



**DEVELOPMENT SERVICES - PLANNING**  
**8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758**  
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**NOTICE OF AVAILABILITY**  
**SOUTHEAST POLICY AREA STRATEGIC PLAN**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**  
**MARCH 21, 2014**

*Notice is hereby given that the City of Elk Grove, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the below referenced Project. The Draft EIR analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project.*

**LEAD AGENCY:**

City of Elk Grove  
Development Services, Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

**CONTACT PERSON:**

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**PROJECT TITLE:**

**Southeast Policy Area Strategic Plan Project, File # PL0016**

**PROJECT LOCATION:**

West of State Route 99, east of Big Horn Boulevard and Bruceville Road, south of Bilby Road and Poppy Ridge Road, and north of Kammerer Road, in the City of Elk Grove

**PROJECT DESCRIPTION:**

The proposed Southeast Policy Area Strategic Plan Project includes a Community Plan and Special Planning Area for an approximately 1,200-acre area in the southern portion of the City of Elk Grove. The Project is an employment-oriented development with a goal to provide a community that supports and encourages the development of employment uses, but also includes residential land uses. The Project would allow for the development of approximately 7.8 million square feet of employment-generating uses; 4,790 residential units in various densities; and acreage for schools, parks, and infrastructure, such as road right-of-way and storm drainage facilities. The proposed Project would generate

approximately 23,410 jobs and a population of approximately 17,000.

**POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the project:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Noise/Vibration
- Public Utilities
- Traffic and Circulation

**PUBLIC REVIEW PERIOD:** The 45-day public review period for the Draft EIR will commence on March 21, 2014 and end on May 5, 2014 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City of Elk Grove City Hall, Planning Division, 8401 Laguna Palms Way, and at the Elk Grove Branch of the Sacramento Public Library at 8962 Elk Grove Boulevard. The Draft EIR also may be reviewed at the City's Planning Department web site at [www.egplanning.org/environmental/](http://www.egplanning.org/environmental/). Referenced technical reports used in the preparation of the Draft EIR that are not included as appendices may be reviewed at City Hall upon request.

**PUBLIC MEETING:** The City of Elk Grove will receive public comments on the Draft EIR at a public meeting to be held on **April 29, 2014, at 6:00 p.m. at the City Council Chambers, 8400 Laguna Palms Way, Elk Grove, CA.**