



DEVELOPMENT SERVICES – PLANNING

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: June 19, 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: Environmental Impact Report for the City of Elk Grove 2021 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" or "Elk Grove") intends to prepare an environmental impact report (EIR), consistent with Section 15161 of the State CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the 2021 Housing Element Update (the "Project," described later in this document). 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.

The City made the determination to prepare an EIR following preliminary review of the Project. Pursuant to CEQA Guidelines Section 15063(a), because an EIR is needed, an initial study has not been prepared. Probable environmental effects of the Project are described in the attached Project summary.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The comment period runs from Monday, June 22, 2020, to Tuesday, July 22, 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.elkgrovecity.org/housingelement>. 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 (June 22 to July 22).

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 City is located in Sacramento County and consists of approximately 42 square miles within its boundary (see Figure 1). Land uses are regulated under the City General Plan, which was comprehensively updated in 2019. The City General Plan established a Planning Area (approximately 31,238 acres) that includes lands outside the current City limits. Existing land uses in the City consist of residential at varying densities, commercial, office, industrial, park, and open space. The Planning Area primarily consists of agricultural lands and rural residential uses. Nearby natural open space and habitat areas include the Stone Lakes National Wildlife Refuge and the Sacramento River to the west, the Cosumnes River Preserve to the south, and the Regional County Sanitation District bufferlands to the northwest. Major roadway access to the City is provided by Interstate 5 and State Route 99.

PROJECT DESCRIPTION

As identified above, the General Plan was comprehensively updated in 2019. The 2019 update incorporated the 2013–2021 Housing Element into General Plan Chapter 4, “Urban and Rural Development,” and its provisions of sufficient land, with appropriate use designations, for the construction of the housing units that the City must accommodate according to the Regional Housing Needs Allocation (RHNA) by 2021 (7,401 housing units). The purpose of the 2021 Housing Element Update is to establish parameters for future residential development and provide opportunities for purposeful expansion that are aligned with community desires, as well as regional growth objectives and State law. The proposed 2021 Housing Element Update will be compliant with Government Code Section 65583, which identifies the requirements for General Plan Housing Element sections. In summary, Government Code Section 65583 requires that the Housing Element identify and analyze existing and projected housing needs, as well as establish goals, policies, and actions to address these housing needs, including adequate provisioning of affordable and special-needs (e.g., agricultural workers, homeless people, seniors, single-parent households, large families, and persons with disabilities) housing.

The 2021 Housing Element Update will address any changes that have occurred since adoption of the current Housing Element. These changes include, among others, updated demographic information, housing needs data, and analysis of the availability of housing sites. The Housing Element map of available housing sites would be updated to identify sites that could accommodate the City’s RHNA for the 2021–2029 planning period. The City would also amend the General Plan land use designations and rezone sites in the City to accommodate the changes specified in the Project.

The RHNA quantifies the need for housing in each region statewide and is determined by the California Department of Housing and Community Development. The Sacramento Area Council of Governments (SACOG) is responsible for allocating the RHNA to each city and county in its region, which includes Elk Grove. The SACOG Regional Housing Needs Plan for the 2021–2029 planning period was adopted in March 2020 and will provide the RHNA methodology that applies to the Project. Elk Grove’s total RHNA for the 2021–2029 planning period is 8,263 units, allocated to specific income groups as shown in Table 1.

Table 1. City of Elk Grove Regional Housing Needs Allocation

| Income Level | | | | | |
|----------------|----------|-------|----------|----------------|------------|
| | Very Low | Low | Moderate | Above Moderate | Total RHNA |
| 2021-2029 RHNA | 2,661 | 1,604 | 1,186 | 2,812 | 8,263 |

Source: Sacramento Area Council of Governments Regional Housing Needs Plan 2021–2029, page ES-3

The City currently has an adequate number of zoned residential sites to meet RHNA requirements for the above moderate income group. It has identified 43 possible housing sites (18 existing sites and 25 new candidate sites) located within City limits that could accommodate housing to meet the RHNA very low, low, and moderate income groups (see Figure 2). Each site’s map ID, location, acreage, existing zoning, proposed zoning, and dwelling unit capacity potential are shown in Table 2. The 25 candidate sites, sites C-1 through C-25, would require rezoning.

Table 2. Existing Sites and Candidate Sites for Very Low, Low, and Moderate Income Groups

| Map ID | General Location | Acreage | Existing Zoning | Proposed Zoning | Dwelling Unit Capacity Potential |
|--------|---|---------|--------------------|--------------------|----------------------------------|
| E-1 | M&H Site in Lent Ranch | 12.8 | RD-20 | RD-20 | 230 |
| E-2 | Quail Run | 4.88 | RD-25 | RD-25 | 102 |
| E-3 | Bruceville Road south of Poppy Ridge Road | 15.48 | RD-20 | RD-20 | 279 |
| E-4 | NWC Bruceville Road and Big Horn Boulevard | 6.5 | RD-25 | RD-25 | 137 |
| E-5 | SEPA, Clark Property | 9 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 189 |
| E-6 | SEPA, Suyanaga Property | 8.6 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 181 |
| E-7 | SEPA, Souza Lot 1096 | 7.1 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 149 |
| E-8 | SEPA, Souza Lot 1097 | 7.9 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 166 |
| E-9 | SEPA, Souza Lot 1098 | 6.5 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 137 |
| E-10 | SEPA, Souza Lot 1098 | 7.2 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 151 |
| E-11 | SEPA, Souza Lot 1105 | 9.3 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 195 |
| E-12 | SEPA, Bruceville Meadows | 8.4 | SEPA-HDR (15.1-30) | SEPA-HDR (15.1-30) | 176 |
| E-13 | Backer Family, Big Horn Boulevard at Poppy Ridge Road | 11.1 | RD-25 | RD-25 | 233 |
| E-14 | Elk Grove Florin Road at Brown Road | 4.4 | RD-25 | RD-25 | 92 |
| E-15 | Harbour Point Drive and Maritime Drive | 3.06 | RD-25 | RD-25 | 64 |
| E-16 | East Stockton Boulevard at Bow Street | 2.9 | RD-25 | RD-25 | 61 |
| E-17 | Sheldon Farms North, Anthem | 5.3 | RD-25 | RD-25 | 111 |
| E-18 | Sheldon Farms South, Arson | 9 | RD-25 | RD-25 | 189 |
| C-1 | Sterling Meadows HDR Site | 10.68 | RD-20 | RD-30 | 267 |
| C-2 | End of Dunisch Road | 2.87 | SC | RD-25 | 60 |
| C-3 | Laguna Boulevard and Bruceville Road (COBRA/Pacific Properties) | 7.6 | RD-15 | RD-30 | 190 |
| C-4 | 2804 Elk Grove Boulevard (Samos) | 7.49 | RD-15 | RD-30 | 187 |

| Map ID | General Location | Acreage | Existing Zoning | Proposed Zoning | Dwelling Unit Capacity Potential |
|--------|---|---------|-----------------|-----------------|----------------------------------|
| C-5 | SEC Sheldon Road and East Stockton Boulevard | 12.3 | SC | RD-30 | 308 |
| C-6 | NEC Sheldon Road and Power Inn Road | 8 | GC | RD-30 | 200 |
| C-7 | Waterman Road at Rancho Drive | 3.5 | RD-4 | RD-25 | 74 |
| C-8 | 8994 Calvine Road | 2.32 | RD-5 | RD-25 | 49 |
| C-9 | 8770 Calvine Road | 3.5 | RD-20 | RD-25 | 74 |
| C-10 | Laguna Boulevard and Hausmann Street | 6.96 | LC | RD-30 | 174 |
| C-11 | Laguna Vaux | 2.59 | LC | RD-30 | 78 |
| C-12 | Laguna Boulevard and Gropius Street | 5.85 | MP | RD-30 | 146 |
| C-13 | 9296 E Stockton Boulevard | 3.81 | RD-20 | RD-30 | 95 |
| C-14 | 9343 E Stockton Boulevard | 1.96 | BP | RD-30 | 49 |
| C-15 | NWC Bond Road and Waterman Road | 4.6 | GC | RD-25 | 97 |
| C-16 | Stathos Drive | 3.19 | RD-5 | RD-30 | 80 |
| C-17 | Waterman 75 (Mosher Road and Grant Line Road) | 5 | RD-10 | RD-30 | 125 |
| C-18 | Bow Street Northwest | 10.3 | RD-6 | RD-25 | 258 |
| C-19 | Old Town 4 lots | 2.1 | OTSPA | RD-20 | 42 |
| C-20 | SEC Bond Road and Waterman Road | 1.5 | AR-2 | RD-25 | 32 |
| C-21 | Bond Road and Stonebrook Drive | 1.66 | RD-15 | RD-25 | 35 |
| C-22 | Calvine Road and Jordan Ranch Road | 2.06 | RD-4 | RD-25 | 43 |
| C-23 | Calvine Road and Bradshaw Road | 2.02 | GC/AR-5 | RD-25 | 42 |
| C-24 | SWC Lotz Parkway and Whitelock Parkway | 5 | RD-5 | RD-25 | 105 |
| C-25 | Eden Gardens | 5.17 | AR-5 | RD-25 | 109 |
| Total | 261.5 acres with the capacity for 5,761 units | | | | |

Safety Element

The Project also includes an update to the General Plan Safety Element for consistency with AB 747 (Levine) and SB 99 (Nielsen). The revisions would incorporate emergency access route information and additional policies on community resiliency.

REQUIRED APPROVALS

Actions to be taken by the City to adopt the Project include, but are not limited to:

- ▶ certification of the EIR prepared for the Project,
- ▶ adoption of General Plan amendments to update the Housing Element and to redesignate the land uses for certain selected housing sites,
- ▶ rezoning of selected housing sites; and
- ▶ adoption of General Plan Amendment to the Safety Element.

After adoption, the updated Housing Element will be submitted to the California Department of Housing and Community Development for certification.

PROBABLE ENVIRONMENTAL EFFECTS

The EIR will evaluate whether implementing the proposed Project would potentially result in one or more significant environmental effects. The following issue areas will be addressed in the EIR:

- ▶ Aesthetics
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Archaeological, Historical, and Tribal Cultural Resources
- ▶ Geology and Soils
- ▶ Energy
- ▶ Greenhouse Gases and Climate Change
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise and Vibration
- ▶ Population and Housing
- ▶ Public Services
- ▶ Recreation
- ▶ Transportation and Traffic
- ▶ Utilities and Service Systems

Issues Scoped Out from Analysis in the EIR

The City anticipates that the Project would have less-than-significant or no impacts on the following environmental issue areas. These areas will not be discussed in the EIR for the reasons discussed below.

Agriculture and Forestry Resources

No forestry resources or timberlands are in the City or its Planning Area. The EIR certified for the City's 2019 General Plan Update evaluated the potential for impacts on agricultural resources in the City's Planning Area. Because this issue was evaluated in that document and no additional agricultural impacts would occur as a result of implementing the Housing Element Update, this issue will not be discussed in the EIR.

Mineral Resources

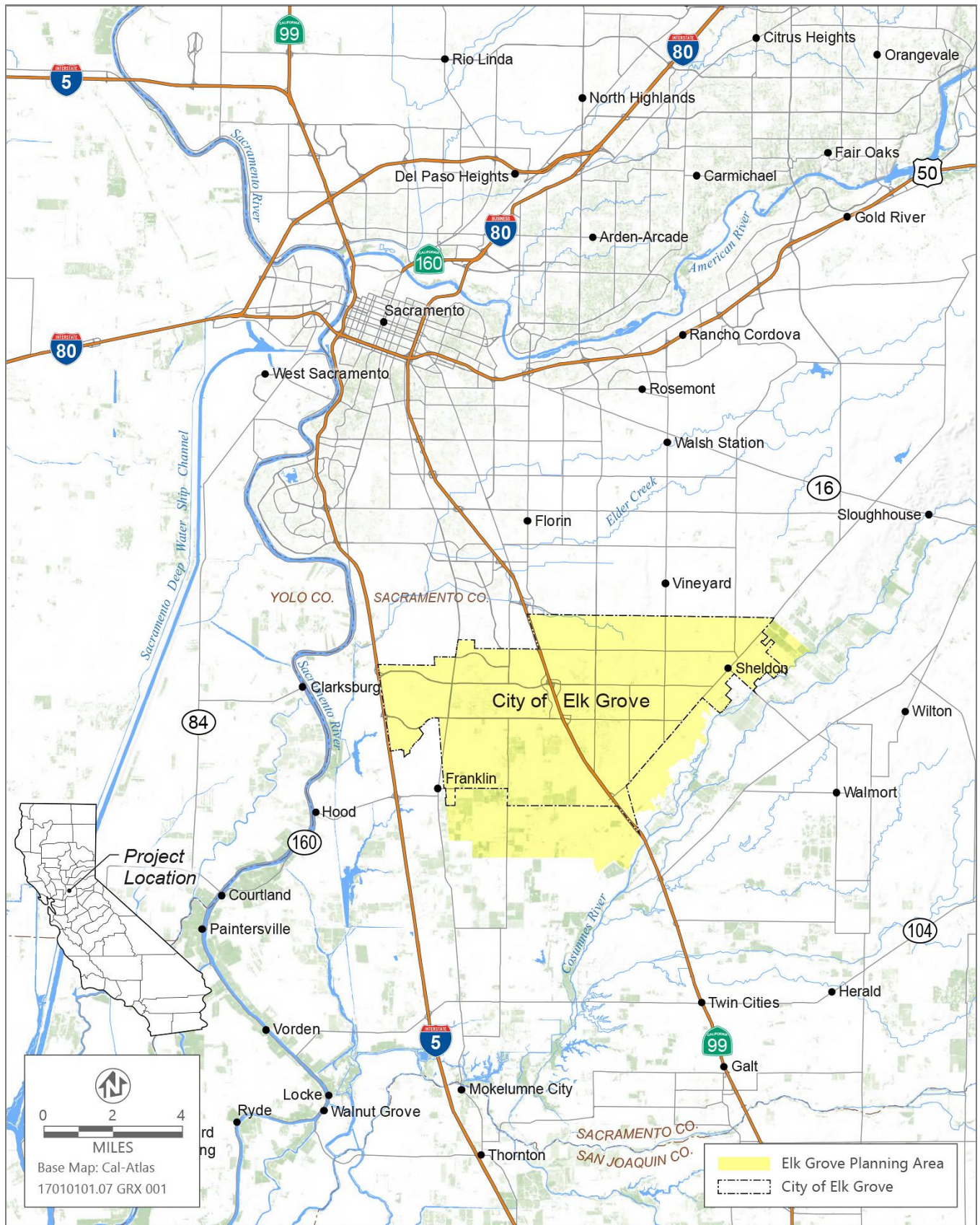
No significant mineral resources have been identified in the City. None of the candidate housing sites are used for mineral extraction, nor are any of the sites designated as an important mineral recovery site. Therefore, there would be no impact on mineral resources, and this impact will not be discussed in the EIR.

Seiche, Tsunami, and Mudflow

The City's location (inland, away from any water bodies) and topography (relatively flat) ensure that there would be no impact related to seiche, tsunami, or mudflow. Therefore, this impact will not be discussed in the EIR.

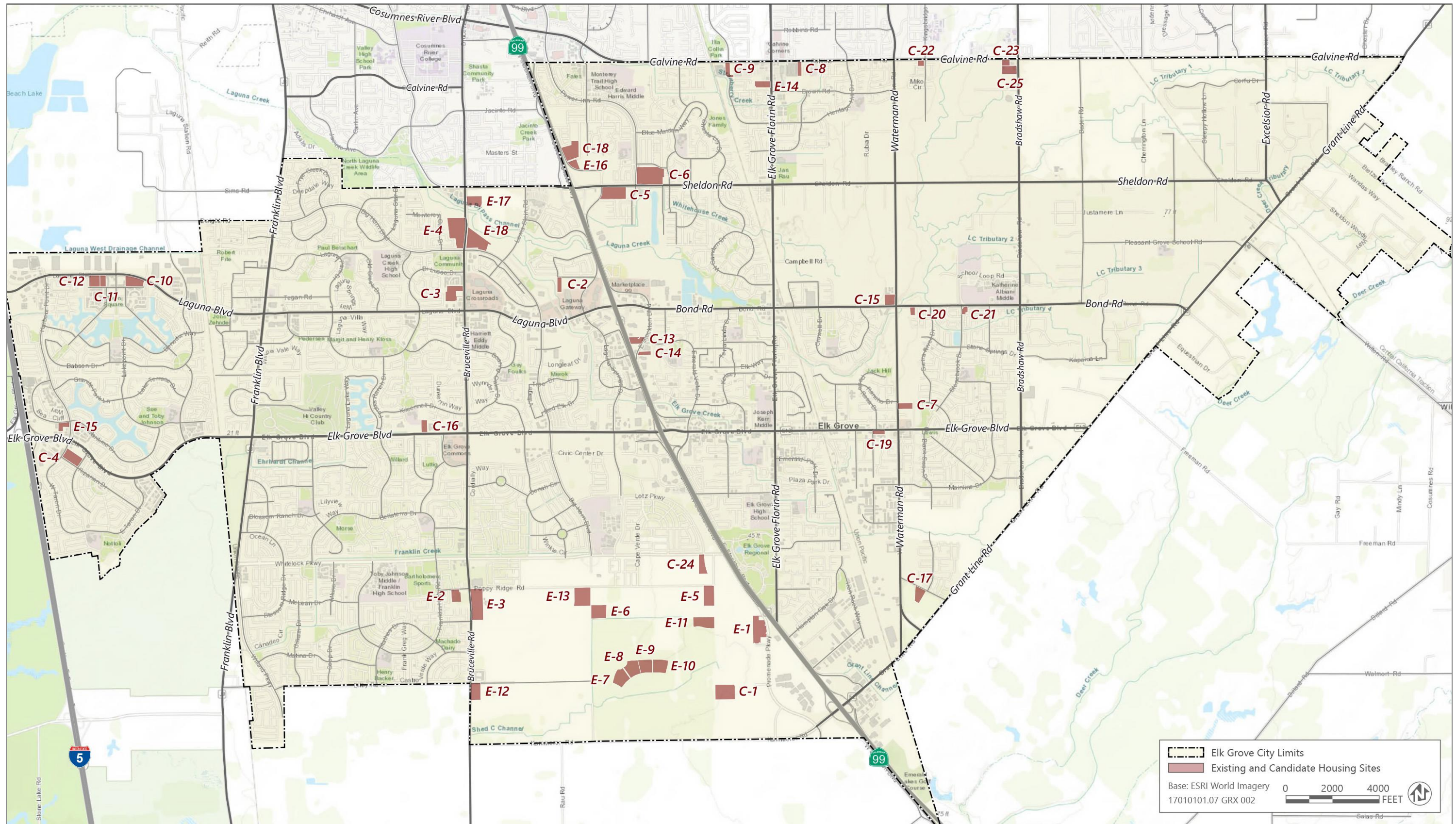
Wildfire

The City is not located in or near a Very High Fire Hazard Severity Zone. Therefore, there would not be a significant impact related to wildfire, and this issue will not be discussed in the EIR.



Source: Ascent Environmental 2019

Figure 1 Regional Location Map



Source: Housing data provided by the City of Elk Grove in 2020

Figure 2 Existing and Candidate Housing Sites