

APPENDIX C – NOP COMMENTS



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

September 6, 2013

To: Reviewing Agencies
Re: Civic Center Aquatics Complex Project
SCH# 2000082139

Attached for your review and comment is the Notice of Preparation (NOP) for the Civic Center Aquatics Complex Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Sarah Kirchgessner
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2000082139
Project Title Civic Center Aquatics Complex Project
Lead Agency Elk Grove, City of

Type NOP Notice of Preparation
Description Civic Center Aquatics Complex Project

The project includes the construction of a Competition/Training Aquatics Facility, a commercial recreational facility (water park), associated parking, passive park area, and ancillary services. The total site area is ~30 acres. Maximum annual attendance is anticipated to be ~460,000 after five (5) years of operation.

Lead Agency Contact

Name Sarah Kirchgessner
Agency City of Elk Grove
Phone 916 478 3649 **Fax**
email
Address 8401 Laguna Palms Way
City Elk Grove **State** CA **Zip** 95758

Project Location

County Sacramento
City Elk Grove
Region
Cross Streets Civic Center Drive/Big Horn Blvd.
Lat / Long
Parcel No. Various
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 99, I-5
Airports
Railways
Waterways Numerous
Schools Elk Grove Unified
Land Use RD-5; Community Park; Public Park

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual

Reviewing Agencies Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Office of Emergency Management Agency, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 3 S; Regional Water Quality Control Bd., Region 5 (Sacramento); Resources Agency

Date Received 09/05/2013 **Start of Review** 09/06/2013 **End of Review** 10/07/2013

Notice of Completion & Environmental Document Transmittal

State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0611
1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Civic Center Aquatics Complex Project

Lead Agency: City of Elk Grove Contact Person: Sarah Kirchgessner
Mailing Address: 8401 Laguna Palms Way Phone: 916-478-3649
City: Elk Grove Zip: 95758 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Elk Grove

Cross Streets: Civic Center Drive/Big Horn Blvd. Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 30 acres

Assessor's Parcel No.: various Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: Hwy 99, Interstate 5 Waterways: numerous

Airports: n/a Railways: n/a Schools: Elk Grove Unified

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other:

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

- Residential: Units Acres
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: 30 acres Hazardous Waste: Type
 Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:

RD-5; Community Park; Public Park

Project Description: (please use a separate page if necessary)

The Project includes the construction of a Competition/Training Aquatics Facility , a commercial recreational facility (water park), associated parking, passive park area, and ancillary services. The total site area is approximately 30 acres. Maximum annual attendance is anticipated to be approximately 460,000 after five (5) years of operation.

DEPARTMENT OF TRANSPORTATION
DISTRICT 3-SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, SUITE 150
SACRAMENTO, CA 95833
PHONE (916) 274-0635
FAX (916) 274-0602
TTY 711
www.dot.ca.gov

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OCT 09 2013

CITY OF ELK GROVE
PLANNING

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October 7, 2013

032013-SAC-0127
03-SAC-99/PM 12.750
SCH# 200082139

Ms. Sarah Kirchgessner
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Civic Center Aquatics Complex Project – Notice of Preparation for a Draft Subsequent Environmental Impact Report (NOP-DSEIR)

Dear Ms. Kirchgessner:

Thank you for the opportunity to comment on the NOP-DSEIR for the Civic Center Aquatics Complex Project. The project includes construction of a competition/training facility, a commercial recreational facility, an adventure park, and ancillary services including administrative support buildings, retail space, maintenance equipment storage space, and associated visitor/employee parking areas. The approximate 30-acre site is located in the Laguna Specific Plan area on the southeast corner of the intersection of Civic Center Drive and Big Horn Boulevard approximately 1 mile west of the State Route (SR) 99 Elk Grove Boulevard interchange. The following comments are based on the NOP-DSEIR.

Traffic Impact Analysis

Based on the project location, Caltrans anticipates potential impacts to SR 99 if and when an intensification of traffic-generating development occurs.

Therefore, a Traffic Impact Study (TIS) or a lesser level of analysis may be required to assess the impact of this particular project on the State Highway System (SHS) and adjacent road network. We recommend using Caltrans' Guide for the Preparation of Traffic Impact Studies (TIS Guide) for determining which scenarios and methodologies to use in the analysis. The TIS Guide is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. It is available at the following website address:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Ms. Kirchgessner/City of Elk Grove

October 7, 2013

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In order to determine the projected traffic circulation for the Civic Center Aquatics Complex, we recommend a trip distribution analysis be prepared as part of the analysis.

If the proposed project will not generate the amount of trips needed to meet Caltrans' trip generation thresholds, an explanation of how this conclusion was reached must be provided. If the proposed project requires a TIS, please provide us the opportunity to review the scope before the study begins.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Arthur Murray, Intergovernmental Review Coordinator at 916-274-0616 or by email at: Arthur.Murray@dot.ca.gov.

Sincerely,



ERIC FREDERICKS, Chief
Office of Transportation Planning – South

c: Scott Morgan, State Clearinghouse



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

20 September 2013

Sarah Kirchgessner
City of Elk Grove
Planning Department
8401 Laguna Palms Way
Elk Grove, CA 95758

CERTIFIED MAIL
7013 1090 0001 3130 2731

COMMENTS TO NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, CIVIC CENTER AQUATICS COMPLEX PROJECT, SACRAMENTO COUNTY

Pursuant to the City of Elk Grove's 13 September 2013 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Notice of Preparation for the Draft Environmental Impact Report* for the Civic Center Aquatics Complex Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



for

Trevor Cleak
Environmental Scientist



October 7th, 2013

Ms. Sarah Kirchgessner
City of Elk Grove Planning Department,
8401 Laguna Palms Way
Elk Grove, CA 95758

Subject: Notice of Preparation of a Subsequent Environmental Impact Report for the Civic Center Aquatics Complex

Dear Ms. Kirchgessner,

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) for the Subsequent Environmental Impact Report (SEIR) for the Civic Center Aquatics Complex. SMUD is the primary energy provider for Sacramento County and the proposed project location. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region. As a Responsible Agency, SMUD aims to ensure that the proposed project limits the potential for significant environmental effects on SMUD facilities, employees, and customers.

It is our desire that the Civic Center Aquatics Complex SEIR will acknowledge any project impacts related to the following:

- Overhead and or underground transmission line easements
- Electrical load needs/ requirements
- Energy Efficiency
- Utility line routing
- Climate Change

SMUD has recently been collaborating with the Regional Water Authority on the Regional Water & Energy Assessment and Savings Demonstration Project to evaluate the embedded energy in the regional water supply and also the role of water in electrical generation. Based on our review of the NOP and our understanding of the proposed project, SMUD suggests that the project developers also consider and provide information regarding:

- What is the expected facility electricity demand profile, by month, and peak demand forecast.
- Expected water demand, by month, and peak water demand forecast.
- Planned electrical and water metering & sub-metering strategy.
- Opportunity for integration of renewable generation (solar PV, in-conduit hydro, for example) and energy storage to offset load, particularly during peak summer use. SMUD's Savings By Design program can assist with these items.
- Volume of expected withdrawals vs. consumption (including evaporation).



- Planned energy and water conservation measures.
- Planned water treatment system and associated chemical use and electrical demand.
- Planned water source (via County water agency). If the source will be ground water, what will the associated electrical demand be for pumping and associated hydrological impacts.

The Civic Center Aquatic Complex Project will have an impact on SMUD's electrical system. Based on the land use information in the NOP document, the estimated demand for the Civic Center Aquatic Complex Project is approximately 2.4 MW.

New distribution facilities (12 kV) will be required to serve this development and will require a minimum standard 12.5-foot overhead/underground PUE along all streets throughout the development.

Below is a list of the existing sub-transmission and distribution electrical facilities adjacent to the proposed project site.

- Existing overhead distribution (12 kV) electrical overhead line on the property.
- Existing underground distribution (12 kV) facilities along east and west side of Big Horn Boulevard, along north side of the Civic Center Drive and on the south east corner of the Civic Center drive.

SMUD would like to be kept apprised of the planning, development, and completion of this project. We aim to be partners in the efficient and sustainable delivery of the proposed project. Please ensure that the information included in this response is conveyed to the project planners and the appropriate project proponents.

Environmental leadership is a core value of SMUD and we look forward to collaborating with you on this project. Again, we appreciate the opportunity to provide input on the NOP. If you have any questions regarding this letter, please contact Rob Ferrera, SMUD Environmental Specialist at (916) 732-6676. Rob will be the primary environmental point of contact for SMUD on this project.

Sincerely,



Rob Ferrera
 Environmental Specialist
 Environmental Management
 Legislative & Regulatory Affairs
 Sacramento Municipal Utility District

Cc: Pat Durham
 Steve Johns
 Susan Oto
 Kathleen Ave
 Greg Hribar



