



CITY OF ELK GROVE
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NOTICE OF AVAILABILITY

CITY OF ELK GROVE
**GENERAL PLAN AMENDMENTS AND UPDATE OF VEHICLE MILES TRAVELED STANDARDS
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE No. 2022020463
NOTICE DATED JUNE 2, 2023**

COMMENT PERIOD JUNE 2, 2023 TO JULY 17, 2023

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

LEAD AGENCY: City of Elk Grove
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PROJECT TITLE: GENERAL PLAN AMENDMENTS AND UPDATE OF VEHICLE MILES TRAVELED STANDARDS

PROJECT LOCATION: Citywide, City of Elk Grove

PROJECT DESCRIPTION: The City of Elk Grove (City) has prepared this Draft SEIR for the General Plan Amendments and Update of Vehicle Miles Traveled Standards Project (Project). The proposed Project would amend the City of Elk Grove General Plan (General Plan) to establish the Livable Employment Area Community Plan (LEA Community Plan); update of City vehicle miles traveled (VMT) thresholds and guidelines (VMT Update); and various other General Plan land use adjustments including amendments to the South Study Area and West Study Area; and amendments to adopted General Plan Mitigation Measure MM 5.5.1a and MM 5.5.1b that requires preparation of a cultural resource study and protection of cultural resources for subsequent development projects.

Livable Employment Area Community Plan

The LEA Community Plan is the implementation of the Kammerer Road Urban Design Study that consists of amendments to the General Plan Land Use Diagram and to General Plan chapters 2 (Vision), 3 (Planning Framework), 4 (Rural and Urban Development), 5 (Economic Development) 6 (Mobility), 9 (Community and Area Plans), and 10 (Implementation) to establish Transect-based land use designations and policy provisions for the development of a mixed-use (residential, live-work spaces, retail, and office uses) neighborhood at varying intensities and heights (see summary below). This action would not expand the City's boundaries or study areas. As part of this change, the Southeast Policy Area (SEPA) Community Plan, Laguna Ridge Land Use Policy Area, and South Pointe Land Use Policy Area (South Point) would be reduced and the Lent Ranch Land Use Policy Area would be eliminated, with the new Livable Employment Area Community Plan taking their place. The new LEA Community Plan would also serve as an overlay to portions of the South Study Area, providing land use and planning guidance for future annexation applications in that area, supplementing the provisions of the South Study Area Land Use Program provided in Chapter 4 (Rural and Urban Development).

Four new General Plan Land Use Designations would be established as part of the Project. These would be applied within the Livable Employment Area Community Plan and include the following land use designations: General Neighborhood Residential (T3-R), Neighborhood Center Low (T3), Neighborhood Center Medium (T4), and Neighborhood Center High (T5).

Vehicle Miles Traveled Update

This Project would upgrade the City's Travel Demand Model from SACSIM15 to SACSIM19. The City's VMT thresholds and guidelines would be updated based upon the new model and a new threshold for transportation projects would be established. The VMT Update would develop a new VMT screening tool for development projects (and potentially transportation projects) that cannot be screened out based on project characteristics or location but are generally too small to warrant a full model run.

Amendments to General Plan Mitigation Measure MM 5.5.1a and MM 5.5.1b

General Plan EIR Mitigation Measure MM 5.5.1a and MM 5.5.1b require subsequent development projects in the Planning Area to prepare a detailed cultural resources study of the subject property and protect cultural resources. Mitigation Measure MM 5.5.1a and MM 5.5.1b would be revised for clarity and further protection of cultural resources.

Other Land Use Adjustments

The Project also consists of various other adjustments to the General Plan Land Use Plan, including amendments in the Old Town Policy Area. These amendments to the Old Town Policy Area are being addressed under separate approvals and environmental review by the City. The revisions allow for more mixed-use development along the corridor, with residential uses up to 40 dwelling units per acre, building heights up to 45 feet tall, and floor-area-ratios (FAR) up to 2.0, dependent upon land use district. The Project includes revisions to the land use district program standards for both the South and West Study Areas. The South Study Area would serve as the second phase of the LEA that would build off development to the north. There are no changes proposed to the land use diagrams for the South and West Study Areas. Finally, the Project would incorporate the Grant Line Road Precise Roadway Study into the Rural Area Community Plan. Rural Area Community Plan Policy RA-3-4, under Goal RA-3, would be modified to include language that the City shall implement the Grant Line Road Precise Study. In addition a new figure that illustrates the preferred alignment for Segment C would be added to the Rural Area Community Plan.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft SEIR evaluates Project impacts in relation to the 2019 General Plan Update EIR impact conclusions. This document identifies significant or potentially significant impacts associated with aesthetics, agricultural resources, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gases and climate change, hazards, hydrology and water quality, noise and vibration, population and housing, public services, recreation, transportation, and utilities.

The following impacts were identified in the Draft SEIR as significant and unavoidable; that is, no feasible mitigation is available to reduce the Project's impact to a less-than-significant level:

- Impact 3.2-2: Operational Air Quality
- Impact 3.5-1: Project Generated Greenhouse Gas Emissions
- Impact 3.6-2: Increased Traffic Noise
- Impact 3.8-3: Increased Demand for New Public School Facilities
- Impact 3.9-1: Result in an Exceedance of City of Elk Grove General Plan VMT Thresholds
- Impact 4-3: Cumulative Air Quality Impacts
- Impact 4-6: Cumulative Greenhouse Gas Impacts
- Impact 4-8: Cumulative Traffic Noise Impacts
- Impact 4-12: Cumulative Public School Impacts
- Impact 4-14: Cumulative Impacts on Vehicle Miles Traveled

There are sites in the Project area that are listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5. The impacts associated with hazardous materials is addressed in Section 3.11, "Environmental Impacts and Mitigation Addressed in Previous EIRs."

PUBLIC REVIEW PERIOD: A public review period for the Draft SEIR will commence on **June 2, 2023** and end on **July 17, 2023**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft SEIR may be submitted at the above address within the public review period.

Copies of the Draft SEIR are available for review at:

- The City's offices at 8401 Laguna Palms Way

- The Elk Grove Library at 8900 Elk Grove Boulevard
- On the City's web site at <https://www.elkgrovecity.org/strategic-planning-and-innovation/kammerer-road-urban-design-study>

PUBLIC MEETING: The City of Elk Grove will receive public comments on the Draft SEIR at a public meeting on **Wednesday, July 12, 2023 at 6:00 pm**, or soon thereafter, in the City Council Chambers at 8400 Laguna Palms Way, Elk Grove.