



Community Development Department

8400 Laguna Palms Way

Elk Grove, CA 95758

www.elkgrovecity.org

Building Safety & Inspection Division

916.478-2235

Community Conservation Program

916.478-2266

Planning Division

916.478-2265

NOTICE OF PREPARATION

DATE: December 7, 2005

TO: Responsible Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Elk Grove
Contact: Taro Echiburu
8400 Laguna Palms Way
Elk Grove, CA 95758

SUBJECT: Environmental Impact Report for the City of Elk Grove High Density Residential General Plan Amendment and Rezone

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Elk Grove (as Lead Agency) intends to prepare an Environmental Impact Report for the City of Elk Grove General Plan (EGGP). In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report was made by the City of Elk Grove. An Initial Study has been prepared pursuant to CEQA Section 15063, which identifies the anticipated environmental effects of the project.

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The City of Elk Grove welcomes agency and public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

The City is scheduled to hold a scoping hearing during the Planning Commission meeting on January 5, 2006 in the City Hall Council chambers, located at 8400 Laguna Palms Way, Elk Grove, CA. Copies of the Notice of Preparation and Initial Study are available at City Hall.

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

Taro Echiburu
City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

The comment period closes on January 6, 2006.

A. PROJECT LOCATION

The project is composed of several sites located throughout the City of Elk Grove. A brief description of each site is provided below and all of the sites are shown on **Figure 1**.

Site A

Site A is located on the south side of Calvine Road approximately one-quarter mile west of Elk Grove-Florin Road adjacent to the northern limits of the City. Site A is comprised of two parcels: 115-0180-002 (1.85 acres) and 115-0180-020 (3.50 acres).

Site B

Site B includes two parcels: 115-0180-012 (2.20 acres) and 115-0180-013 (2.17 acres) located at 8480 and 8484 Elk Grove-Florin Road in Elk Grove. The site is located on the west side of Elk Grove-Florin Road less than a quarter mile south of Calvine Road in the northern portion of the City.

Site C

Site C is located at the southeast corner of Waterman Road and Calvine Road adjacent to the northern City limit. The site is made up of four parcels: 121-0180-003 (2.25 acres), 121-0180-004 (2.47 acres), 121-0180-015 (7.30 acres), and 121-0180-059 (8.81 acres) totaling 20.83 acres.

Site D

Site D is made up of one 19.93 acre parcel (121-0180-007) located south of Calvine Road less than one-half mile west of Waterman Road in the northern portion of Elk Grove. Site D borders the northern City limit.

Site E

Site E is located on the northeast corner of Sheldon Road and Vytina Drive in the northern portion of the City of Elk Grove. Site E includes five parcels: 115-0170-031 (6.27 acres), 115-0170-021 (0.80 acres), 115-0170-022 (0.94 acres), 115-0170-032 (5.32 acres), 115-0170-033 (4.73 acres) totaling approximately 18.06 acres.

Site F

Site F is made up of three parcels totaling 110.9 acres. Two of the parcels (116-0012-051, 60.1 acres and 116-0012-050, 38.90 acres) are located immediately adjacent to, and south of, Sheldon Road. The third parcel (116-0012-047, 11.90 acres) is located northeast of the corner of Bruceville Road and Big Horn Boulevard.

Site G

Site G consists of one 9.69 acre parcel (116-0030-053) located approximately 650 feet south of Sheldon Road on the east side of State Route 99 (SR 99) in the north central portion of Elk Grove.

Site I

Site I is composed of a single parcel (116-0061-103) 7.63 acres in size. The site is located in the western portion of Elk Grove on the north side of Elk Grove Boulevard approximately one-quarter mile west of Bruceville Road.

Site J

Site J consists of a single parcel (125-0010-003) that is 3.35 acres in size. The site is located in the central portion of the City of Elk Grove immediately to the east of SR 99 approximately 500 feet north of Elk Grove Boulevard.

Site K

Site K consists of one parcel (125-0050-010) that is 4.34 acres in size. The site is located in the central portion of Elk Grove, immediately adjacent to the east side of SR 99 approximately one-quarter mile south of Elk Grove.

Site L

Site L includes two parcels 134-0640-022 (6.81 acres) and 134-0670-013 (2.55 acres) totaling 9.36 acres. The site is located in the southern portion of Elk Grove at the southeast corner of Hampton Oak Drive and Iron Rock.

Site M

Site M is comprised of one parcel (134-0812-001) that is 69.46 acres in size. The site is located in the southern portion of Elk Grove at the southeast corner of Waterman Road and Mosher Road.

South Pointe Policy Area

The South Pointe Policy Area is located in the southernmost portion of the City of Elk Grove. The South Pointe Policy Area is located southwest of State Route 99, and north of Kammerer Road (**Figure 3.0-9**). The project site consists of a single parcel (132-0152-001) that encompasses approximately 200 acres.

B. PROJECT DESCRIPTION

The project has two components: a General Plan Amendment and Rezone. Each is described in further detail below. It should be noted that for purposes of the environmental analysis the maximum units allowed per the General Plan Amendment is assumed to be developed. However, the inventory of high density residential acreage assumes percent of the maximum density allowed by the proposed zoning would occur in order to provide a conservative estimate of the number of sites needed.

GENERAL PLAN AMENDMENT

General Plan Land Use Policy Map

This project consists of changes to the General Plan Land Use Policy Map which would result in the addition of high density residential lands to the City's inventory. The changes include increasing the density of three Low Density Residential sites, two Estate Residential sites, one Rural

Residential Site, one Commercial/Office/Multi-family site, one Office site, one Office/Multi-family site, two Commercial sites and two Light Industry sites. **Table 3.0-4** summarizes the size, existing General Plan designation, proposed General Plan designation and maximum allowable units for the sites proposed for GPA. The High Density Residential (15.1 to 30 du/acre) land use designation accommodates apartments, condominiums, or clustered single-family residential development.

**TABLE 3.0-4
PROPOSED LAND USE CHANGES**

| Site | Size (in acres) | Existing | | Proposed | |
|------------------------------------|--------------------|---|-------------------------|--|--------------------------|
| | | GP Designation | Maximum Allowable Units | GP Designation | Maximum Allowable Units* |
| A | 5.35 | Low Density Residential (4.1 to 7.0 du/acre) | 37 | High Density Residential (15.1 to 30 du/acre) | 37 |
| B | 4.37 | Low Density Residential (4.1 to 7.0 du/acre) | 30 | High Density Residential (15.1 to 30 du/acre) | 31 |
| C | 19.70 | Low Density Residential (4.1 to 7.0 du/acre) | 138 | High Density Residential (15.1 to 30 du/acre) | 138 |
| D | 19.93 | Low Density Residential (4.1 to 7.0 du/acre) | 140 | High Density Residential (15.1 to 30 du/acre) | 140 |
| E | 18.24 | Office/Multi-family | 547 | High Density Residential (15.1 to 30 du/acre) | -- |
| F | 110.90‡ | Rural Residential (0.1 to 0.5 du/acre) | 55 | High Density Residential (15.1 to 30 du/acre) | 55 |
| G | 9.69 | Rural Residential (0.1 to 0.5 du/acre) | 5 | High Density Residential (15.1 to 30 du/acre) | 5 |
| I | 7.63 | Office/Multi-Family | 229 | High Density Residential (15.1 to 30 du/acre) | -- |
| J | 3.35 | Commercial | -- | High Density Residential (15.1 to 30 du/acre) | -- |
| K | 4.34 | Commercial | -- | High Density Residential (15.1 to 30 du/acre) | -- |
| L | 9.36 | Heavy Industry | -- | High Density Residential (15.1 to 30 du/acre) | -- |
| M | 69.46‡ | Light Industry | -- | High Density Residential (15.1 to 30 du/acre) | -- |
| South Pointe Policy Area* | 200 | N/A | -- | N/A | -- |

* Maximum allowed units are rounded up and based on existing zoning.
‡ Maximum portion developed with high density residential capped at 15 acres.
* General Plan text amendment only.

Land Use Element

In addition to amendment of the General Plan Land Use Policy Map, the project includes a text amendment to South Pointe Policy Area. The amendment would modify Policy LU-33 to state that 5.5% of the overall acreage of the South Pointe Policy Area be devoted to multi-family uses. No other entitlements are proposed as part of the project.

Rezone

In addition, to the City-initiated General Plan Amendments of the existing land use designations, and the Land Use Element text, the project would also rezone sites A, C, D, E, F, G, I, K, L and M to the RD-20 zoning designation. Sites B and J would be rezoned to RD-30. **Table 3.0-5** summarizes the size, existing zoning designation, proposed zoning designation and maximum allowable units for the sites proposed for the Rezone. The high density residential zoning designations (RD-20 and RD-30) are applied to areas of the City intended to accommodate higher density multi-family development such as apartments and condominiums. This designation may also include high density single-family development types such as townhomes and other attached housing types. High density detached homes may be considered in the RD-20 designation. These RD designations implement the HDR General Plan land use designation.

**TABLE 3.0-5
PROPOSED ZONING CHANGES**

| Site | Size (in acres) | Existing | | Proposed | |
|------------------------------|--------------------|---|-----------------------------|----------|-----------------------------|
| | | Zoning | Maximum Units Allowed | Zoning | Maximum Units Allowed |
| A | 5.35 | AR-5 | 27 | RD-20 | 107 |
| B | 4.37 | AR-5 | 22 | RD-30 | 380 |
| C | 19.70 | AR-5 | 99 | RD-20 | 394 |
| D | 19.93 | AR-5 | 100 | RD-20 | 397 |
| E | 18.24 | AR-5 | 91 | RD-20 | 365 |
| F | 110.90‡ | AR-5 SPA (RD-4) SPA (AR-5) SPA (O) | 555 444 555 -- | RD-20 | 300 |
| G | 9.69 | SC (MF) | 194 | RD-20 | 194 |
| H | 28.16 | SPA | -- | RD-20 | 563 |
| I | 7.63 | BP | 305 | RD-20 | 153 |
| J | 3.35 | LC | 67 | RD-30 | 101 |
| K | 4.34 | LC | 87 | RD-20 | 87 |
| L | 9.36 | M-1 | -- | RD-20 | 187 |
| M | 69.46‡ | LI | -- | RD-20 | 300 |
| South Pointe Policy Area* | 200 | N/A | -- | N/A | -- |

Note: Maximum allowed units are rounded up and based on proposed RD-20 zoning for all sites except B & J which are assumed at RD-30.
‡ *Maximum portion developed with high density residential capped at 15 acres.*
* *General Plan text amendment only; the South Pointe Policy Area is proposed to be rezoned to accommodate a mix of residential, commercial and public uses as part of the Sterling Meadows project. No rezone is proposed for this site as part of this project.*

C. PROJECT OBJECTIVES

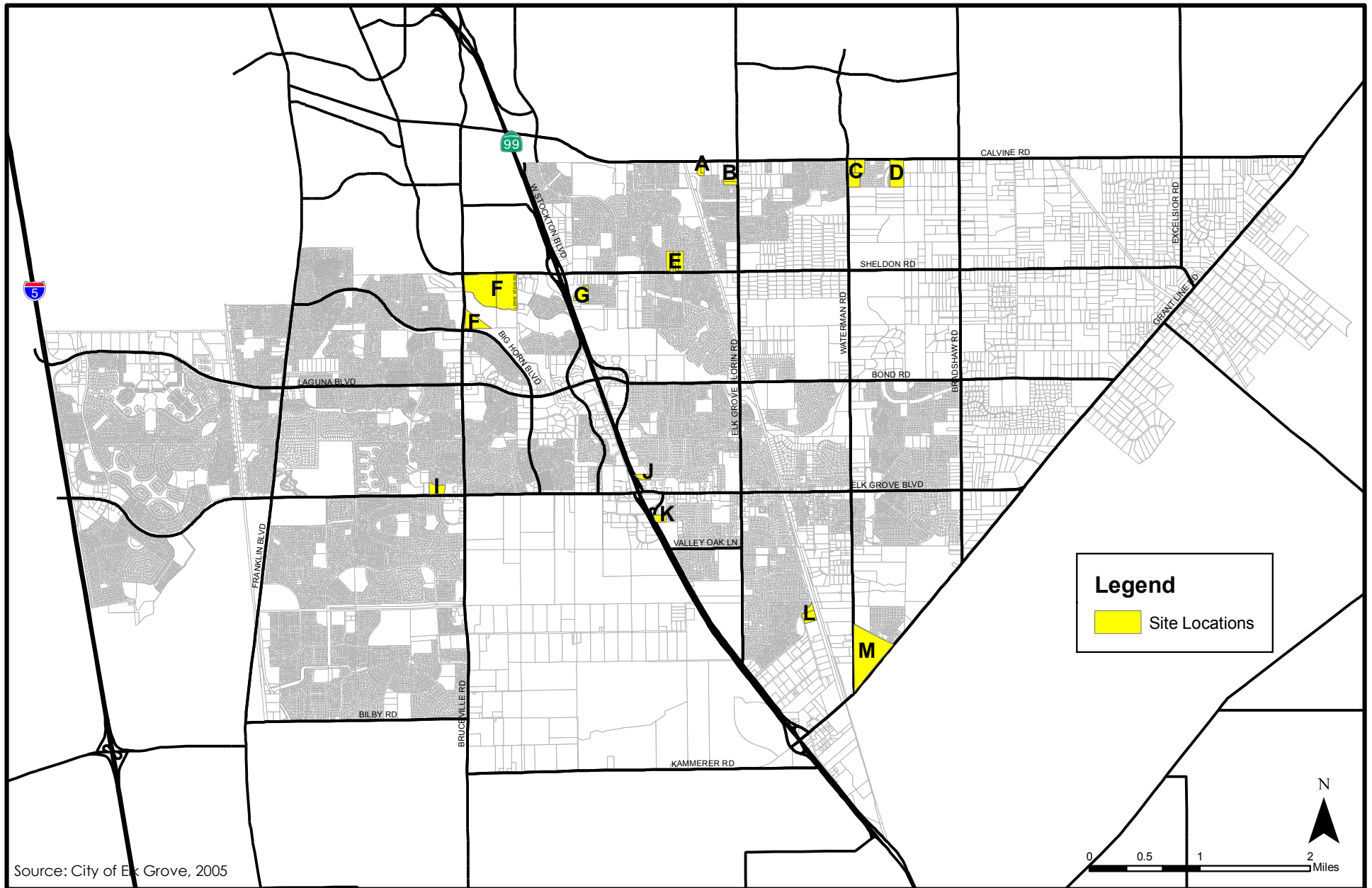
The following project objectives have been identified for the proposed project:

- Modify the General Plan Land Use Map and rezone appropriate parcels to provide additional high density residential development opportunities in the City of Elk Grove consistent with General Plan Land Use Policy LU 6,
- Provide adequate sites for RHNA,

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- Approve adequate sites for high density development, and
 - Provide for a range of housing types in the City of Elk Grove.

D. POTENTIAL ENVIRONMENTAL EFFECTS

See attached Initial Study.



City of Elk Grove
 Development Services

Figure 1
 High Density Residential General Plan Amendment and Rezone
 Site Locations