

# STAFF REPORT

**DATE:** March 5, 2025

**TO:** Board of Directors

**FROM:** Josh Freeman,  
Acting Administrator of General Services

**BY:** Christine Manitta, Landscape Architecture & Planning Director

**SUBJECT: SUN GROVE AND MENDES PARK SITES MASTER PLAN APPROVAL**

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## **RECOMMENDATION**

The Board of Directors:

- 1) Adopts the Sun Grove Park Site Environmental Addendum; and
- 2) Adopts the Mendes Park Site environmental Addendum; and
- 3) Approves the Sun Grove Park Site Master Plan; and
- 4) Approves the Mendes Park Site Master Plan; and
- 5) Authorizes Cosumnes Community Services District (District) Staff to complete construction documents and solicit bids for both park projects.

## **BACKGROUND/ANALYSIS**

In April 2015, the District Board of Directors approved the Memorandum of Understanding (MOU) between the City of Elk Grove (City) and the Cosumnes Community Services District (District). The MOU describes how the City and District will work jointly to develop new parks located in the Laguna Ridge Specific Plan (LRSP) and the Southeast Policy Area (SEPA).

The District is responsible for planning, developing, and constructing parks. This includes preparing the master plan documents to be reviewed and approved by the Board of Directors, preparing the construction documents, overseeing the bid process and award of construction contracts, and managing construction. The City of Elk Grove provides funding for the development of the parks via the LRSP and SEPA Supplemental Park Fee Programs.

Several parks located within the LRSP have been built and are currently being maintained by the District through a landscape maintenance agreement with the City. The next two parks scheduled for development are Sun Grove Park Site (LRSP) and Mendes Park Site (SEPA).

### ***Sun Grove Park Site***

Sun Grove Park Site is a 1-acre park located within the Laguna Ridge Specific Plan on Wagoner Way and Canary Pine Way, just south of Whitelock Parkway. In accordance with the 2018 Plan for Play, Parks, Recreation & Facilities Master Plan, Sun Grove Park Site is identified as a local park. Local parks include amenities such as playgrounds, swings, a small sports court, and benches to support the local residents.

### ***Mendes Park Site***

Mendes Park Site is a 9-acre park located within the Southeast Policy Area on Angsley Drive and Peterborough Way, just to the south of Bilby Road. In accordance with the 2018 Plan for Play, Parks, Recreation & Facilities Master Plan, Mendes Park Site is identified as a neighborhood park. Neighborhood parks include amenities such as playgrounds, swings, up to two sports courts, non-reservable picnic areas with shelters, looped trails, and benches to support residents located within half of a mile.

### ***Design Process***

The District took an opportunity to streamline the public engagement process by presenting both park designs to the community simultaneously. An outreach flyer (Attachment A) advertising both events was mailed to 750 residents surrounding both park sites, and two public outreach meetings were held. Both meetings were well attended by members of the community.

At the first meeting, held on July 25, 2024, participants were asked to provide input on the designs of both parks. Due to Sun Grove Park Site's small size and budget, a concept plan was developed prior to the meeting and presented for feedback. Next, Mendes Park Site was discussed, and participants formed groups for an interactive design workshop to formulate conceptual park designs with their desired amenities. At the end of the workshop, each group presented their ideas for discussion.

District personnel then collected feedback for a two-week period following the first meeting and further developed both conceptual master plans. Sun Grove Park Site was revised slightly to include an adult fitness station, based on community input. The Mendes Park Site conceptual plan was created based on the drawings prepared during the design workshop. Both new conceptual plans were then presented at the second meeting held on September 24, 2024. It was determined at this meeting that the neighborhood near Mendes Park Site desired a full-court and half-court basketball option.

Both park site's master plans were sent to the City of Elk Grove for review. District personnel revised the plans based on input received and posted online for a two-week comment period. The District received 29 comment forms in total. Comments received were overwhelmingly supportive of both park plans.

District personnel recommend approval of the Sun Grove Park Site Master Plan (Attachment B) consisting of the following features:

- 1) Picnic Area – one small non-reservable area with a shade shelter.
- 2) Play Areas – two separate areas, one for children ages 2 to 5 and one for children ages 5 to 12. The 2 to 5 age-appropriate area will have a fabric shade canopy over a portion of the equipment.
- 3) Adult Fitness – one area with several exercise options.
- 4) Public Art – the City of Elk Grove will commission the installation of public art.
- 5) Informal Open Grass Areas – several turf areas will support small recreational activities and will be non-programmable.
- 6) Drought-Tolerant Landscape – in a continued effort to conserve water, a drought-tolerant planting scheme has been proposed throughout the park.

The plan incorporates both active and passive recreation. The park elements are designed to meet the needs of all users, regardless of age, and will serve the community for years to come.

District personnel recommend approval of the Mendes Park Site Master Plan (Attachment C) consisting of the following features:

- 1) Picnic Areas—one small area and one large area. Both are non-reservable and have shade shelters.
- 2) Play Areas – four separate areas, two for children ages 2 to 5, and two for children ages 5 to 12. The 2 to 5 age-appropriate area will have a fabric shade canopy over a portion of the equipment.
- 3) Adult Fitness and Looped Trail – one area with several exercise options and a decomposed granite looped trail with a connection to the bike trail.
- 4) Sports Courts – three pickleball courts, two tennis courts, one full-size court, and one half-court for basketball.
- 5) Public Art – the City of Elk Grove will commission the installation of public art.
- 6) Informal Open Grass Areas – several turf areas will support small recreational activities and will be non-programmable.
- 7) Demonstration Garden – drought tolerant and native plants with a natural dry creek designed to detain and filter excess stormwater from surrounding hard surfaces prior to entering the City stormwater system.
- 8) Drought-Tolerant Landscape – in a continued effort to conserve water, a drought-tolerant planting scheme has been proposed throughout the park.

The “ranch” themed design elements, such as decorative wood plank fencing, playground sculptures, shade structures, and accent paving, will give this park a unique identity. The plan incorporates both active and passive recreation. The park elements are designed to meet the needs of all users, regardless of age, and will serve the community for years to come.

### **Summary**

The community outreach process continues to strengthen the District's bond with the community and allows local residents to take ownership of the design process and their park.

With the Board's approval, these two parks will move to the next step in the park planning process: design development and construction documentation. Both parks are expected to be bid in late 2025/early 2026, and construction will begin shortly afterward.

### **ENVIRONMENTAL DOCUMENTATION**

The California Environmental Quality Act (CEQA) requires an environmental analysis of all projects that are not categorically exempt from CEQA that may have an effect on the environment.

### ***Sun Grove Park Site***

Pursuant to CEQA Guidelines Section 15164, an addendum to the LRSP Environmental Impact Report (EIR) has been prepared for the development of the 1-acre Sun Grove Park Site project. Cosumnes Community Services District, acting as lead agency, determined that an Addendum (Attachment D) was the appropriate environmental document under CEQA for evaluating the construction and operation of Sun Grove Park Site because the proposed project would not meet any of the conditions described in CEQA Guidelines Section 15162 that call for preparation of a subsequent EIR or Negative Declaration. The park was analyzed in the LRSP EIR (2004). However, because the design was not complete and many years have passed since its adoption, the District has evaluated the proposed project in an Addendum to the LRSP EIR as required by Section 15164 of the CEQA Guidelines, and this determination is supported by substantial evidence. This evidence is contained within the abbreviated Environmental Checklist found in the document. Because it has been 20 years since the EIR was prepared, the District's environmental consultant, Dudek, reviewed the LRSP EIR to verify that the analysis would still be applicable to the proposed project. Neither the proposed project nor the circumstances under which they are being undertaken would result in any new significant impacts not discussed in the EIR or any substantial increase in the severity of impacts identified by the EIR. In addition, no new information of substantial importance has become available since the EIR was prepared regarding new significant impacts or feasibility of mitigation measures or alternatives. Since the LRSP EIR was prepared in 2004, Appendix G of the CEQA Guidelines was updated in 2010, 2016, and 2018 with new categories of energy, greenhouse gas emissions, tribal cultural resources, and wildfires. This Addendum analyzes these new CEQA topics and found there to be less than significant impacts or no impacts. Therefore, no supplemental analysis is required for the proposed project.

### ***Mendes Park Site***

Pursuant to CEQA Guidelines Section 15164, an addendum to the SEPA Environmental Impact Report (EIR) has been prepared for the development of the 9-acre Mendes Park Site project.

Cosumnes Community Services District, acting as lead agency, determined that an Addendum (Attachment E) was the appropriate environmental document under CEQA for evaluating the construction and operation of Mendes Park Site because the proposed project would not meet any of the conditions described in CEQA Guidelines Section 15162 that call for preparation of a subsequent EIR or Negative Declaration. The park was analyzed in the SEPA EIR (2014). However, because the design was not complete and many years have passed since its adoption, the District has evaluated the proposed project in an Addendum to the SEPA EIR as required by Section 15164 of the CEQA Guidelines, and this determination is supported by substantial evidence. This evidence is contained within the abbreviated Environmental Checklist found in the document. The District's environmental consultant, Dudek, reviewed the SEPA EIR to verify that no new or more severe impacts would occur from the proposed project and identified mitigation measures that would still be applicable. Neither the proposed project nor the circumstances under which they are being undertaken would result in any new significant impacts not discussed in the EIR or any substantial increase in the severity of impacts identified by the EIR. Mitigation measures from the SEPA EIR have been adopted, which would avoid/mitigate any environmental effects of the Project. In addition, no new information of

substantial importance has become available since the EIR was prepared regarding new significant impacts or feasibility of mitigation measures or alternatives. Since the SEPA EIR was prepared in 2014, Appendix G of the CEQA Guidelines was updated in 2016 and 2018 with new categories of energy, greenhouse gas emissions, tribal cultural resources, and wildfires. This Addendum analyzes these new CEQA topics and found there to be less than significant impacts or no impacts. Therefore, no supplemental analysis is required for the proposed project.

### **FINANCIAL ANALYSIS**

Sun Grove Park Site is identified in the Fiscal Year 2024-2029 Capital Improvement Plan (CIP). The project budget is identified as \$1,030,000. Funding is provided by the Laguna Ridge Supplemental Park Fee program.

<b>Project Costs</b>	<b>2024-2029 CIP Project Budget</b>
Construction	\$833,000
Design	\$90,000
Construction Management	\$40,000
Permit Fees	\$50,000
Project Contingency	\$17,000
<b>Total</b>	<b>\$1,030,000</b>

Mendes Park Site is also identified in the Fiscal Year 2024-2029 CIP. The project budget is identified as \$6,460,080. Funding is provided by the Southeast Policy Area Supplemental Park Fee program.

<b>Project Costs</b>	<b>2024-2029 CIP Project Budget</b>
Construction	\$4,600,080
Design	\$500,000
Construction Management	\$230,000
Permit Fees	\$900,000
Project Contingency	\$230,000
<b>Total</b>	<b>\$6,460,080</b>

### ***IMPACT ON DISTRICT RESOURCES***

There is no impact to District resources with the approval of these park master plans. Development of the LRSP and SEPA parks is funded entirely by the Supplemental Park Fee program. The City of Elk Grove (City) is responsible for collecting these fees and assigning the money to fund the development of various parks in these areas. The District is responsible for delivering the parks in partnership with the City. The District will be reimbursed by the City for all costs associated with the design, construction, and construction management of these parks in accordance with the MOU.

The project budgets included here are estimates. Once staff receive approval for the two park master plans, they will begin the procurement process. Subsequently, staff will return with an additional staff report to request purchasing authority.

The District will manage the maintenance of the parks, which will be funded by the Community Facilities District (CFD) fees collected and administered by the City.


### **SUSTAINABILITY ANALYSIS**

The Sun Grove and Mendes Park Sites projects both meet the following Climate Action Plan measures:

- 1) BD-2: Lighting Efficiency – exterior lighting is LED for energy efficiency
- 2) LM-2: Low Maintenance Nature Gardens – native and low water-use plants will reduce the need for maintenance
- 3) LM-4: Water Efficient Irrigation Practices – drip irrigation and bubblers increase water-use efficiency
- 4) LM-5: Implement Landscaping Guidelines – park designs are compliant with the statewide Model Water Efficient Landscape Ordinance (MWEL0)
- 5) LM-7: Recycled Water – irrigation systems utilize the City of Elk Grove's recycled water infrastructure
- 6) LP-1: Bicycle Parking – bicycle parking racks are located in multiple locations
- 7) LP-2: Bicycle and Pedestrian Infrastructure – Mendes Park Site includes the construction of a bike trail
- 8) LP-5: Cool Community Strategies – concrete pavement is light in color to reduce urban heat island effect
- 9) SW-1: Recycling – recycling receptacles will be provided throughout both parks

If you have any questions, please contact me before the Board meeting.

Respectfully submitted,



Josh Freeman  
Acting Administrator of General Services

**Attachment A:** Community Outreach Flyer

**Attachment B:** Sun Grove Park Site Master Plan

**Attachment C:** Mendes Park Site Master Plan

**Attachment D:** Addendum to the Laguna Ridge Specific Plan EIR: Sun Grove Park Site Master Plan

**Attachment E:** Addendum to the Southeast Policy Area Strategic Plan EIR Mendes Park Site Master Plan

Staff Report recommendation authorized by:

Approved as to Form:

  
Interim General Manager / CEO  
District Counsel

# Attachment A



# PARK DESIGN WORKSHOPS

Cosumnes CSD, in partnership with the City of Elk Grove, is hosting two public workshop meetings for the design of Mendes Park (located in the Southeast Policy area) and Sun Grove Park (located in the Laguna Ridge area) in Elk Grove.

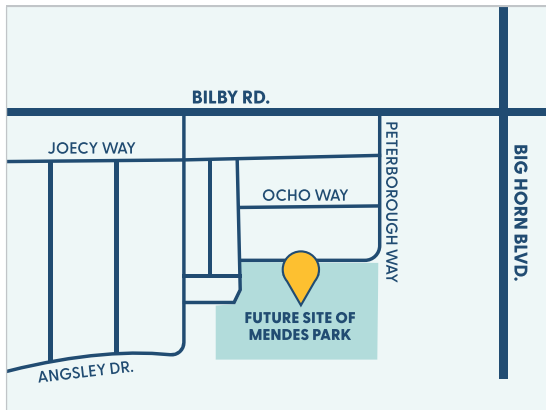
We value your input. If you are unable to attend the meetings, comment forms will be available on our website after each meeting:

[CosumnesCSD.gov/MendesPark](https://CosumnesCSD.gov/MendesPark)

[CosumnesCSD.gov/SunGrovePark](https://CosumnesCSD.gov/SunGrovePark)

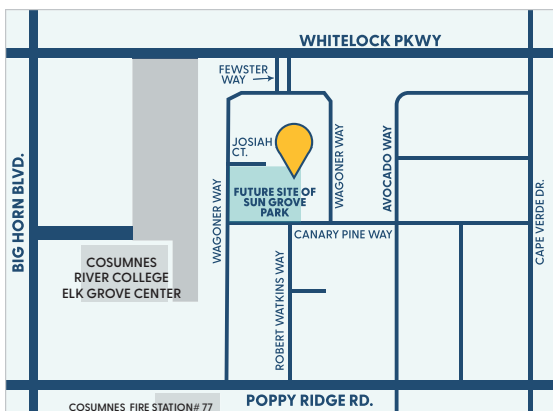
## MENDES PARK

During the Design Workshop (Meeting #1) residents will have the opportunity to discuss and generate ideas for the design of this 9-acre neighborhood park. This park is located on Angsley Drive near Bilby Road.



## SUN GROVE PARK

During the Open House (Meeting #1) residents will have the opportunity to review and provide feedback on the concept design of this 1-acre local park. This park is located on Wagoner Way near Whitelock Parkway.



### PUBLIC WORKSHOPS:

Meeting #1

**Thursday, July 25, 2024**

6:00pm: Open House (Sun Grove Park)  
6:30pm: Design Workshop (Mendes Park)

Meeting #2

**Tuesday, September 24, 2024**

6:00pm: Present Final Designs (Both Parks)

### PUBLIC WORKSHOP LOCATION:

**Cosumnes CSD Administration Offices** (Board Chambers)  
8820 Elk Grove Blvd., Elk Grove, CA 95624



**Questions? Contact Cosumnes CSD at [ParkDevelopment@CosumnesCSD.gov](mailto:ParkDevelopment@CosumnesCSD.gov)**



# Attachment B

# PLAN LEGEND

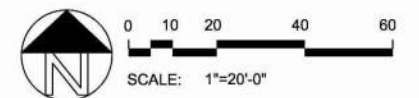
- (A)** PARK SIGN
- (B)** PICNIC AREA W/ SHADE SHELTER
- (C)** PUBLIC ART AREA
- (D)** BIKE RACKS
- (E)** PARK LIGHTING
- (F)** 2-5 YEAR OLD PLAYGROUND
- (G)** 5-12 YEAR OLD PLAYGROUND
- (H)** SHADE CANOPY

- (I)** DRINKING FOUNTAIN
- (J)** BENCH
- (K)** PLAYGROUND WOOD FIBER
- (L)** CONCRETE PATHWAY
- (M)** INFORMAL OPEN GRASS AREA
- (N)** PLANTING AREA
- (O)** EXISTING WALL
- (P)** ADULT FITNESS AREA



# SUN GROVE PARK SITE MASTER PLAN

COSUMNES COMMUNITY SERVICES DISTRICT - MARCH 2025



# Attachment C



**PLAN LEGEND**

- |                                  |                                 |                           |                                      |                        |                           |
|----------------------------------|---------------------------------|---------------------------|--------------------------------------|------------------------|---------------------------|
| (A) PICNIC AREA W/ SHADE SHELTER | (E) PLAYGROUND SPLIT RAIL FENCE | (I) PLAYGROUND WOOD FIBER | (M) DECOMPOSED GRANITE WALKING TRAIL | (Q) ADULT FITNESS AREA | (U) BIKE RACKS            |
| (B) RESTROOM                     | (F) 2-5 YEAR OLD PLAYGROUND     | (J) DEMONSTRATION GARDEN  | (N) INFORMAL OPEN GRASS AREA         | (R) PUBLIC ART AREA    | (V) DRINKING FOUNTAIN     |
| (C) SMALL PICNIC AREA            | (G) 5-12 YEAR OLD PLAYGROUND    | (K) PARK SIGN             | (O) PLANTING AREA                    | (S) PARK BENCH         | (W) BIKE TRAIL            |
| (D) PLAYGROUND TURF              | (H) SHADE CANOPY                | (L) CONCRETE PATHWAY      | (P) TENNIS / PICKLEBALL              | (T) BASKETBALL COURT   | (X) OAK TREE PLANTING     |
|                                  |                                 |                           |                                      |                        | (Y) STAMPED WOOD CONCRETE |

**MENDES PARK SITE MASTER PLAN**

Cosumnes Community Services District - March 2025

# Attachment D

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Addendum to the Laguna Ridge Specific  
Plan EIR (SCH No. 2000082139)

# Sun Grove Park Site Master Plan

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**JANUARY 2025**

*Prepared for:*

**COSUMNES COMMUNITY SERVICES DISTRICT**

8820 Elk Grove Boulevard

Elk Grove, CA 95624

*Contact: Christine Manitta*

*Prepared by:*

**DUDEK**

1810 13th Street, Ste. 110  
Sacramento, California 95811

*Contact: Angelica Chiu*



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# 1 Introduction

## 1.1 Laguna Ridge Specific Plan and EIR

The Laguna Ridge Specific Plan (LRSP) is an approximately 1,900-acre development area within the City of Elk Grove (“City”). The LRSP provides policy and design direction for development of the area, including establishment of specific land uses on individual parcels. The LRSP was adopted and an environmental impact report (EIR) was certified on June 16, 2004 (“LRSP EIR”) (SCH No. 2000082139).

Since certification of the LRSP EIR, the City Council adopted an amendment to the LRSP in December 2019 to reflect the City’s updated General Plan (Resolution 2019-281). The LRSP includes approximately 890 acres of residential, 255 acres of commercial/office, 127 acres of schools, 154 acres of parks, 86 acres of parkways/open space, as well as a mixed-use village center, water treatment facility, and roadways.

## 1.2 Project Overview

Sun Grove Park is a proposed 1-acre local park within the LRSP bounded by Josiah Court to the north, Wagoner Way to the west, and Canary Pine Way to the south (Assessor’s Parcel Number [APN] 132-2540-089). The project site is zoned Park and Recreation (PR) and designated Parks and Open Space in the City’s General Plan (City of Elk Grove 2023). The park would include two play areas, a picnic area, an adult fitness station, and public art. The park site master plan is shown on Figure 1.

The Sun Grove Park site was included in the Revised Final EIR which included minor modifications to the LRSP land use plan analyzed in the Draft EIR. The modifications to the LRSP included in the Final EIR were determined to result in reduced impacts and therefore no recirculation of the EIR was required.

## 1.3 California Environmental Quality Act Compliance

Pursuant to CEQA Guidelines Section 15164, an addendum to a certified EIR or an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 that call for preparation of a subsequent EIR or Negative Declaration have occurred. Under CEQA Guidelines Section 15162(a), when an EIR has been certified or a negative declaration for a project has been prepared, no subsequent EIR or negative declaration shall be prepared for that project unless the lead agency (the City) determines, on the basis of substantial evidence, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - B. Significant effects previously discussed will be substantially more severe than shown in the previous EIR or negative declaration;
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
  - D. Mitigation or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The discussion in this Addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA, and for the presence of circumstances that could require a supplemental document, as discussed below. The determination here is that the project's impacts have been considered in an EIR (i.e., the LRSP EIR) and the EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed project. Therefore, an Addendum is the appropriate CEQA document.

## PLAN LEGEND

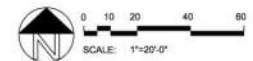
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- (O)** EXISTING WALL
- (P)** ADULT FITNESS AREA



## SUN GROVE PARK SITE MASTER PLAN

COSUMNES COMMUNITY SERVICES DISTRICT - OCTOBER 2024



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## 2 Project Description

### 2.1 Existing Project Site and Surrounding Land Uses

The proposed project is bounded by Josiah Court to the north, Wagoner Way to the west, and Canary Pine Way to the south (APN 132-2540-089). The approximately 1-acre site is currently undeveloped and consists of open space with no existing structures, trees, or shrubs. The surrounding area is primarily residential with homes typical of modern suburban developments. Several educational facilities are in close proximity to the project site including Cosumnes River College – Elk Grove Center located 0.1 miles southwest and Elizabeth Pinkerton Middle School located 0.2 miles north of the site.

### 2.2 Project Components

The proposed project consists of recreational and functional elements that contribute to the overall community space. Main features include a picnic area for a small gathering. The project would include playgrounds that are catered for different age groups such as children ages 2-5 and 5-12. Playgrounds will consist of wood fiber surfacing and shaded canopies. Other amenities include a planting area, a public art installation, and an adult fitness zone. Concrete pathways, bike racks, park benches, and a drinking fountain will be located on the project site to support visitor needs. Proposed landscape features include shade trees, informal open grass areas, and designated planting zones. Parking is provided along adjacent neighborhood streets. The standard hours of operation for all Cosumnes Community Services District parks are from sunrise to one hour after sunset.

#### Water

Potable water and irrigation water are provided by the Sacramento County Water Agency (SCWA). Potable water will serve one drinking fountain. The irrigation system will water an informal open turf area and low-water use planting areas, all designed in compliance with the State Model Water Efficient Landscape Ordinance (MWELo). A 1-inch potable water stub has been provided to the park site to service both drinking water and irrigation water needs.

#### Wastewater

Wastewater from the proposed project would connect to the City of Elk Grove sewer system through an 8-inch stub provided to the site via Josiah Court.

#### Stormwater

Stormwater runoff from impervious areas of the site will be captured by landscape swales and the existing storm drain infrastructure. Stormwater will drain into an existing 12-inch storm drain pipe and drain inlet stubbed to the site, as well as several street-level storm drain grates located on both Canary Pine Way, Wagoner Way, and Josiah Court to the City of Elk Grove storm drain system.

**Determination (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

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Date

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# 3 Environmental Analysis

The LRSP EIR evaluated all of the environmental issue areas included in Appendix G of the CEQA Guidelines within the EIR or the Initial Study prepared for the EIR with the exception of energy, greenhouse gases, tribal cultural resources, and wildfire. The Initial Study determined that there would be no mineral resource impacts. The EIR included analysis of aesthetics (visual resources); air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and population; noise; public services and utilities; and transportation and circulation.

Appendix G of the CEQA Guidelines was updated in March 2010 to include analysis of project greenhouse gas emissions. On September 27, 2016, Appendix G of the CEQA Guidelines was updated to include questions related to tribal cultural resources in compliance with the passage of Assembly Bill 52. On December 28, 2018, amendments were added to Appendix G to include analysis of energy impacts and wildfire hazard impacts. Impacts related to energy, tribal cultural resources and wildfire hazards were not analyzed in the LRSP EIR but are included in the following discussion of proposed project impacts. Further details regarding the proposed project's effects on the previous analysis with regards to the aforementioned resource areas are discussed in further detail below.

As presented in the discussion below, the proposed project would not result in any new significant information of substantial importance, new impacts, or an increase in the severity of previously identified impacts associated with the issues covered in the LRSP EIR. The proposed project would be required to implement all applicable mitigation measures set forth in the LRSP EIR, as noted in the following analysis.

## 3.1 Environmental Topics Not Evaluated in the LRSP EIR

### Energy

The proposed project would be subject to and would comply with, at a minimum, the California Building Energy Efficiency Standards (24 CCR, Part 6) Title 24 standards. Part 6 of Title 24 establishes energy efficiency standards for residential buildings constructed in California designed to reduce energy demand and consumption. Part 11 of Title 24 sets forth voluntary and mandatory energy measures that are applicable to the proposed project under the California Green Building Standards Code. Because the project would comply with the existing energy standards and regulations, the project would not result in significant impacts associated with the potential to conflict with energy standards and regulations.

### Tribal Cultural Resources

Assembly Bill (AB) 52, passed in 2014, requires lead agencies to consult with any tribe requesting to be notified of any project that may impact tribal cultural resources including sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Lead agencies must notify those California Native American tribe(s) that have requested notification and are traditionally and culturally affiliated with the geographic area of the proposed project. AB 52 applies to projects that have a Notice of Preparation (NOP), a notice of negative declaration filed, or mitigated negative declaration filed on or after July 1, 2015. The NOP for the LRSP EIR was filed on August 31, 2000, prior to implementation of AB 52. Therefore, AB 52 is not applicable to the proposed project.



## Wildfire

According to fire hazard severity zone maps prepared by the California Department of Forestry and Fire Protection (CAL FIRE), the project site is not in or near areas mapped as very high fire hazard severity zones. The nearest area designated as a very high fire hazard severity zone is approximately 15 miles southeast of the project site (CAL FIRE 2024). Therefore, the project would not result in a significant impact regarding wildfire.

## 3.2 Environmental Topics Not Requiring Mitigation in the LRSP EIR

The LRSP EIR determined that impacts regarding the following topics would be less than significant and would not require mitigation. The proposed project would not result in changes to the approved LRSP EIR that would alter the impact conclusions of the LRSP EIR for these environmental resource areas. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result, and no additional analysis of these topics is required based on the following information:

### Land Use/Population, Employment, and Housing

The LRSP EIR determined that impacts related to land use compatibility, population, and housing would be less than significant. The proposed project would not result in any land use incompatibility, as the project area is zoned and designated for park uses. The project would not induce population growth nor would it displace people or housing. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## 3.3 Environmental Topics Requiring Mitigation in the LRSP EIR

This section addresses those resource areas that resulted in project impacts requiring mitigation measures in the LRSP EIR. As discussed below, no new significant impacts were identified beyond those in the LRSP EIR, and any required mitigation measures are incorporated accordingly.

### Aesthetics (Visual Resources)

The LRSP determined that impacts related to visual character, views of open space, and light and glare would be significant and unavoidable. The proposed project is located within an area that is built out with residential uses. Due to the surrounding environment and the small scale of the project, the project would not significantly affect the visual character of the area nor would it affect any views. Additionally, the proposed project would only have security lighting limited to nighttime hours. The lighting would be low intensity, minimizing light and glare impacts to the residential neighborhoods nearby. Therefore, the proposed project would not require any mitigation measures and less than significant impacts would occur. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Agricultural Resources

As concluded in the LRSP EIR, implementation of the LRSP would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, leading to significant and unavoidable impacts. Additionally, implementation of the LRSP would conflict with existing zoning for agricultural use or a Williamson act contract. Mitigation measures were proposed to reduce these impacts.

The project site is not considered Important Farmland and does not contribute to this impact; therefore, the mitigation measures identified in the LRSP EIR are not applicable to this project. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Air Quality

The LRSP EIR provided a construction and operational analysis that determined implementation of the LRSP would result in a significant impact regarding reactive organic gases (ROG), nitrogen oxide (NO<sub>x</sub>), and particulate matter (PM<sub>10</sub>) emissions. The proposed project would be required to implement construction best practices specified in the LRSP EIR mitigation measures (MM). This includes MM 4.3.1a to water exposed surfaces during construction, MM 4.3.1b to minimize the amount of area disturbed, MM 4.3.1c to limit construction vehicle speed, MM 4.3.1d to wash or sweep paved streets adjacent to construction sites, MM 4.3.1e to maintain two feet of freeboard and to cover materials during transportation.

The proposed project would include the construction of a small recreational park. The project would not include any emissions from mobile or area sources such as natural gas combustion or fireplaces. Thus, the project would not contribute to the significant operational emissions impact, nor would mitigation be required.

There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Mitigation Measures

- MM 4.3.1a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.
- MM 4.3.1b The project applicant shall require that the contractor minimize the amount of material actively worked, the amount of disturbed area, and the amount of material stockpiled. This requirement shall be included as a note in all project construction plans.
- MM 4.3.1c The project applicant shall require that the contractor limit vehicle speed for onsite construction vehicles to 15 mph when winds exceed 20 miles per hour. This requirement shall be included as a note in all project construction plans.
- MM 4.3.1d The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note in all project construction plans.

- MM 4.3.1e The project applicant shall require that, when transporting soil or other materials by truck during construction, two feet of freeboard shall be maintained by the contractor, and that the materials be covered. This requirement shall be included as a note in all project construction plans.

## Biological Resources

The LRSP EIR determined that development under the LRSP may result in the loss of protected trees, filling of jurisdictional waters, direct loss of giant garter snakes, loss of habitat for valley elderberry longhorn beetle (VELB) vernal pool fairy shrimp/vernal pool tadpole shrimp, and bird nesting and foraging habitat. The project site was within the survey area of the LRSP EIR. The site is currently undeveloped with no trees, shrubs, or waters on site. The project site does not include any waters or suitable habitat for giant garter snakes, vernal pool fairy shrimp/vernal pool tadpole shrimp, or other aquatic species. The project is not within the VELB habitat area specified on Figure 4.8-1 of the Draft EIR. Additionally, the project would not result in the loss of open agricultural land, tree canopy, or other nesting or foraging habitat for birds. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Cultural Resources

The LRSP EIR determined that impacts related to cultural resources would be less than significant with implementation of mitigation measures. The project is undeveloped with no existing buildings or structures that could be considered historic resources. While the proposed project does not contain any known cultural or archaeological resources, ground-disturbing activities during construction could potentially uncover previously unrecorded resources, deposits, or human remains. The project would comply with MM 4.10.1b which requires work to cease and appropriate parties be notified if any resources or human remains are found.

There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Mitigation Measures

- MM 4.10.1b In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil indicative of an archaeological midden that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during on-site or off-site construction, all work within 100 feet of the find shall cease and Development Services shall be notified. An archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards shall be contacted to determine if the resource is significant and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist. The discovery of human remains shall also be reported to the County Coroner in accordance with Section 7050.5 the California Health and Safety Code, and the Native American Commission for further investigation. If the remains are determined to be Native American, the Native American Commission shall inform the most likely descendent and will determine the appropriate disposition of the remains and grave goods.

## Geology and Soils

The LRSP determined that impacts related to geology and soils would be less than significant, with only soil erosion impacts requiring mitigation. The proposed project would not involve any land uses or operations that would cause an increase in geology and soils impacts beyond what was analyzed in the previous EIR. As previously discussed, the project would be required to prepare a SWPPP and specify BMPs to address soil erosion. Therefore, the proposed project would not require any mitigation. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Hazards and Hazardous Materials

The LRSP EIR determined that impacts related to herbicide and pesticide contamination, potential chemical or burn dumps, asbestos containing building materials, and lead materials would be less than significant with mitigation.

The proposed project involves the construction and operation of a recreational park on undeveloped land where there is no potential to encounter lead-based paint or asbestos. There is no evidence of other hazards or hazardous conditions, and the site is not listed as a site with potential for herbicide or pesticide contamination on Figure 4.5-3 of the LRSP EIR. Therefore, no mitigation measures are applicable to the project. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Hydrology and Water Quality

The LRSP determined that impacts related to water quality and drainage would be less than significant after mitigation. Construction activities under the LRSP could result in soil erosion and the compaction of soils by equipment would reduce the infiltration capacity of soils and increase runoff and erosion potential. Projects disturbing areas of one acre or more during construction are required to obtain a National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit. This permit requires that a Storm Water Pollutant Prevention Plan (SWPPP) be prepared specifying best management practices (BMPs) to reduce erosion of disturbed soils. In addition, the SWPPP would require that if any spills of materials known to be water pollutants or hazardous materials do occur, the proper agencies would be contacted immediately (if necessary) and appropriate clean-up of the spill would take place as soon as possible. The project would disturb one acre of land and therefore compliance with MM 4.7.1 is required. A majority of the project site would remain pervious land; therefore, no impacts to drainage would occur. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Mitigation Measures

**MM 4.7.1** The project applicant shall submit to the City of Elk Grove proof that a Storm Water Pollution Prevention Plan (SWPPP) has been submitted to the California Regional Water Quality Control Board, Central Valley Region. The SWPPP shall be administered throughout all phases of grading and project construction. The SWPPP shall be included with all subsequent project improvement and grading plans and shall incorporate Best Management Practices (BMPs) to ensure that

potential water quality impacts during construction phases are minimized. Examples of BMPs that may be implemented during site grading and construction could include inlet filters, filter barriers, silt fences, and sedimentation basins. The SWPPP shall be consistent with the City's NPDES permit (NPDES No. CAS082597).

## Noise

The LRSP EIR determined that impacts related to construction noise would be significant and unavoidable. Construction vibration, operational noise, and traffic noise impacts would be less than significant after mitigation.

The proposed project would comply with MM 4.4.1a through 4.4.1e which specify best practices for construction. Including limiting construction activities to daylight hours, proper maintenance of construction equipment, and installing temporary acoustic barriers when within 100 feet or less of residential properties. As mentioned above, the LRSP EIR determined that operational noise would be potentially significant. This impact could arise from children playing at neighborhood parks. According to the LRSP EIR, typical noise levels associated with groups of approximately 50 children playing at a distance of 50 feet range from 55 to 60 dB L, with maximum noise levels ranging from 70 to 75 dB. However, given the small size of the park, it is not anticipated that regular operations would result in noise levels exceeding the City's noise standards. Additionally, outdoor play noise, typically occurs during the day when residential uses are less sensitive.

Impacts related noise established in the LRSP EIR remain applicable to the proposed project. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Mitigation Measures

- MM 4.4.1a Site preparation and construction activities shall be limited to between the hours of 6:00 A.M. to 8:00 P.M., Monday through Friday, and 7:00 A.M. to 8:00 P.M. on Saturday and Sunday (City of Elk Grove Noise Control Ordinance, Section #6.68.090). Furthermore, construction equipment maintenance shall be limited to the same hours. This requirement shall be included as a note in all project construction plans.
- MM 4.4.1b All construction equipment shall be equipped with appropriate mufflers in good working condition. This requirement shall be included as a note in all project construction plans.
- MM 4.4.1c Construction staging areas shall be located as far from noise-sensitive uses as is feasible. This requirement shall be included as a note in all project construction plans.
- MM 4.4.1d Stationary construction equipment shall be located as far from noise sensitive uses as feasible, and temporary or portable acoustic barriers shall be installed around the equipment/work area when within 100 feet or less of residential properties or other sensitive uses. This requirement shall be included as a note in all project construction plans.
- MM 4.4.1e Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted on a sign no larger than 4 foot by 8 foot at all construction entrances to allow for surrounding and onsite property owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate

corrective action, and report the action taken to the reporting party. This requirement shall be included as a note in all project construction plans.

## Public Services and Utilities

The LRSP EIR analyzed impacts to public services and utilities. associated with the implementation of the LRSP. The EIR determined that impacts regarding water demand, wastewater facilities, solid waste facilities, and fire and police facilities would be less than significant after mitigation.

The proposed project will include irrigated grass and a drinking fountain, producing a small demand for water. Due to the small size of the proposed park, the project would not contribute significantly to water demand and no mitigation measures from the LRSP EIR would apply. The project would not generate wastewater or solid waste. Additionally, the project would not induce population growth nor would it include any components that would result in increased need for fire, emergency, or police services. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## Transportation

Traffic-related impacts associated with buildout of the site were analyzed in the LRSP EIR and a number of significant and unavoidable traffic impacts were identified. The LRSP EIR analyzed transportation impacts based on level of service (LOS). On September 27, 2013, Governor Brown signed Senate Bill 743 which eliminated reliance on LOS and other similar measures of vehicle capacity or traffic congestion as a basis for determining impacts under CEQA. In 2018, the Governor's Office of Planning and Research (OPR) eliminated auto delay and level of service for CEQA purposes and instead required the use of vehicle miles traveled or VMT as the preferred CEQA transportation metric. Since the proposed project is a recreational park intended to serve the nearby community, it would not generate a significant number of vehicle trips. According to the City's Transportation Analysis Guidelines (2019), the project is also located in an area exempt from VMT analysis. There are no changed circumstances and no new information that would alter the impact conclusions of the LRSP EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the LRSP EIR would result.

## 4 References and Preparers

### 4.1 References Cited

CAL FIRE (California Department of Forestry and Fire Protection). Fire Hazard Severity Zone Map. Accessed November 2024. <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>

City of Elk Grove. *Transportation Analysis Guidelines*. Adopted February 2019. [https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/General%20Plan/GPU/Adopted\\_2019-02/EG\\_Traffic\\_Analysis\\_Guidelines\\_CC%20Final\\_Adopted\\_2019-02-27.pdf](https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/General%20Plan/GPU/Adopted_2019-02/EG_Traffic_Analysis_Guidelines_CC%20Final_Adopted_2019-02-27.pdf)

### 4.2 List of Preparers

Christine Kronenberg, AICP – Project Director  
Angelica Chiu – Project Manager  
Kaylee Palmares – Analyst

# Attachment E



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Addendum to the Southeast Policy Area  
Strategic Plan EIR (SCH No. 2013042054)

# Mendes Park Site Master Plan

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**JANUARY 2025**

*Prepared for:*

**COSUMNES COMMUNITY SERVICES DISTRICT**

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Elk Grove, CA 95624

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# 1 Introduction

## 1.1 Southeast Policy Area Strategic Plan and EIR

The Southeast Policy Area (SEPA) is an approximately 1,200-acre development area within the City of Elk Grove (City). As part of the adoption of the City’s General Plan in 2003, the City Council designated the area a special Policy Area in which specific policies would guide future development. Specifically, the General Plan policies require preparation of a comprehensive master plan and prohibit approval of development prior to completion of the master plan. In July 2012, City Council directed staff to initiate master planning (in the form of a strategic plan) for the SEPA and to prepare an environmental impact report (EIR) for the SEPA Strategic Plan (“SEPA EIR”) (SCH No. 2013042054). The SEPA Strategic Plan evaluated in the SEPA EIR includes a Community Plan and Special Planning Area for the development of approximately 7.8 million square feet of employment-generating uses, 4,790 residential units, and acreage for schools, parks, and infrastructure. The SEPA Strategic Plan was adopted and the SEPA EIR certified on July 9, 2014.

Since certification of the SEPA EIR, several amendments to the SEPA Community Plan have been adopted, including a modification to the land use plan which changed the location and designation of office and park uses (Resolution 2018-205). The amendments were determined to result in no substantial changes requiring revisions to the SEPA EIR and that there would be no new significant environmental effects or substantial increase in the severity of previously identified significant effects.

## 1.2 Project Overview

Mendes Park (“proposed project”) is a proposed 9-acre neighborhood park within the SEPA Community Plan generally bounded by Peterborough Way to the north, C Lopez Jr Way to the northwest, and Angsley Drive to the west, within the City of Elk Grove, California (Assessor’s Parcel Number [APN] 132-2780-012-0000). The project site is zoned Special Planning Area/Southeast Policy Area (SPA SEPA) and designated Parks and Open Space in the City’s General Plan (City of Elk Grove 2023). The park would include three separate play areas, two picnic areas, an adult fitness station, one full size basketball court and one half-court, three pickleball courts, two tennis courts, a nature/demonstration garden, and public art. The site master plan is shown on Figure 1.

A neighborhood park in this location was not included in the SEPA Community Plan and evaluated in the SEPA EIR, but development of the site was assumed within the SEPA project footprint. A majority of the project site was initially designated for office uses; however, an amendment to the SEPA Community Plan was adopted in September 2018 (Resolution 2018-205) which changed the underlying land use designation from office to park and identified an approximately 9-acre park site. As previously discussed, an amendment to the SEPA EIR determined that no further environmental review would be required under the California Environmental Quality Act (CEQA) because there would be no new or more severe environmental impacts from what was disclosed in the SEPA EIR.

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**PLAN LEGEND**

- |                                       |                                      |                                |   |                             |                                |
|---------------------------------------|--------------------------------------|--------------------------------|---|-----------------------------|--------------------------------|
| <b>A</b> PICNIC AREA W/ SHADE SHELTER | <b>E</b> PLAYGROUND SPLIT RAIL FENCE | <b>I</b> PLAYGROUND WOOD FIBER | <b>M</b> DECOMPOSED GRANITE WALKING TRAIL | <b>G</b> ADULT FITNESS AREA | <b>U</b> BIKE RACKS            |
| <b>B</b> RESTROOM                     | <b>F</b> 2-5 YEAR OLD PLAYGROUND     | <b>J</b> DEMONSTRATION GARDEN  | <b>N</b> INFORMAL OPEN GRASS AREA         | <b>R</b> PUBLIC ART AREA    | <b>V</b> DRINKING FOUNTAIN     |
| <b>C</b> SMALL PICNIC AREA            | <b>G</b> 5-12 YEAR OLD PLAYGROUND    | <b>K</b> PARK SIGN             | <b>O</b> PLANTING AREA                    | <b>S</b> PARK BENCH         | <b>W</b> BIKE TRAIL            |
| <b>D</b> PLAYGROUND TURF              | <b>H</b> SHADE CANOPY                | <b>L</b> CONCRETE PATHWAY      | <b>P</b> TENNIS / PICKLEBALL              | <b>T</b> BASKETBALL COURT   | <b>X</b> OAK TREE PLANTING     |
|                                       |                                      |                                |   |                             | <b>Y</b> STAMPED WOOD CONCRETE |

**MENDES PARK SITE MASTER PLAN**

Cosumnes Community Services District - October 2024



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## 1.3 California Environmental Quality Act Compliance

Pursuant to CEQA Guidelines Section 15164, an addendum to a certified EIR or an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 that call for preparation of a subsequent EIR or Negative Declaration have occurred. Under CEQA Guidelines Section 15162(a), when an EIR has been certified or a negative declaration for a project has been prepared, no subsequent EIR or negative declaration shall be prepared for that project unless the lead agency (the City) determines, on the basis of substantial evidence, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - B. Significant effects previously discussed will be substantially more severe than shown in the previous EIR or negative declaration;
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
  - D. Mitigation or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The discussion in this Addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA, and for the presence of circumstances that could require a supplemental document, as discussed below. The determination here is that the project's impacts have been considered in an EIR (i.e., the SEPA EIR) and the EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed project. Therefore, an Addendum is the appropriate CEQA document.



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## 2 Project Description

### 2.1 Existing Project Site and Surrounding Land Uses

The proposed project is generally bounded by Peterborough Way to the north, C Lopez Jr Way to the northwest, Angsley Drive to the west, and undeveloped land to the south within the City of Elk Grove. The approximately 9-acre site is currently undeveloped and there are no existing structures, trees, or shrubs present on the site. The surrounding area to the north and west is primarily residential, with established neighborhoods, with undeveloped land to the south. An early college charter high school is located east of the project site. The project is bordered to the south by an existing drainage feature.

### 2.2 Project Components

The proposed project consists of recreational and functional elements that contribute to the overall community space. Main features include picnic areas with shaded shelters, restrooms, and designated spaces for small and large gatherings. The project would include playgrounds that are catered for different age groups such as children ages 2-5 and 5-12. Playgrounds would consist of synthetic turf and wood fiber surfacing, with shaded canopies. Other amenities include a demonstration garden, a public art installation, and areas dedicated to fitness and sports such as a basketball court, tennis and pickleball courts, and an adult fitness zone. A concrete walkway and decomposed granite trail surround the park with a bike trail proposed along the southern boundary. Other park amenities include bike racks, park benches, and drinking fountains to support visitor needs. Proposed landscape features include oak trees, informal open grass areas, and designated planting zones. Parking is provided along adjacent neighborhood streets. The standard hours of operation for all Cosumnes Community Services District parks are from sunrise to one hour after sunset.

#### Water

Potable water and irrigation water are provided by the Sacramento County Water Agency (SCWA). Potable water will serve one drinking fountain and a restroom. The irrigation system will water open turf areas and low-water use planting areas, all designed in compliance with the State Model Water Efficient Landscape Ordinance (MWEL0). A 2-inch potable water stub has been provided to the park site to service the restroom and drinking fountain. A 4-inch potable water stub has been provided to service irrigation water needs.

#### Wastewater

Wastewater from the proposed project would connect to the City of Elk Grove sewer system through a 6-inch stub provided to the site via Peterborough Way.

#### Stormwater

Stormwater runoff from impervious areas of the site will be captured by landscape swales and the existing storm drain infrastructure. Stormwater will drain into an existing drainage channel located to the south, as well as several street-level storm drain grates located on Peterborough Way, C Lopez Jr Way and Angsley Drive to the City of Elk Grove storm drain system.

**Determination (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

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Date

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# 3 Environmental Analysis

The SEPA EIR evaluated all of the environmental issue areas included in Appendix G of the CEQA Guidelines with the exception of energy, tribal cultural resources, and wildfire. The SEPA EIR included analysis of aesthetics, agricultural resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards; hydrology and water quality; noise; public services (including parks and recreation); public utilities; and transportation.

On September 27, 2016, Appendix G of the CEQA Guidelines was updated to include questions related to tribal cultural resources in compliance with the passage of Assembly Bill 52. On December 28, 2018, amendments were added to Appendix G to include analysis of energy impacts and wildfire hazard impacts. Impacts related to energy, tribal cultural resources and wildfire hazards were not analyzed in the SEPA EIR but are included in the following discussion of proposed project impacts. Further details regarding the proposed project's effects on the previous analysis with regards to the aforementioned resource areas are discussed in further detail below.

As presented in the discussion below, the proposed project would not result in any new significant information of substantial importance, new impacts, or an increase in the severity of previously identified impacts associated with the issues covered in the SEPA EIR. The proposed project would be required to implement all applicable mitigation measures set forth in the SEPA EIR, as noted in the following analysis.

## 3.1 Environmental Topics Not Evaluated in the SEPA EIR

### Energy

The proposed project would be subject to and would comply with, at a minimum, the California Building Energy Efficiency Standards (24 CCR, Part 6) Title 24 standards. Part 6 of Title 24 establishes energy efficiency standards for residential buildings constructed in California designed to reduce energy demand and consumption. Part 11 of Title 24 sets forth voluntary and mandatory energy measures that are applicable to the proposed project under the California Green Building Standards Code. Because the project would comply with the existing energy standards and regulations, the project would not result in significant impacts associated with the potential to conflict with energy standards and regulations.

### Tribal Cultural Resources

Assembly Bill (AB) 52, passed in 2014, requires lead agencies to consult with any tribe requesting to be notified of any project that may impact tribal cultural resources including sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. Lead agencies must notify those California Native American tribe(s) that have requested notification and are traditionally and culturally affiliated with the geographic area of the proposed project. AB 52 applies to projects that have a Notice of Preparation (NOP), a notice of negative declaration filed, or mitigated negative declaration filed on or after July 1, 2015. The NOP for the SEPA EIR was filed on April 19, 2013, prior to implementation of AB 52. Therefore, AB 52 is not applicable to the proposed project.

One letter was received during the SEPA EIR public review period requesting completion of updated cultural resource surveys. In response, MM 5.5.1c was revised to require preconstruction coordination with tribes in areas

that have not already been evaluated for the presence of cultural resources. The project site was evaluated previously and therefore MM 5.5.1c is not applicable. However, the project would comply with MM 5.5.1a and MM 5.5.1b to ensure that impacts to previously unrecorded resources would be less than significant (see discussion under Section 3.3, Environmental Topics Requiring Mitigation in the SEPA EIR).

## Wildfire

According to fire hazard severity zone maps prepared by the California Department of Forestry and Fire Protection (CAL FIRE), the project site is not in or near areas mapped as very high fire hazard severity zones. The nearest area designated as a very high fire hazard severity zone is approximately 15 miles southeast of the project site (CAL FIRE 2024). Therefore, the project would not result in a significant impact regarding wildfire.

## 3.2 Environmental Topics Not Requiring Mitigation in the SEPA EIR

The SEPA EIR determined that impacts regarding the following topics would be less than significant and would not require mitigation. The proposed project would not result in changes to the approved SEPA EIR that would alter the impact conclusions of the SEPA EIR for these environmental resource areas. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result, and no additional analysis of these topics is required based on the following information:

### Geology and Soils

The SEPA EIR determined that impacts related to seismic hazards, soil erosion from construction, unstable soils and settlement would be less than significant with no mitigation required. The proposed project would not involve any land uses or operations that would cause an increase in geology and soils impacts beyond what was analyzed in the previous EIR. Since the project is situated outside known seismic hazard zones, including Alquist-Priolo Earthquake Fault Zones, and lacks liquefiable soils or steep gradients that could trigger landslides, the risk of seismic hazards from ground shaking, rupture, and landslides is minimal. For soil erosion and topsoil loss, the project would comply to General Plan Policy CAQ-5 (“roads and structures shall be designed, built and landscaped so as to minimize erosion during and after construction”) and would adhere to conditions under the City’s National Pollutant Discharge Elimination System (NPDES) permit. Development of the project site was addressed in the SEPA EIR and there are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Public Services

The SEPA EIR determined that impacts related to fire protection, emergency medical services, police services, public school facilities, and parks and recreation would be less than significant. The proposed project aligns with the SEPA EIR’s findings of less than significant impacts regarding public services. The project will support the Cosumnes Community Services District (CCSD) goal of providing 5 acres of active park land per 1,000 residents. Additionally, the project would not induce population growth nor would it include any components that would result in increased need for fire, emergency, or police services. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

## Public Utilities

The SEPA EIR determined that impacts related to water and wastewater demand, solid waste facilities, electric and natural gas services, and telecommunications services would be less than significant. The proposed project aligns with the SEPA EIR's findings of less than significant impacts regarding public utilities. The development of a park in this location was included in SEPA EIR and therefore any demands on public utilities have already been accounted for. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

## 3.3 Environmental Topics Requiring Mitigation in the SEPA EIR

This section only addresses those resource areas that resulted in project impacts requiring mitigation measures in the SEPA EIR. As discussed below, no new significant impacts were identified beyond those in the SEPA EIR, and any required mitigation measures are incorporated accordingly.

### Aesthetics

The SEPA EIR determined that impacts related to new sources of light and glare would be less than significant with mitigation. Because the proposed project would only include security lighting and would not use reflective materials, the mitigation measures identified in the SEPA EIR would not be applicable to the project.

No scenic vistas or designated state scenic highways are visible from areas within the SEPA, including the proposed project site. However, impacts related to visual character were found to be significant and unavoidable because projects within the SEPA would change the existing visual character of the area from rural residential and agricultural land with open views to a suburban developed environment. Because any development would alter the undeveloped nature of the area, no feasible mitigation measures were identified that would reduce the impact to less than significant. The proposed project would involve development of a park consistent with the type, general location, and intensity of land uses anticipated for the site. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Agricultural Resources

The SEPA EIR identified significant and unavoidable impacts related to conversion of Important Farmland to nonagricultural use, even after mitigation. The project site is not considered Important Farmland and does not contribute to this impact; therefore, the mitigation measure identified in the SEPA EIR is not applicable to this project. There are no changed circumstances or new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Air Quality

The SEPA EIR determined that impacts related to short-term or construction-related air quality impacts and long-term increases of criteria air pollutants would be significant and unavoidable; exposure of sensitive receptors to

toxic air contaminant (TAC) pollutant concentrations and construction-generated pollutant emissions would be less than significant after mitigation; and exposure of sensitive receptors to odorous emissions would be less than significant.

The SEPA EIR determined that emissions from construction would exceed the Sacramento Metropolitan Air Quality Management District (SMAQMD) nitrogen oxide (NO<sub>x</sub>) threshold. To minimize these impacts, the SEPA EIR requires Mitigation Measure (MM) 5.3.1a and MM 5.3.1b for construction workers to limit on-site vehicle speeds and to water exposed surfaces during construction, MM 5.3.1c to wash construction vehicles within staging areas, MM 5.3.1d requiring that trucks transporting soil maintain two feet of freeboard and to cover materials, MM 5.3.1e requiring construction equipment to meet California Air Resources Board (CARB) Tier 3 standards, MM 5.3.1f prohibiting on-site trucks from idling longer than 5 minutes, and MM 5.3.1g requiring maintenance of construction equipment in proper working condition. These mitigation measures would be implemented during construction of the proposed project.

As mentioned in the SEPA EIR, reactive organic gases (ROG) and NO<sub>x</sub> operational emissions would exceed the SMAQMD daily significance thresholds, predominantly due to motor vehicle use. The SEPA EIR proposed MM 5.3.2 to mitigate this impact. The proposed project is a neighborhood park intended to serve the nearby community; no parking or other components are proposed that would increase motor vehicle use. Therefore, the project does not contribute to this significant impact and MM 5.3.2 would not be applicable.

The SEPA EIR determined that exposure of sensitive receptors to TACs would be less than significant after mitigation. To minimize TAC impacts, MM 5.3.4a and MM 5.3.4b would be implemented. MM 5.3.4a requires the project to submit a plan to SMAQMD for approval, showing that heavy-duty off-road vehicles used for construction would achieve a fleet-average 20% NO<sub>x</sub> reduction and 45% particulate reduction. Additionally, MM 5.3.4b requires that off-road vehicles do not exceed opacity levels of 40% for more than three minutes to an hour.

There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result. The project would implement all applicable mitigation measures.

Mitigation Measures

**MM 5.3.1a** In order to comply with SMAQMD Rule 403, all construction contractors shall be required to water all exposed surfaces, graded areas, storage piles, and haul roads at least twice daily during construction. This requirement shall be included as a note in all future construction plans.

**Timing/Implementation:** During all future grading and construction phases in the Project area

**Enforcement/Monitoring:** City of Elk Grove Planning Department; SMAQMD

**MM 5.3.1b** In order to comply with SMAQMD Rule 403, all construction contractors shall limit vehicle speed for on-site construction vehicles to 15 mph. This requirement shall be included as a note on the improvement plan submittal of future development.

**Timing/Implementation:** During all future grading and construction phases in the Project area

**Enforcement/Monitoring:** City of Elk Grove Planning Department; SMAQMD

MM 5.3.1c In order to comply with SMAQMD Rule 403, all construction contractors shall wash dirt off construction vehicles and equipment within the staging area prior to leaving the construction site. Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt on adjacent public roads at least once a day. Use of dry power sweeping is prohibited. This requirement shall be noted in improvement plans of future development.

Timing/Implementation: During all future grading and construction phases in the Project area

Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD

MM 5.3.1d In order to comply with SMAQMD Rule 403 when transporting soil or other materials by truck during construction activities, all contractors shall maintain 2 feet of freeboard, and the materials shall be covered. This requirement shall be noted in all future improvement plans.

Timing/Implementation: During all future grading and construction phases in the Project area

Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD

MM 5.3.1e In order to reduce NOx emissions during all construction activities, all rubber-tired dozers, graders, scrapers, excavators, and tractors shall be California Air Resources Board (CARB) Tier 3 Certified or better.

Timing/Implementation: During all future grading and construction phases in the Project area

Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD

MM 5.3.1f In order to reduce NOx emissions, signage shall be posted during all construction activities stating the State-mandated prohibition of all on-site trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program.

Timing/Implementation: During all future grading and construction phases in the Project area

Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD

MM 5.3.4a Subsequent development projects within the Project area shall provide a plan for approval by the SMAQMD demonstrating that the heavy-duty (50 horsepower [hp] or more) off-road vehicles to be used in the construction of the Project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

Timing/Implementation: Plan shall be submitted to the SMAQMD for review and approval prior to approval of improvement plans and shall be implemented during all grading and construction within the Project area.

Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD

**MM 5.3.4b** Subsequent development projects within the Project area shall ensure that emissions from all off-road diesel-powered equipment used do not exceed 40 percent opacity for more than 3 minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately. Noncompliant equipment shall be documented, and a summary provided to the City Planning Department and the SMAQMD monthly. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of construction, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed and the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this measure shall supersede other SMAQMD or State rules or regulations.

Timing/Implementation: During all grading and construction within the Project area

Enforcement/Monitoring: City of Elk Grove Planning Department; SMAQMD

## Biological Resources

The SEPA EIR identified potential impacts to vernal pool fairy shrimp, valley elderberry longhorn beetle (VELB), western pond turtle, giant garter snake, burrowing owl, tricolored blackbird and other migratory birds, riparian habitat, sensitive natural communities, and special-status plant species. Implementation of mitigation measures would reduce all impacts to less-than-significant levels.

The project site is currently undeveloped and there are no known occurrences of listed species at the site. However, the project site was not surveyed as part of the SEPA EIR and south of the project site is an existing drainage feature that could provide suitable habitat for species. Therefore, the project site must be surveyed in accordance with the MMs specified in the SEPA EIR. This includes surveys to determine if there is habitat for vernal pool fairy shrimp or vernal pool tadpole shrimp within 250 feet of the project area, presence of western pond turtle within 100 feet of the project area, and presence of suitable burrowing owl nesting habitat within 500 feet of the project site.

The proposed project would involve similar construction activities and site disturbance as analyzed under the SEPA EIR. Further, the project would be required to comply with applicable mitigation measures described above. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Mitigation Measures

In order to clarify the timing and implementation of MMs relative to the proposed project, minor modifications to the original SEPA EIR text have been made in underline/strikethrough.

**MM 5.4.1** Applicants shall retain qualified biologists to conduct a preliminary evaluation of the specific project site to determine whether vernal pool fairy shrimp and/or vernal pool tadpole shrimp habitat occurs on or within 250 feet of the project area. If habitat is not present, project applicants shall submit a letter of their findings to the City and the USFWS for concurrence. If the USFWS concurs with the



negative survey findings, project applicants shall submit proof of concurrence to the City with their application, and no further mitigation is required. If the USFWS does not concur, applicants shall undertake surveys or assume presence based on the USFWS's direction.

If it is determined that listed vernal pool branchiopods are present, the following mitigation is required.

For every acre of vernal pool habitat directly affected, project applicants shall replace the affected acreage at a 1:1 ratio (1 acre creation for each acre of impact) through the dedication of vernal pool creation credit(s) within a USFWS-approved mitigation bank.

For every acre of vernal pool habitat directly and indirectly affected, the project applicant shall replace the affected acreage at a 2:1 ratio (2 acres of preservation for every 1 acre of impact) through the dedication of vernal pool preservation credit(s) within a USFWS-approved mitigation bank. Other conservation measures may be required by the USFWS.

Alternatively, if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure MM 5.4.2.

Timing/Implementation: Prior to approval of ~~final map~~ the park site Master Plan

Enforcement/Monitoring: City of Elk Grove Planning Department

MM 5.4.4b

Prior to implementation of construction activities, the project applicants with specific project sites within 100 feet of aquatic features identified on Figure 5.4-4 shall retain qualified biologists to conduct a survey for western pond turtle no more than 3 days prior to initiation of construction activities. If this species is documented near any proposed construction areas, the individual(s) shall be moved at least 500 feet downstream to suitable habitat. If individuals are observed during construction activities, all construction activities shall be halted, a qualified biologist shall be notified, and the qualified biologist shall relocate the individual prior to continuing construction activities.

If active nest sites are identified during the survey, the project applicant shall impose a construction setback of 100 feet for all active nest sites prior to commencement of any construction activities to avoid construction or access-related disturbances to western pond turtles until the eggs hatch or the nest is moved to an appropriate location as authorized by the CDFW. Alternatively, if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measures MM 5.4.4a-c.

Timing/Implementation: Prior to approval of ~~final map for development that contains western pond turtle habitat, as depicted on Figure 5.4-4 of the Draft EIR~~ the park site Master Plan. Construction minimization measures shall occur during construction

Enforcement/Monitoring: City of Elk Grove Planning Department

MM 5.4.6

Applicants shall retain a qualified biologist to determine whether suitable nesting habitat occurs within 500 feet of the specific project site. If suitable habitat exists, focused surveys must be performed by a qualified biologist in accordance with the CDFW's Staff Report on Burrowing Owl

Mitigation, published March 7, 2012. Surveys shall be repeated if project activities are suspended or delayed more than 15 days during nesting season.

If no burrowing owls are detected, no further mitigation is required. If active burrowing owl nest sites are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's Staff Report on Burrowing Owl Mitigation prior to initiating project-related activities that may impact burrowing owls. Burrowing owl surveys are valid for one year from the date of the survey.

Alternatively if the SSHCP is implemented, future projects may participate in the SSHCP in lieu of this mitigation measure if the SSHCP meets the intent of mitigation measure MM 5.4.6.

**Timing/Implementation:** Prior to approval of ~~final maps~~ the park site Master Plan. Construction minimization measures shall occur throughout construction

**Enforcement/Monitoring:** City of Elk Grove Planning Department

## Cultural Resources

The SEPA EIR determined that impacts related to cultural resources and the potential to unearth human remains would be less than significant with implementation of mitigation measures. While the proposed project does not contain any known historic structures or archaeological sites, ground-disturbing activities during construction could potentially uncover previously unrecorded cultural, paleontological, or archaeological artifacts as well as human remains. Compliance with mitigation measures included in the SEPA EIR would ensure potential impacts to any unknown subsurface resources would be reduced to less than significant.

There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result. The following mitigation measures would be applicable to the proposed project.

### Mitigation Measures

**MM 5.5.1a** If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the Project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.

**Timing/Implementation:** As a condition of Project approval and implemented during grading or construction activities

Enforcement/Monitoring: City of Elk Grove Planning Department

MM 5.5.1b If human remains are discovered during any ground-disturbing activities within the Project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the County Coroner must be notified according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: As a condition of project approval and implemented during grading or construction activities

Enforcement/Monitoring: City of Elk Grove Planning Department

MM 5.5.2 If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the appropriate project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources.

Timing/Implementation: As a condition of project approval and implemented during ground-disturbing activities.

Enforcement/Monitoring: City of Elk Grove Planning Department

## Greenhouse Gas Emissions

The SEPA EIR determined that impacts related to greenhouse gas (GHG) emissions would be less than significant with mitigation. Since the proposed project involves the development of a recreational park, GHG emissions are expected to be minimal and short-term, limited to only construction activities. The project would not include any structures or operational uses that would generate GHG emissions. Thus, the project would not require any mitigation.

There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

## Hazards and Hazardous Materials

The SEPA EIR determined that impacts related to use, transport, storage, and disposal of hazardous materials would be less than significant with mitigation. However, the project site was included within a Phase I Environmental

Site Assessment (ESA) which did not identify any evidence or hazards or hazardous conditions; therefore, none of the mitigation measures identified in the SEPA EIR are applicable to the project. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Hydrology and Water Quality

The SEPA EIR determined that impacts related to hydrology and water quality would be less than significant without mitigation, except for the increase in stormwater runoff which would require mitigation. The proposed project consists of development of a park and a majority of the park would be pervious land. Therefore, the project would not contribute to an increase in stormwater runoff and mitigation would not be required.

There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Noise

The SEPA EIR determined that impacts related to short-term noise, exposure to non-transportation source noise, groundborne vibration, and land use compatibility would be significant and unavoidable.

The proposed project would comply with MM 5.10.1 which limits construction activities to daylight hours, requires proper maintenance of construction equipment, and requires equipment to be turned off when not in use. Major vibration-generating equipment is not expected to be used and no vibration impacts are anticipated. After construction is completed, the park's operation will generate low-level non-transportation noise, such as sounds from recreational activities. Operating hours will be limited to daylight hours, reducing the potential impacts during the nighttime periods. Impacts related to noise established in the SEPA EIR remain applicable to the proposed project. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

### Mitigation Measures

- MM 5.10.1 The following mitigation measures shall be implemented and specified on all project implementation plans:
- a. Construction activities (excluding emergency work and activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. Construction activities shall be prohibited on Sundays and federal holidays.
  - b. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and shrouds, in accordance with manufacturers' recommendations.
  - c. Construction equipment staging areas shall be centrally located on the Project site or located at the farthest distance possible from nearby residential land uses.
  - d. All motorized construction equipment and vehicles shall be turned off when not in use.

- e. To the extent practical, alternative construction processes that generate lower noise levels should be selected. Examples include the use of drilled piles as opposed to impact piles, and the use of electrified equipment as opposed to combustion engines.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Elk Grove Planning Department

## Transportation

The SEPA EIR analyzed transportation impacts based on level of service (LOS). On September 27, 2013, Governor Brown signed Senate Bill 743 which eliminated reliance on LOS and other similar measures of vehicle capacity or traffic congestion as a basis for determining impacts under CEQA. In 2018, the Governor's Office of Planning and Research (OPR) eliminated auto delay and level of service for CEQA purposes and instead required the use of vehicle miles traveled or VMT as the preferred CEQA transportation metric. Since the proposed project is a recreational park intended to serve the nearby community, it would not generate a significant number of vehicle trips. According to the City's Transportation Analysis Guidelines (2019), the project is also located in an area exempt from VMT analysis. There are no changed circumstances and no new information that would alter the impact conclusions of the SEPA EIR. Therefore, no new significant impacts or a substantial increase in severity of impacts previously identified in the SEPA EIR would result.

## 4 References and Preparers

### 4.1 References Cited

CAL FIRE (California Department of Forestry and Fire Protection). Fire Hazard Severity Zone Map. Accessed November 2024. <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>

City of Elk Grove. *Transportation Analysis Guidelines*. Adopted February 2019. [https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/General%20Plan/GPU/Adopted\\_2019-02/EG\\_Traffic\\_Analysis\\_Guidelines\\_CC%20Final\\_Adopted\\_2019-02-27.pdf](https://www.elkgrovecity.org/sites/default/files/city-files/Departments/Planning/Projects/General%20Plan/GPU/Adopted_2019-02/EG_Traffic_Analysis_Guidelines_CC%20Final_Adopted_2019-02-27.pdf)

### 4.2 List of Preparers

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