion of the Specific Plan Area and low-density residential development exclusively in the southern portion of the Specific Plan Area.

Proposed Land Uses

Commercial and light industrial/flex uses are proposed along Kammerer Road in the northern portion of the Specific Plan Area, with high-density and medium-density residential uses in the northern and central portion of the Specific Plan. General Commercial uses may be developed with a range of uses including single- and multistory professional or medical office buildings, shops and service commercial, entertainment, restaurants, showroom and multi-tenant retail, grocery and drug stores, hotels, and gas stations. Light industrial/"flex" uses could include assembly and light manufacturing, research and development facilities, and supporting or ancillary retail services.

Two large higher-density residential areas of 7.4 and 7.7 acres will each include small, central park spaces of 1.6 acres. Medium-density residential areas totaling 44.1 acres are anticipated to be developed at densities between 8 and 10 units per acre and the higher-density areas would allow development of up to 25 units per acre.

Two park sites of approximately 9.8 acres and 6.6 acres each are proposed, located in the middle of the Specific Plan Area. The larger park would be located adjacent to a proposed 10-acre elementary school site, providing an opportunity for the shared use of facilities. South of each of the parks are flood control and water quality basins for stormwater management, of 10 and 5 acres in land area. The remainder of the Specific Plan Area, a total of 122.6 acres, is proposed for low-density residential development, which would range in density from 4 units per acre to 6.5 units per acre.

Along the southern Specific Plan Area boundary, an existing irrigation/drainage channel conveys stormwater approximately 4 miles to the west, where it crosses under Interstate 5 and connects to Stone Lake. Portions of this channel along the Specific Plan Area boundary would be realigned to be located within an 80-foot-wide open space parcel. A bicycle/pedestrian trail would be developed along the north and westerly side of this channel. The drainage channel and associated trail would also provide a buffer between the urban development in the Specific Plan Area and ongoing agricultural activities that may continue to the south.

Utilities and Service Systems

The proposed Project will require installation of supporting underground utilities, including water, wastewater, electricity, natural gas, and telecommunications. The Specific Plan will include detailed descriptions of the planned infrastructure improvements that will be required to serve demand resulting from development within the Specific Plan Area. Infrastructure for the Specific Plan will comply with relevant design standards of service agencies and will be consistent with the public facilities and infrastructure policies of the City's General Plan.

The Specific Plan will be required to mitigate post-development drainage flows to predevelopment conditions using flood control basins that discharge back into the existing irrigation ditch along the southern portion of the site. Water quality and hydromodification will be achieved using water quality basins and other treatment methodologies consistent with the Sacramento Region Stormwater Quality Design Manual.

The City has proposed annexation of the Specific Plan Area by the Sacramento County Water Agency (SCWA). The Specific Plan would propose extension of water lines to connect with existing supply lines north of the Specific Plan Area.

The Specific Plan Area is within the Sacramento Regional County Sanitation District (Regional San) and the Sacramento Area Sewer District (SASD) spheres of influence. Regional San operates the regional treatment plant and SASD operates the wastewater collection systems. The Specific Plan would require off-site improvements for wastewater collection.

In addition to the future construction of Big Horn Boulevard to the west, Murphy's Corral Road to the East, and the widening of Kammerer Road to the north (part of the Capitol Southeast Connector), the Specific Plan Area would include an internal roadway circulation network consisting of arterials and collector streets. All internal roadways would be landscaped with trees and shrubs.

REQUIRED APPROVALS

In February of 2018, the Sacramento Local Agency Formation Commission (LAFCo) approved a landowner-initiated proposal to amend the City of Elk Grove Sphere of Influence (SOI), the SASD SOI, and the Regional San SOI. This SOI amendment area comprises 1,156 acres of land area that abuts the southern portion of the City's existing jurisdictional boundary and includes the entire proposed Specific Plan Area. Since the LAFCo approval of the SOI amendment, the City also adopted an updated General Plan, which included the proposed Specific Plan Area as a part of the South Study Area, which is anticipated for a mix of employment-generating uses, village center mixed-use development, medium- and high-density residential uses with strong transit access, along with low-density residential uses, open space, parks, recreational opportunities, public services, and buffers to agricultural and open space uses south of the Study Area.

The Project includes a request for the approval of a Specific Plan and prezoning for future annexation of the Project into the City limits. Approval and buildout of the Project (including subsequent developments proposed under the Specific Plan) is anticipated to require the following approvals and actions:

- City of Elk Grove certification of the EIR and adoption of the Mitigation Monitoring and Reporting Program; adoption of the Elk Grove Crossing Specific Plan; prezoning; approval of a large-lot tentative map; and a development agreement;
- Future projects within the Specific Plan Area may require additional entitlements from the City, including small-lot tentative subdivision maps, design review, and/or conditional use permits and will require issuance of grading and building permits;
- U.S. Army Corps of Engineers Section 404 permit;
- Central Valley Regional Water Quality Control Board and State Water Resources Control Board 401 certification or water discharge permit;
- Sacramento Metropolitan Air Quality Management District approval of authority to construct;
- Sacramento County Water Agency approval to include the Specific Plan Area within the Zone 40 service area and approval of proposed water supply improvements;
- Sacramento Area Sewer District approval of proposed wastewater improvements;
- Sacramento Metropolitan Utility District approval of electrical facilities; and

• Sacramento LAFCo approval of annexation of the Specific Plan Area.

Other local, State, or federal approvals or permits may be necessary for subsequent land use entitlements, pursuant to applicable laws and regulations.

APPROACH TO ENVIRONMENTAL REVIEW

As required by CEQA, the EIR will describe existing conditions and evaluate the potential environmental effects of the proposed Elk Grove Crossing Specific Plan and a reasonable range of alternatives, including the no-project alternative. It will address direct, indirect, cumulative, and growth inducing effects. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts.

POTENTIAL ENVIRONMENTAL EFFECTS

The following environmental topic areas are preliminarily anticipated to be evaluated in the EIR:

- **Aesthetics**—The EIR will evaluate existing visual conditions and will evaluate the potential impacts on scenic vistas, scenic resources, and visual character that may result from development of the Specific Plan Area and off-site improvement areas, as well as impacts related to light and glare.
- Agriculture and Forestry Resources—The EIR will describe existing agricultural resources and
 evaluate potential direct and indirect impacts from conflicts with existing zoning or Williamson Act
 contracts, and from conversion to urban uses of lands designated as Prime Farmland, Unique Farmland, or
 Farmland of Statewide Importance and any lands within a Farmland Security Zone (as well as convey
 information presented in the previously certified Kammerer/Hwy 99 SOIA EIR related to the Cortese
 Knox Act definition of prime farmland). This section will also document that no forest land resources are
 present.
- Air Quality—The EIR will discuss the regional and local air quality setting and quantify air pollutant emissions for construction and subsequent operation based on the proposed land use designations and assumptions related to off-site improvement areas. Emissions will use methods consistent with, and will be compared with the significance thresholds developed by the Sacramento Metropolitan Air Quality Management District (SMAQMD), and the EIR will explain how methods and thresholds are designed to assess potential human health effects.
- **Biological Resources**—The EIR will define the biological resources in the Project area and surrounding habitats and evaluate the Project's potential effects on wetlands, other sensitive natural communities, and special-status species (e.g., raptors and other migratory birds). This section will also address the relationship between the proposed Specific Plan and the *South Sacramento Habitat Conservation Plan*.
- Cultural and Tribal Cultural Resources—The EIR will describe existing cultural and Tribal Cultural
 Resources and evaluate potential impacts on those resources, including the potential to affect
 undiscovered resources during excavation and grading. The EIR will also include consultation with
 California Native American tribes to assess potential impacts on Tribal Cultural Resources.

- **Energy**—The EIR will describe current electricity and natural gas utility providers and evaluate whether the Project would have any potentially significant effects related to energy demand, energy resources, transportation energy use, or compliance with energy standards.
- Geology, Soils, Minerals, and Paleontology—The EIR will describe the geological setting and potential
 environmental effects related to geologic and soils hazards, mineral resources, and unique paleontological
 (fossil) resources. This section will outline design measures and best management practices to minimize
 impacts on people or structures from seismic activity. The EIR will also identify any potential impacts
 from loss of mineral resources and on undiscovered fossils.
- **Greenhouse Gas Emissions**—The Specific Plan will be required to demonstrate consistency with the City's Climate Action Plan, and rather than providing a quantified GHG emissions estimate for the proposed Project, the EIR will document this consistency for the purposes of evaluating GHG emissions effects consistent with CEOA Guidelines Section 15183.5.
- Hazards, Hazardous Materials, and Wildfire—The EIR will identify potential impacts from the transport, use, or disposal of hazardous materials; releases of hazardous materials; emissions of hazardous or acutely hazardous materials, substances, or waste near a school; location on a hazardous materials site; location within an airport land use plan or in the vicinity of a private airstrip; impairment of an adopted emergency response or evacuation plan; and exposure to wildland fires.
- Hydrology and Water Quality—The EIR will evaluate hydrologic and water quality conditions and potential short-term construction-related effects on water quality from stormwater runoff, as well as longer term effects on stormwater drainage and maintenance effects on water quality. This section will also evaluate potential impacts on groundwater recharge and sustainability, and on surface water hydrology from the addition of impervious surfaces associated with future residential, institutional, commercial, and industrial development. This section will outline the design features and stormwater retention features required to minimize hydrology and water quality effects, as well as the proposed Project's consistency with regional flood protection planning.
- Land Use and Planning, Population, and Housing—The EIR will describe existing land uses and evaluate the potential for the proposed Project to divide an existing community or conflict with existing, adopted land use and natural resource plans or regulations that were adopted with the purpose of reducing or avoiding environmental effects. The EIR will also convey information from the previously certified Kammerer/Hwy 99 SOIA EIR related to the loss of open space resources (as defined by Government Code Section 65560). The EIR will evaluate the potential of the proposed Project to induce substantial population growth or displace substantial numbers of housing units or people that could lead to potentially significant physical environmental effects.
- Noise and Vibration—The EIR will describe existing noise and vibration conditions and the potential
 impacts of construction of the proposed land uses and off-site improvements. Project noise levels from
 construction and operation of proposed uses will be estimated, accounting for intervening topography,
 noise barriers, and distance, and will be compared with existing ambient noise levels and applicable noise
 standards and local noise ordinances.

- Public Services and Recreation—The EIR will analyze existing public services and potential increases
 in demand, and will evaluate whether those demands would require new facilities (e.g., schools, fire
 protection, and law enforcement) that could result in potentially significant environmental impacts. The
 EIR will also evaluate impacts related to recreational facilities, including indirect effects on existing
 facilities.
- Transportation—The EIR will identify existing conditions, existing plus project conditions, cumulative no-project conditions, and cumulative plus project conditions. The EIR will present a level of traffic stress analysis for pedestrian and bicycle facilities in the vicinity of the Specific Plan Area to characterize the comfort associated with a roadway or intersection for pedestrians and the comfort associated with roadways, or the mental ease people experience riding on them. The EIR will summarize an analysis of vehicular travel demand (vehicle miles traveled or "VMT") using the significance thresholds presented in the City's General Plan. The EIR will evaluate hazards due to a design feature or incompatible use; inadequate emergency access; and conflicts with adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities.
- Utilities—The EIR will evaluate physical environmental impacts related to the on- and off-site expansion and extension of utility systems, such as those that are required for water supply, stormwater drainage, wastewater treatment, and solid waste disposal. As noted, infrastructure that will serve the Specific Plan will need to be provided consistent with relevant service agency standards and consistent with the City's General Plan.

LOCAL AGENCY FORMATION COMMISSION

Analysis and documentation prepared to support the Specific Plan will also address topics that are the purview of the Sacramento Local Agency Formation Commission (LAFCo), including a Plan for Services that will identify service providers and whether they can provide service without adversely affecting existing service levels, provision of service without adverse impact to existing ratepayers, and whether the City would perform any services now being provided by another service provider, and whether substitution of the City for that provider would have adverse effects of the previous providers' ability to maintain services. The City anticipates that material to support the Specific Plan would also address environmental justice, consistent with City policy. The Specific Plan would not require any detachment from a special district and the City's Housing Element does not identify any sites in the Specific Plan Area intended for the provision of housing to meet the needs of very low-, or moderate-income households.

Exhibit 1. Regional Location Map

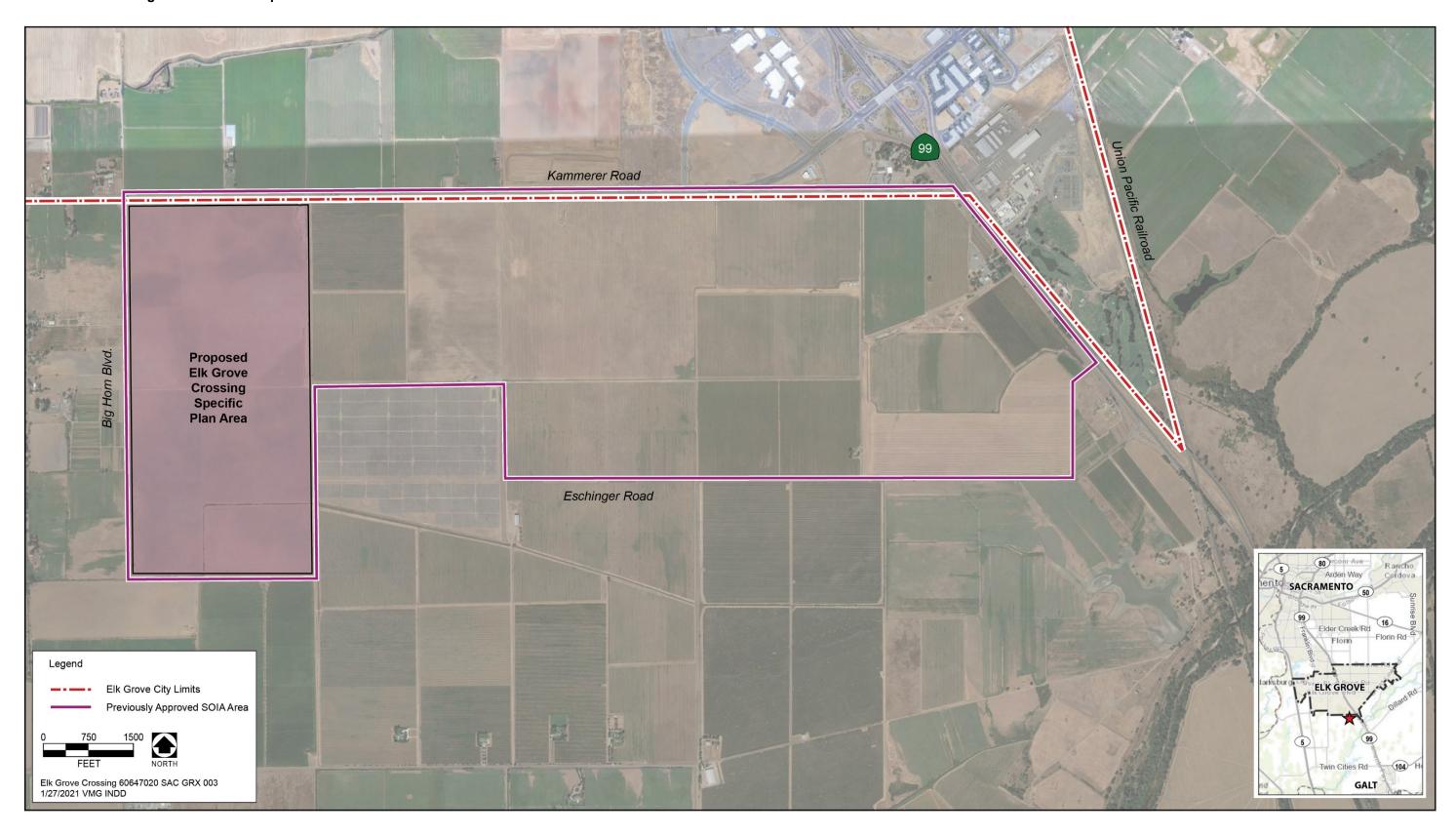
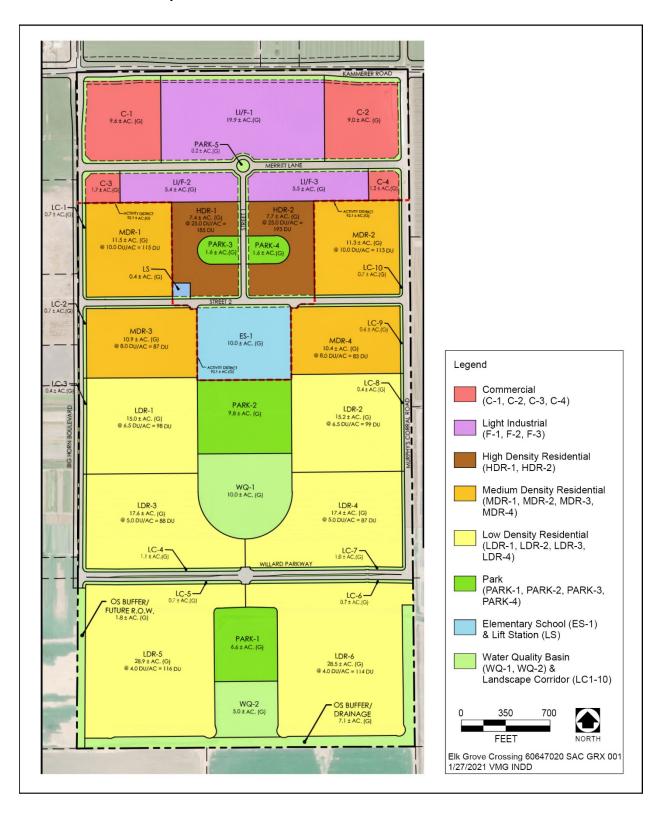


Exhibit 2. Conceptual Land Use Plan



Notice of Completion & Environmental Document Transmittal

| Project Title: | | |
|---|---|--------------------------------|
| Lead Agency: | | |
| Mailing Address: | Phone: | |
| City: | Zip: County: | |
| | | |
| Project Location: County: | | |
| Cross Streets: | | Zip Code: |
| Longitude/Latitude (degrees, minutes and seconds):° | | |
| | | |
| Assessor's Parcel No.: | | |
| Within 2 Miles: State Hwy #: | Waterways: | |
| Airports: | Railways: Scho | ools: |
| | | |
| Document Type: | NEDA - DAGE - CO | |
| CEQA: NOP Draft EIR | NEPA: NOI Other: | Joint Document |
| ☐ Early Cons ☐ Supplement/Subsequent EI | | Final Document |
| Neg Dec (Prior SCH No.) Mit Neg Dec Other: | Draft EIS FONSI | Other: |
| Mit Neg Dec Other: | | |
| Local Action Type: | | |
| General Plan Update Specific Plan | Rezone | ☐ Annexation |
| General Plan Amendment Master Plan | Prezone | Redevelopment |
| General Plan Element Planned Unit Developme | — | Coastal Permit |
| ☐ Community Plan ☐ Site Plan | Land Division (Subdivision, etc.) | |
| | | |
| Development Type: | | |
| Residential: Units Acres | | |
| Office: Sq.ft. Acres Employees_ | Transportation: Type | |
| Commercial:Sq.ft Acres Employees_ | | |
| Industrial: Sq.ft Acres Employees_ | | MW |
| Educational: | | MGD |
| Recreational: | Hazardous Waste:Type | |
| Water Facilities: Type MGD | Other: | |
| | | |
| Project Issues Discussed in Document: | | |
| Aesthetic/Visual Fiscal | Recreation/Parks | Vegetation |
| Agricultural Land Flood Plain/Flooding | Schools/Universities | Water Quality |
| Air Quality Forest Land/Fire Hazard | Septic Systems | Water Supply/Groundwater |
| Archeological/Historical Geologic/Seismic | Sewer Capacity | Wetland/Riparian |
| ☐ Biological Resources ☐ Minerals ☐ Coastal Zone ☐ Noise | ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste | Growth Inducement |
| ☐ Coastal Zone ☐ Noise ☐ Drainage/Absorption ☐ Population/Housing Balan | | ☐ Land Use☐ Cumulative Effects |
| ☐ Drainage/Absorption ☐ Population/Housing Balan ☐ Economic/Jobs ☐ Public Services/Facilities | | Other: |
| | Harric/Circulation | |
| | | |

Reviewing Agencies Checklist

| Applicant: | |
|--|--|
| Address: City/State/Zip: Phone: | |
| Address: City/State/Zip: | |
| Address: | |
| _ Applicant: | |
| | |
| | |
| Ending Date | |
| cy) | |
| | |
| Other: | |
| Other: | |
| | |
| Water Resources, Department of | |
| Toxic Substances Control, Department of | |
| Tahoe Regional Planning Agency | |
| SWRCB: Water Rights | |
| SWRCB: Water Quality | |
| SWRCB: Clean Water Grants | |
| State Lands Commission | |
| Santa Monica Mtns. Conservancy | |
| San Joaquin River Conservancy | |
| San Gabriel & Lower L.A. Rivers & Mtns. Conservance | |
| S.F. Bay Conservation & Development Comm. | |
| Resources Recycling and Recovery, Department of | |
| Resources Agency | |
| Regional WQCB # | |
| Public Utilities Commission | |
| Pesticide Regulation, Department of | |
| Parks & Recreation, Department of | |
| Office of Historic Preservation Office of Public School Construction | |
| | |

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.