2015102067

Governor's Office of Planning & Research

JUL 17 2020

STATE CLEARINGHOUSE

after 12pm

DEVELOPMENT SERVICES – PLANNING
8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758
TEL: 916.683.7111 • FAX: 916.691.3175 • www.elkgrovecity.org

NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

DATE:	**July 20, 2020**
TO:	**Responsible and Trustee Agencies, Organizations, and Interested Parties**
LEAD AGENCY:	**City of Elk Grove** **Contact: Christopher Jordan, Director of Strategic Planning and Innovation** **8401 Laguna Palms Way, Elk Grove, CA 95758**
SUBJECT:	**Supplemental Environmental Impact Report for the Multi-Sport Complex and Grant Line Industrial Annexation Area**

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" or "Elk Grove") intends to prepare a supplemental environmental impact report (SEIR), consistent with Section 15163 of the CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the **Multi-Sport Complex and Grant Line Industrial Annexation Area** (the "Project," described later in this document). This environmental document will supplement the Elk Grove SOIA and Multi-Sport Complex EIR (State Clearinghouse #2015102067).

In accordance with Section 15082 of the CEQA Guidelines, the City 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.

CEQA Guidelines Section 15163 states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if proposed changes meet the conditions described in CEQA Guidelines Section 15162 and if only minor additions and changes would be necessary to make the previous EIR adequate. Because the City has determined that a SEIR will be prepared for the proposed Project, an Initial Study has not been prepared (CEQA Guidelines Section 15063[a]).

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. **The comment period runs from Monday, July 20, 2020 to Wednesday, August 19, 2020**. The City welcomes public input during the review period. If the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City may presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]).

CEQA provides for a Lead Agency to facilitate one or more Scoping Meetings, which provide opportunity for determining the scope and content of the EIR. Traditionally, the City hosts one Scoping Meeting for the general public during the NOP comment period. In accordance with State and local health orders limiting in-person public meetings, the City is providing an alternative method for the Scoping Meeting. A video presentation by staff, introducing the Project and outlining the CEQA process, is available for review at http://www.egplanning.org/environmental and http://www.elkgrovecity.org/sportscomplex. The website also provides a method for directly providing comments. This video and comment opportunity will be available at the above link throughout the NOP comment period (July 20, 2020 to August 19, 2020).

Comments may also be submitted in writing during the review period and addressed to:

City of Elk Grove
Office of Strategic Planning and Innovation
c/o Christopher Jordan
8401 Laguna Palms Way
Elk Grove, CA 95758

cjordan@elkgrovecity.org

PROJECT LOCATION AND SETTING

The Project site is located southeast of the existing City boundary. The Project site consists of approximately 557 acres located south of Grant Line Road (near its intersection with Waterman Road) and east of the Union Pacific Railroad tracks and State Route 99. The Project site extends eastward past the intersection of Grant Line Road and Mosher Road, and extends southward to the Sacramento County Urban Services Boundary (Exhibit 1).

Most of the Project site is undeveloped. Existing uses consist primarily of agricultural land (i.e., row crops and pasture). Industrial uses are present beyond the north and west sides of the Project site, opposite Grant Line Road and the Union Pacific Railroad. Agricultural land (row crops) is present east of the Project site. The Deer Creek/Cosumnes River floodplain, which also includes row crops and cattle grazing, is present to the south.

PROJECT DESCRIPTION

The SEIR will supplement the *Elk Grove Sphere of Influence Amendment and Multi-Sport Park Complex Draft Environmental Impact Report* (2019 Elk Grove SOIA EIR), which addressed development of a multi-sports park complex on the City-owned property, along with a mix of commercial, industrial, and mixed uses in the surrounding area. The 2019 Elk Grove SOIA EIR was circulated for public review beginning on June 29, 2018 and concluding on August 14, 2018 (State Clearinghouse Number 2015102067). This EIR was certified by the Sacramento Local Agency Formation Commission (LAFCo) on May 1st, 2019. LAFCo approved the SOI amendment at the same hearing.

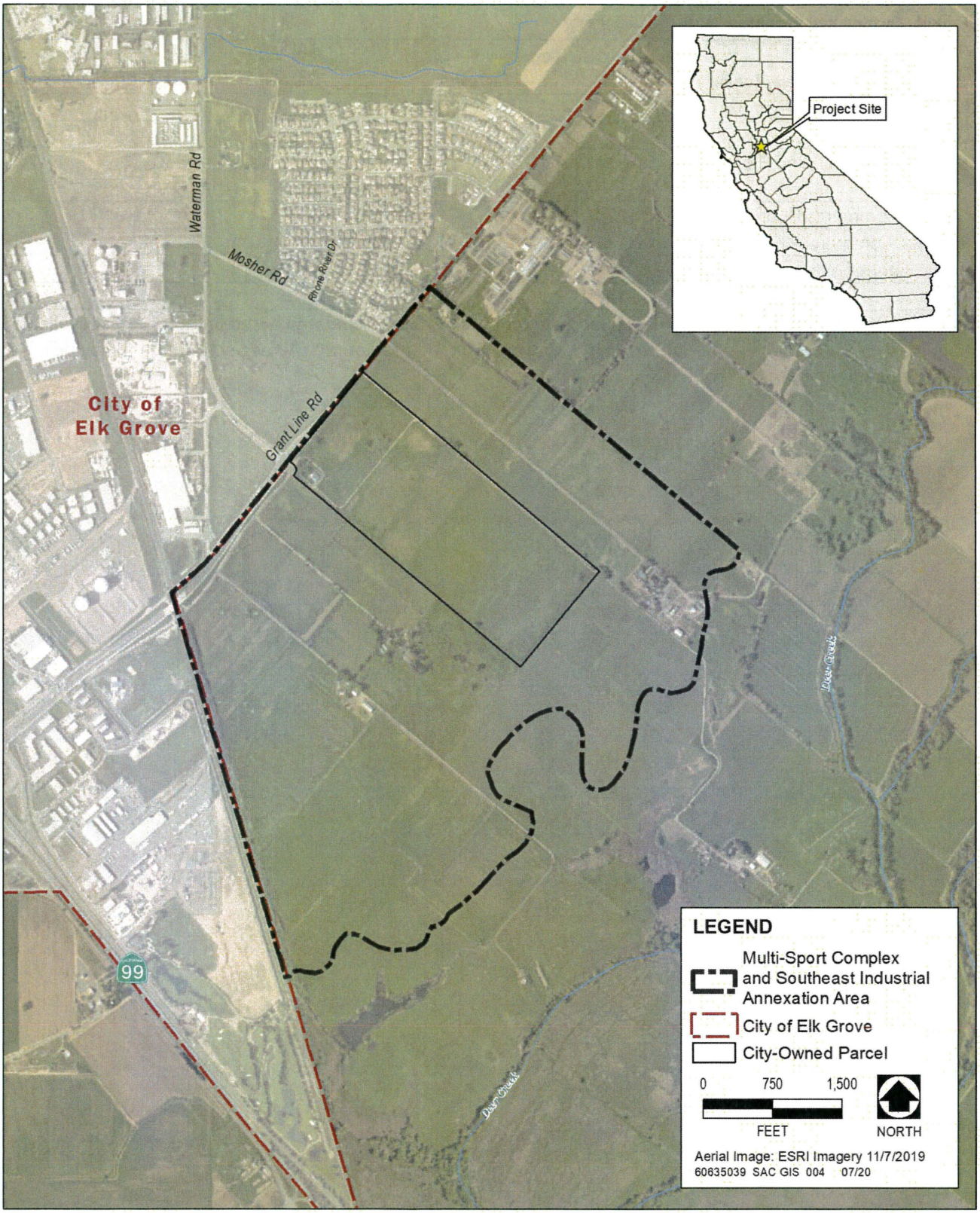
There are two parts of the revised Project description that are the focus of analysis in the SEIR: (1) a change in the land use designations for the proposed General Plan amendment and pre-zoning; and (2) additional information related to infrastructure improvements that will be necessary to serve the Project site. These revisions are discussed below.

Land Use Plan

The City is proposing a change in the land use designations and pre-zoning for the Project site. In particular, the approximately 100-acre City-owned parcel that was formerly proposed for Public Open Space/Recreation would now be designated for Light Industrial uses, and the previously proposed General Commercial/Commercial Office uses would be replaced with a smaller area of Regional Commercial. The total proposed changes in land use and associated acreages at the Project site are listed in Table 1 and shown in Exhibit 2.

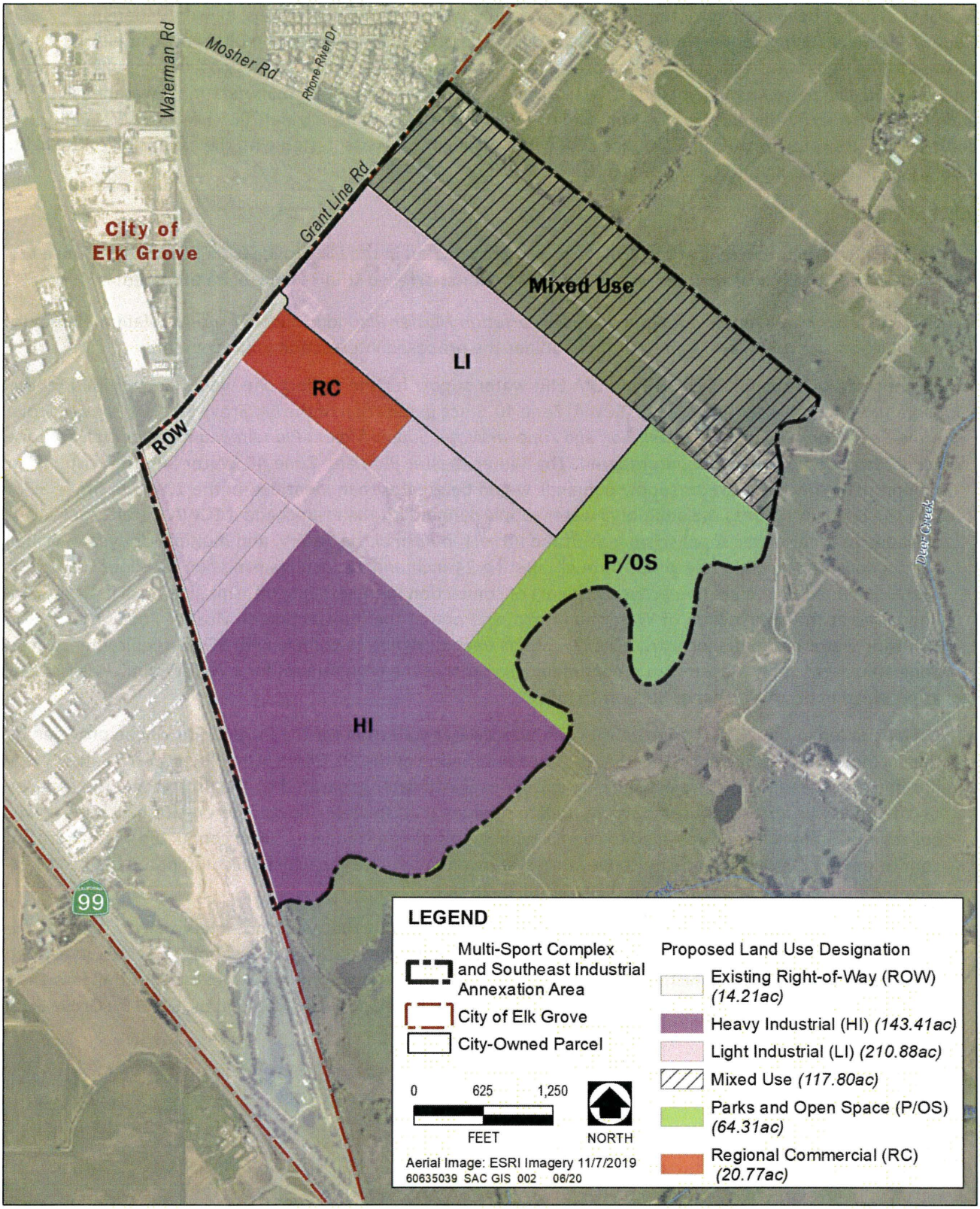
Table 1. Existing and Proposed Land Use Changes			
Land Use/Zoning	**Approved in 2018 (acres)**	**Proposed (acres)**	**Net Change (acres)**
Parks and Open Space (P/OS)	171+/-	64	(106)
Mixed Use (MU)	118+/-	118	0
Light Industrial (LI) and Heavy Industrial (HI)	211+/- (undifferentiated)	211 (Light Industrial) 143 (Heavy Industrial)	147
General Commercial/Commercial Office (GC)	61	0	(61)
Regional Commercial (RC)	0	21	20
Public Right-of-Way	0	3	3
Total	**561±**	**561±**	**0**

Note: Acreage between the 2018 land plan and the proposed Project is updated based upon the latest available mapping data for the area as available from the City and Sacramento County. Acreage information may be further refined based upon verified field surveys.



Source: City of Elk Grove 2020

Exhibit 1. Project Site and Vicinity



Source: City of Elk Grove 2020

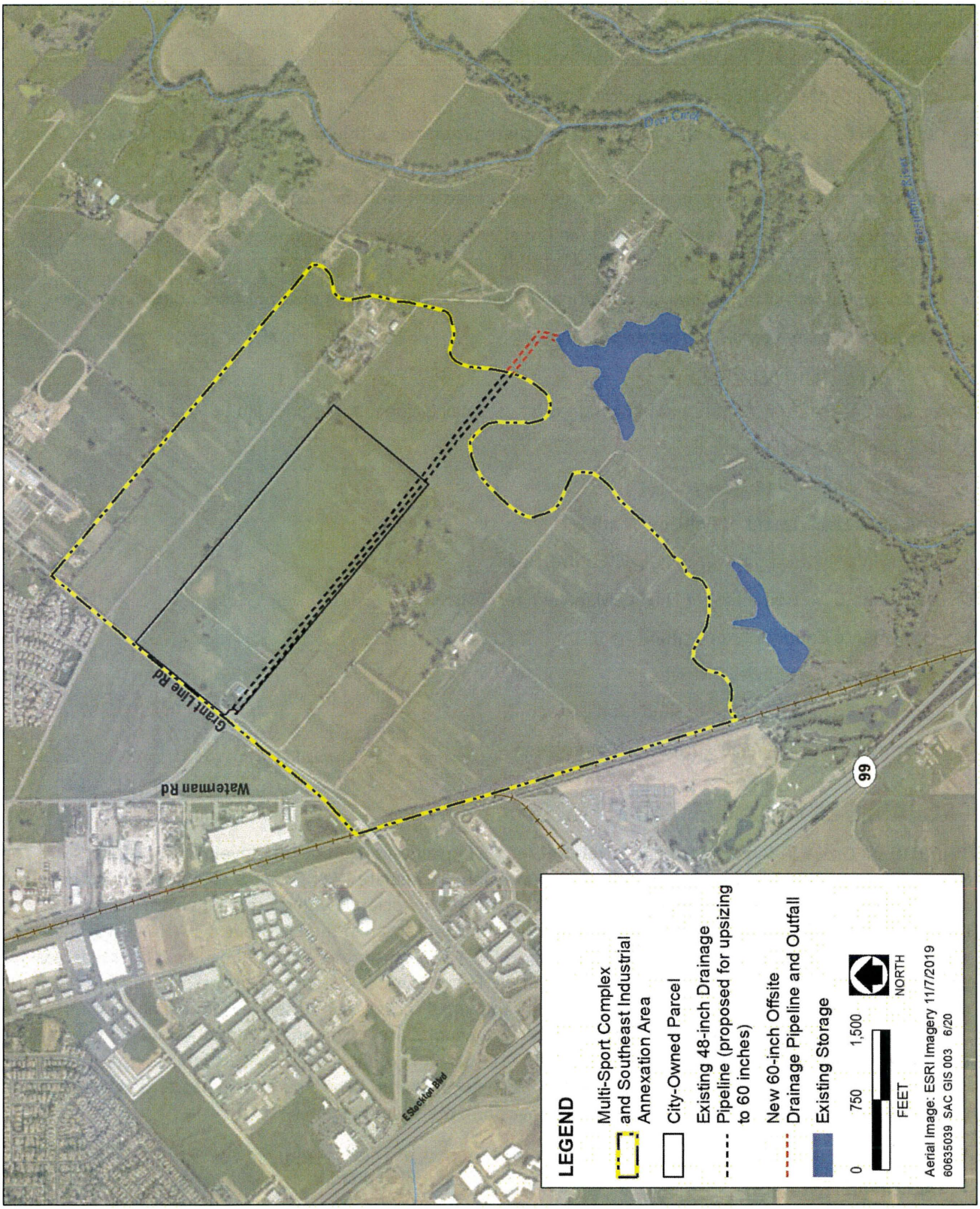
Exhibit 2. Proposed Land Use Plan

This SEIR assumes development of the City-owned parcel under a variety of scenarios, all with underlying General Plan and zoning designations of Light Industrial. The previously considered multi-sport complex is allowed in the Light Industrial, subject to approval of a Conditional Use Permit. The proposed General Plan and zoning would also permit a range of industrial uses, including but not limited to manufacturing, warehousing, and distribution, either by right or with approval of a use permit. Since the original 2019 Elk Grove SOIA EIR addresses sports complex uses in detail, the SEIR will focus on impacts associated with the expansion of the light industrial land use designation and pre-zoning.

Infrastructure

The on-site infrastructure needs at the Project site were evaluated in the Elk Grove SOIA EIR. However, since the 2019 Elk Grove SOIA EIR was certified, the following additional detailed studies have been prepared:

- The *Elk Grove Multi-Sport Park Complex Transportation Master Plan* identifies on-site circulation elements, including on-site roadway alignments, and outlines the proposed intersection improvements.
- As anticipated in the 2019 Elk Grove SOIA EIR, water supply for the Project site would be provided by the Sacramento County Water Agency's (SCWA) Zone 40. Since publication of the Elk Grove SOIA EIR, an *Elk Grove Multi-Sport Complex Water Master Plan* and *Zone 40 Water Supply Master Plan Amendment for the Elk Grove Multi-Sport Complex* have been prepared. The Water Master Plan and Zone 40 Water Supply Master Plan Amendment concluded water supply demands would be greater than identified in the 2019 Elk Grove SOIA EIR. The SEIR will address the additional water supply demand for the Project and if SCWA water supplies are available to meet water supply demands of the Project in normal, single-dry, and multiple-dry years. Water will be delivered to the Project site through existing 24-inch and 16-inch transmission pipelines located in Grant Line Road. There are two proposed points of connection to the existing transmission main in Grant Line Road: one at the intersection of Waterman Road, and one at the intersection of Mosher Road. The on-site domestic water backbone infrastructure layout has been designed to comply with SCWA requirements. The Zone 40 Water Supply Master Plan Amendment also satisfies the requirement for a Water Supply Assessment as provided in CEQA Guidelines Section 15155.
- As anticipated in the 2019 Elk Grove SOIA EIR, wastewater collection for the Project site will be provided by the Sacramento Area Sewer District (SASD). Since publication of the Elk Grove SOIA EIR, a *Level II Sewer Study* has been prepared for the Project site that addresses wastewater generated by the Project and the capacity of off-site sewer infrastructure to accommodate additional wastewater flows. The on-site backbone sewer collection system has been designed to comply with SASD's design standards. SASD conducted an analysis and confirmed that the existing off-site conveyance system has adequate capacity to accommodate the peak wet-weather flow generated by the Project site at full build-out.
- A new drainage master plan shows the need for off-site facilities that were not known at the time of the original 2019 EIR. Specifically, an existing pipeline located along the south-southeast border of the City-owned parcel would be upsized, which would extend off-site to an existing pond and an existing outfall into Deer Creek (Exhibit 3). This off-site drainage improvement was not previously evaluated in the 2019 Elk Grove SOIA EIR.



Source: City of Elk Grove 2020

Exhibit 3. Off-Site Drainage Improvement Map

REQUIRED APPROVALS

Approvals for the Project include, but are not limited to:

- certification of the SEIR prepared for the Project,
- adoption of a General Plan amendment to designate properties within the Project area on the City's General Plan Land Use Diagram,
- prezoning of properties within the annexation area consistent with the General Plan amendment.

The ultimate buildout of uses anticipated on the Project site will require additional entitlements from the City, including, but not limited to, the following:

- Site development plans, including conditional or minor use permits and major or minor design review
- Tentative and final parcel and subdivision maps
- Grading and building permits

Other agencies that may require permission or approvals may include, but are not limited to:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- Sacramento Metropolitan Air Quality Management District
- Sacramento County Water Agency
- Sacramento Area Sewer District
- Sacramento Regional County Sanitation District
- Sacramento Local Agency Formation Commission

PROBABLE ENVIRONMENTAL EFFECTS

The 2019 Elk Grove SOIA EIR comprehensively addressed impacts associated with development of the SOIA. The SEIR is intended to serve as a supplement to the previously circulated Elk Grove SOIA EIR. The City does not anticipate new or substantial increase in the severity of impacts associated with these topics from those previously identified in the Elk Grove SOIA EIR. Impacts and conditions presented in the Elk Grove SOIA EIR will serve as the primary base of comparison for the analysis. The SEIR will incorporate applicable mitigation measures for proposed future actions that were identified in the Elk Grove SOIA EIR. Elements of the prior analysis that are unchanged will not be re-analyzed in the SEIR, but a summary discussion of those areas for which impacts remain the same or would be lessened will be provided for the reader's use. Additional information would be provided to ensure the analysis in the SEIR is current and fully addresses the proposed light industrial land uses on the City-owned property and construction of off-site drainage improvements. The City anticipates that the SEIR would focus on additional information on the following environmental resources:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, Minerals, and Paleontological Resources
- Greenhouse Gases Emissions
- Hazards and Hazardous Materials, including Wildfire

- Land Use, Population, Housing, Employment, Environmental Justice, and Unincorporated Disadvantaged Communities
- Noise and Vibration
- Public Services, Including Recreation
- Hydrology and Water Quality
- Transportation and Traffic
- Utilities and Service Systems
- Energy