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## **2.0 PROJECT DESCRIPTION**

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This section describes the proposed Southeast Policy Area Strategic Plan Project (Project), depicts the location of the Project both regionally and locally, and describes the existing conditions of the Project area and vicinity, as well as the Project objectives and a general description of the Project's technical and environmental characteristics. A detailed list of the approvals required to implement the Project is also included. As the City of Elk Grove would make a number of decisions on this Project, all decisions subject to the California Environmental Quality Act (CEQA) are listed and the implementation process is described in the order that it would occur. This includes actions the City would take now and actions that may be taken in the future.

For a description of the background, purpose, intended use, and type of EIR, please refer to Section 1.0, Introduction, of this document. This Project Description has been prepared in compliance with CEQA Guidelines Section 15124.

### 2.1 PROJECT LOCATION AND SETTING

The Project area is located in the southern portion of Elk Grove, in Sacramento County (**Figure 2.0-1**). The approximately 1,200-acre proposed Project area includes the entirety of the City's Southeast Policy Area (SEPA) as set forth in the City's General Plan. The Project area is located to the west of State Route 99, east of Big Horn Boulevard and Bruceville Road, south of Bilby Road and Poppy Ridge Road, and north of Kammerer Road (**Figure 2.0-2**).

The Project area has historically been used for agricultural purposes and is primarily undeveloped with some scattered agricultural residences, ornamental landscaping, and outbuildings. A drainage channel, flowing in an east-west direction, bisects the Project area. The Project area comprises 38 parcels with various landowners, and existing zoning provides for agricultural uses with 20- and 80-acre minimum parcel sizes (AG-20/AG-80).

#### SURROUNDING LAND USES

The Project area is bordered to the north and west by the approved Laguna Ridge Specific Plan (LRSP) Area, which is partially developed primarily with residential uses. The southern border of the City is adjacent to the southern boundary of the Project area, beyond which are existing agricultural land uses. To the east are the approved Sterling Meadows project and the approved Elk Grove Promenade. Sterling Meadows has not yet been constructed, but has been approved. Construction began on the Elk Grove Promenade in 2008, but halted in 2009. The regional shopping mall remains unfinished and unoccupied.

#### BACKGROUND

The City of Elk Grove adopted its General Plan in November 2003, which included the establishment of several policy areas that were each to be guided by specific land use policies. The SEPA was one of these policy areas (see General Plan Policy LU-32) and represents the last unplanned new development area in the City.

In 2006, an application was filed with the City for the development of a specific plan for the SEPA. This application was ultimately withdrawn by the Project applicant. In July 2012, the City Council initiated the master planning of the SEPA, which is this Project (City of Elk Grove 2013).

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### 2.2 PROJECT OBJECTIVES

Section 15124 of the State CEQA Guidelines requires that a project description be accompanied by a “statement of objectives sought by the proposed project.” The guidelines go on to state that the “objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.”

The City has established the following objectives for the Project for purposes of CEQA:

- 1) Develop a comprehensive master plan for the Southeast Policy Area with a range of job opportunities that are supported by a mix of other land uses.
- 2) Provide land for new employment-generating land uses which will improve the City’s jobs-to-housing ratio.
- 3) Provide for the orderly and logical growth and development of the City consistent with the vision in the General Plan.
- 4) Integrate with surrounding land uses through the incorporation of parks and open space, trails, and landscape buffers, and provide for a complete transportation network made up of roadways, sidewalks, trails, and transit (including light rail) to allow for the safe and effective movement of people and goods within the Project area and connect them with other parts of the City and region.

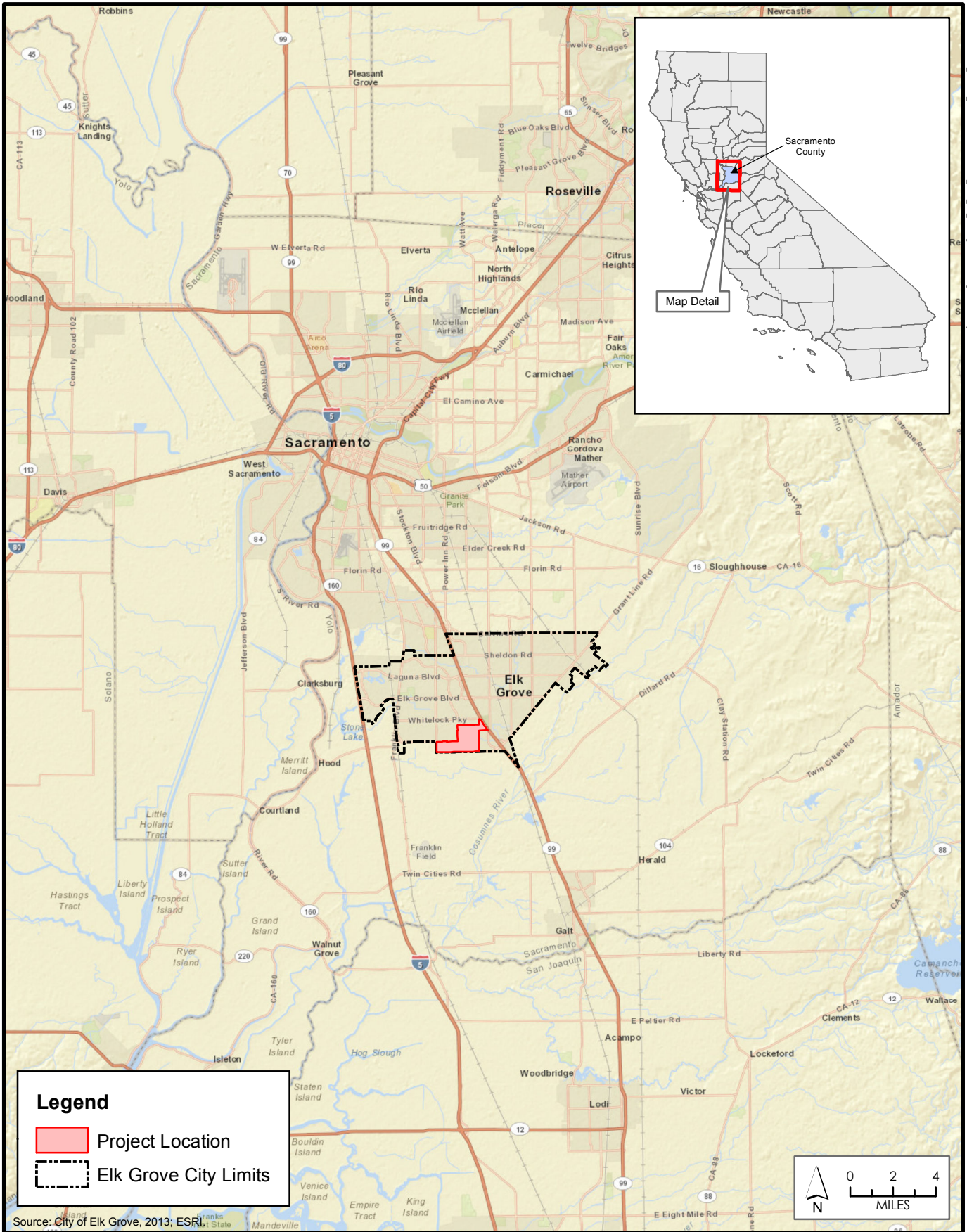
### 2.3 PROJECT CHARACTERISTICS

#### OVERVIEW

As mentioned, the Project analyzed in this EIR is the Southeast Policy Area Strategic Plan. The Project includes the following components as directed by the City Council:

- A **Community Plan**, to be adopted as part of the General Plan, which provides policies for development of the Project area.
- A **Special Planning Area (SPA)**, which is a regulatory tool authorized by Title 23 of the City’s Municipal Code. The SPA would provide zoning regulations for the Project area.
- **Technical studies** covering the following topics, which identify the necessary on- and off-site infrastructure needed to serve the Project:
  - Traffic
  - Water
  - Sewer
  - Drainage

The following describes the various portions of the Project in greater detail.



Source: City of Elk Grove, 2013; ESRI

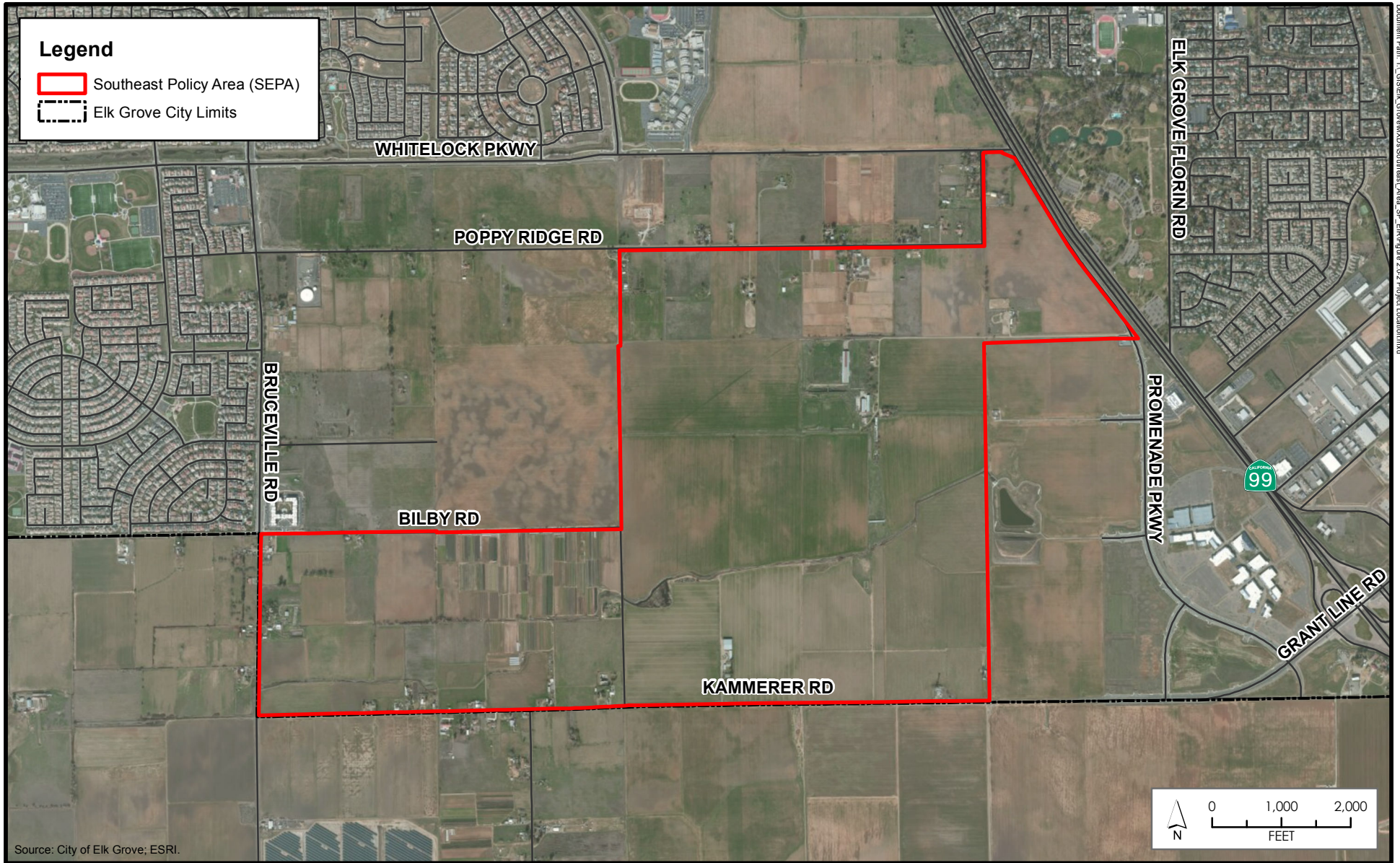


City of Elk Grove  
Development Services

**Figure 2.0-1**  
Regional Vicinity







Document Path: \\GIS\ELG\_Gov\GIS\Projects\Southwest\_Area\_SIP\_EIR\Figure 2.0-2 Project Location.mxd

**Figure 2.0-2**  
Project Location





### COMMUNITY PLAN

The Community Plan provides an overall policy basis and development guidelines for all development within the policy area, and future development within the policy area must be consistent with the Community Plan.

The Community Plan would provide for the future development of approximately 1,200 acres in the southern portion of the City. The land use plan would allow for the development of mixed-use, commercial, office, and industrial/flex space that would generate approximately 23,410 new jobs, approximately 4,790 residential units of varying types and densities, three elementary schools, and parks.

### Vision and Guiding Principles

In March 2013, the City Council identified a series of Guiding Principles for the SEPA. The Guiding Principles identify the overall objectives of the Community Plan and guide the formulation of the land use plan and the policies and standards contained within the Community Plan and accompanying documents.

### Vision Statement

The primary objective for the SEPA is to plan for a range of job opportunities that are supported by a balanced mix of locally oriented retail uses and residential densities. The SEPA will be a regional destination for both employment activities and sports and entertainment. The SEPA will integrate with surrounding land uses through the incorporation of parks and open space, trails, and landscape buffers. A complete transportation network made up of roadways, sidewalks, trails, and transit (including future light rail) will allow for the safe and effective movement of people and goods within the Plan Area and connect them with other parts of the City and region. Development will be of quality design and materials that contribute to the sense of place and identity for the area.

### Employment-Oriented Development

At its core, the SEPA is an employment-oriented development—that is to say, it is a community that supports and encourages the development of employment uses. It does this by:

- Creating opportunities for a range of employment prospects without predisposing any one use.
- Providing nearby places for employees to live at a variety of price points.
- Providing services for employees, including daily shopping and education.
- Providing recreational opportunities for employees within employment areas and the larger community.
- Providing a feasible range of choices for employees on how to get to work (e.g., car, bus, walking, biking).
- Engaging corporate attention and apply the power of public/private partnerships.
- Creating a total community, not individual, unrelated projects.

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### Guiding Principles

The following principles provide an overarching development framework for development of the Project area.

#### **I. Urban Design/Public and Private Realm Design**

- Create a strong sense of identity, community, neighborhood, and development at a personal scale.
- Implement quality urban design elements throughout the Plan Area by incorporating locally and environmentally sensitive landscaping, site amenities (e.g., sidewalk furniture, pedestrian lighting, bike racks), and complementary architectural design.
- Locate land uses in a manner that are complementary to each other, thereby reducing the potential for interface conflicts.

#### **II. Land Use**

- Create a plan that provides a mix of land uses, including employment and residential opportunities supported by commercial and neighborhood-oriented uses and services such as parks, pedestrian and bike paths/trails, and recreational opportunities.
- Provide flexibility for the intensity and density of land uses to respond to changes in economic, market, and social factors while maintaining land use compatibility.
- Provide space for a destination that can be both a local and regional draw (e.g., large sports complex and supportive uses).
- Employment Opportunities/Jobs Development
  - Designate sufficient employment-oriented land uses to create job opportunities and improve the jobs to housing balance within the City.
  - Locate employment uses throughout the Plan Area to take advantage of transportation corridors and proximity to other land uses.
  - Locate a large block of employment uses that includes both office and industrial/flex space, to provide opportunities for development of an office park/campus.
  - Provide synergy opportunities between employment land uses and supporting retail/commercial and residential uses.
- Mixed-Use
  - Encourage mixed-use development (e.g., mixed-use buildings with retail uses on the ground floor and office or residential on upper floors) within a community core that includes a future transit (e.g., light rail) station. Centrally locate the community core in the Plan Area and make it easily accessible by a range of uses and services.

- Residential Uses
  - Provide a diverse range of housing densities and product types from low-density estate housing to higher-density multi-family residential opportunities.
  - Multi-family residential uses should be located near transit facilities and, where feasible, near commercial and employment uses.
- Public Services and Community-Oriented Uses
  - Locate educational facilities in the most effective locations for successful attendance, usefulness to the community, and utilization of future public transit facilities.
  - Provide landscaped paseos and/or other off-street pedestrian and cycling amenities, increasing walkability and providing pedestrian connectivity throughout the Plan Area as well as into adjacent properties. Provide linkages in an east-west and north-south direction.
  - Create a plan that makes active and passive park facilities available at a level consistent with City and Cosumnes Community Services District (CCSD) policies.
  - Identify the drainage infrastructure within the Plan Area as dual use facilities, incorporating both drainage functions and recreation opportunities as possible. Recreation opportunities could include active trail amenities along the channel, enhanced landscaping, golfing, and other features as feasible.

### III. Circulation

- Organize land uses and provide linkages to allow for a significant percentage of Plan Area employees, students, and residents to be located within close proximity of, and easy access to, future transit facilities.
- Provide the sufficient intensity of employment and residential opportunities to attract an appropriate level of public transit services.
- Provide landscaped parkways and pedestrian and bicycle connections throughout the Plan Area to provide linkages between land uses internally and to surrounding areas.
- Provide a circulation system that adequately supports the anticipated level of traffic in the plan area.

### IV. Environmental Sensitivity

- Design the Plan Area in a manner which comprehensively addresses drainage and flood control for both on-site and off-site properties.
- Create a self-mitigating plan that, to the extent feasible, incorporates environmental mitigation measures into project design.
- Promote the efficient use of energy and resources.

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### V. Contextual Compatibility

- Develop a plan that recognizes the right of existing uses (both within the Plan Area and adjacent), including agricultural/rural residences, to continue and to minimize impacts upon these uses.
- Create a plan compatible with adjacent properties. Accommodate connectivity of roadways, pedestrian and bicycle access, and recreation facilities across Plan Area boundaries.
- Create a plan that complements existing and planned commercial corridors and centers within the City.

### Land Plan

Overall, land uses are centered around a core area located near the center of the Project area where the most intense land uses would be built surrounding a future extension of light rail. The core area would also be where most of the job-generating land uses would be located, including most of the Office, Light Industrial/Flex Space, and Mixed Use land uses planned for the Project. Residential densities have been laid out with the most intense residential areas closest to the core area, becoming less and less dense as the distance from the core area increases. This situates the highest densities and concentrations of both residents and jobs closest to transit and major roads.

Three elementary school (K-6) sites are located within the Project area, each having the capacity for 850 students. Based on information from the Elk Ground Unified School (EGUSD), the City has determined that the proposed residential units within the Project area would generate 1,690 elementary school students, 451 middle school students, and 832 high school students, for a total of 2,973 students. Based on these projections, the Project area alone would only require two elementary schools, but the Community Plan has included an additional elementary school site to address an existing deficiency of elementary schools in surrounding areas. The EGUSD has determined that the three elementary schools within the Project area would address the cumulative need for additional elementary school capacity. Each school site is expected to generate 65 jobs, resulting in approximately 195 employees at the three school sites. Middle and high school students generated within the Policy Area would attend existing schools in surrounding areas.

The Community Plan includes approximately 20 acres of major, or key, parkland. This does not reflect the full parkland need for the Project, which will require the siting of various local and neighborhood-level parks throughout the Project area. Based on City and CCSD parkland standards, new development triggers the need for a minimum of 5 acres per 1,000 residents within the service area. Based on the projected population of the Project area, the City estimates that the Project will generate the need for approximately 88 acres of developed parkland that would need to be accommodated by subsequent development in the Project area.

### SPECIAL PLANNING AREA

The proposed Special Planning Area (SPA) will function as the zoning regulations for development of the Project area. Section 23.16.100 of the City's Municipal Code establishes SPAs and describes them as follows:

"The special planning area (SPA) process is established as a process whereby the City Council or the Planning Commission may initiate proceedings to regulate property in areas throughout the City that have unique environmental, historic, architectural, or other features which require special conditions not provided through the application of standard zone regulations. It is recognized that in certain circumstances it may be desirable to provide for a greater range or mixture of uses in an area than would be permitted in the standard land use zones of this title. It is the purpose of this section to provide the method for the City to guide the development of such areas so as to preserve such unique characteristics or provide for a broader mixture of land uses when appropriate."

In summary, a Special Planning Area creates unique development standards for a project when the objectives of the project cannot be addressed through the application of standard zoning regulations as provided in Title 23 (Zoning) of the City's Municipal Code.

The proposed SPA for the Project establishes the land use pattern, allowed uses, and development standards for land within the SPA. It also includes standards for pedestrian spaces, requirements for building orientation, and design standards for new buildings. The SPA includes the following chapters:

- **Chapter 1 (Introduction)** provides an overview of the SPA and how it is organized, and includes an overview to the reader on how to use the document.
- **Chapter 2 (Land Plan)** describes the system of land use classes and land use designations that form the basis for the area land plan and provides the land plan for the area. This chapter also includes a community character section to illustrate the relationship between various land use designations.
- **Chapter 3 (Allowed Uses)** identifies the allowed land uses in each specific land use type, along with permit requirements.
- **Chapter 4 (Physical Form)** identifies the regulations for the physical form of development within the Project area across five physical form types: streets, buildings, frontages, community spaces, and common features.
- **Chapter 5 (Design Protocol)** establishes design requirements and guidelines (referred to collectively as design protocols) for development.
- **Chapter 6 (Glossary)** Provides definitions for terms unique to the SPA.

### SPA Land Plan

The SPA includes a detailed land plan (**Figure 2.0-3**) that illustrates the location and alignment of specific land use types that make up the SPA. All subsequent development within the SPA will be consistent with this land plan. This map is more detailed and specific than the land plan provided in the Community Plan. This is similar to the relationship between a general plan land use map and zoning, where the general plan provides broad land use direction and the zoning implements this direction with specific zoning districts and land use requirements. For example, the Community Plan does not identify the general alignment of trails, the location of all park sites, or the location and extent of drainage basins. This level of detail is left to the SPA, which includes these specific features and requirements.

The SPA Land Plan includes the land uses shown in **Table 2.0-1**.



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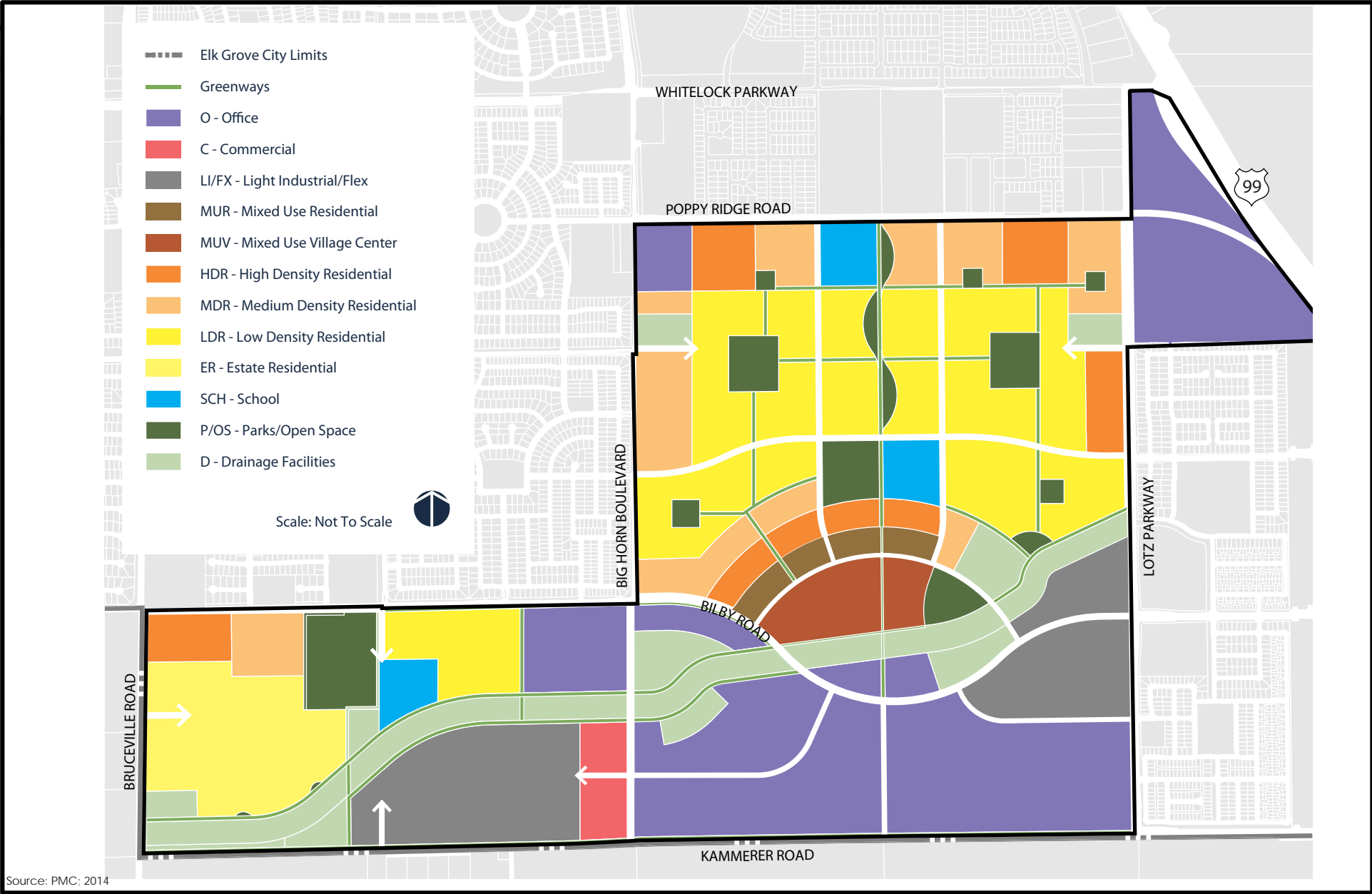
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**TABLE 2.0-1  
PROPOSED SPECIAL PLANNING AREA LAND USES AND APPROXIMATE ACREAGE**

<b>Land Use</b>	<b>Acreage (Approximate)</b>
Employment Hub/Core	
Office	280
Commercial	14
Light Industrial/Flex	108
Village Center	
Mixed Use Residential	14
Mixed Use Village Core	27
Residential/Neighborhood	
Estate Residential	63
Low Density Residential	212
Medium Density Residential	95
High Density Residential	61
Public/Semi-Public	
School	28
Parks/Open Space	61
Drainage Facilities	93
Trails	32
Major Right-of-Way	112
<b>Total</b>	<b>1,200</b>

### DEVELOPMENT POTENTIAL

Development of the Project area under the proposed Community Plan would result in the following maximum development potential (see **Table 2.0-2**). These values were calculated based on the refined land plan in the SPA.



Source: PMC, 2014



City of Elk Grove  
Development Services

FIGURE 2.0-3  
Land Plan



**TABLE 2.0-2  
MAXIMUM DEVELOPMENT POTENTIAL**

Land Use	Assumed Development Potential			
	Dwellings	Non-Residential Square Feet	Population	Jobs
Office	–	5,242,409	–	17,305
Commercial	–	179,177	–	423
Light Industrial/Flex	–	1,414,033	–	4,040
Village Center Mixed Use	326	993,311	1,058	1,465
Estate Residential	288	-	936	–
Low Density Residential	1,341	-	5,086	–
Medium Density Residential	1,324	-	5,018	–
High Density Residential	1,511	-	4,912	–
School	–	-	–	177
<b>Total</b>	<b>4,790</b>	<b>7,828,930</b>	<b>17,010</b>	<b>23,410</b>

INFRASTRUCTURE IMPROVEMENTS

**Storm Drainage**

The Project lies within Drainage Shed C, which covers nearly 7,900 acres in southern Sacramento County (see **Figure 2.0-4**). Of that total, approximately 2,100 acres lie within Elk Grove. The watershed generally slopes from east to west with an average slope of about 0.10 percent. The existing land use within the watershed is agricultural, with the exception of the Elk Grove Promenade site, which covers 525 acres in the upstream (eastern) portion of the watershed. Although the Promenade project was not completed, most of the site improvements, such as roads, parking lots, buildings, and underground utilities including a storm drainage pipe system, were constructed. The pipe system that collects runoff from the Promenade site delivers it to a detention basin that was constructed on the west side of a project known as the Sterling Meadows project.

Downstream of the existing detention basin, runoff is conveyed through the Project area in an agricultural drainage channel, which is referred to as the Shed C Channel. The Shed C Channel begins near the western boundary of the future Sterling Meadows project and conveys runoff to the southwest for approximately 12,600 feet until it reaches Bruceville Road. At that point, the channel exits the City and continues west for approximately 22,000 feet where it crosses under Interstate 5 and enters the Stone Lakes National Wildlife Refuge.

Channel Improvements

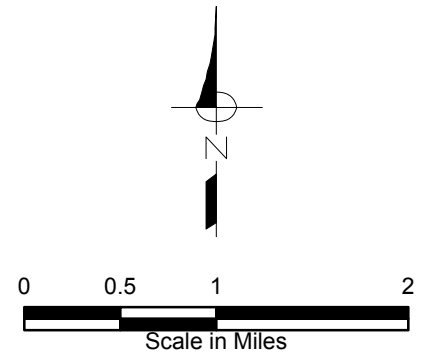
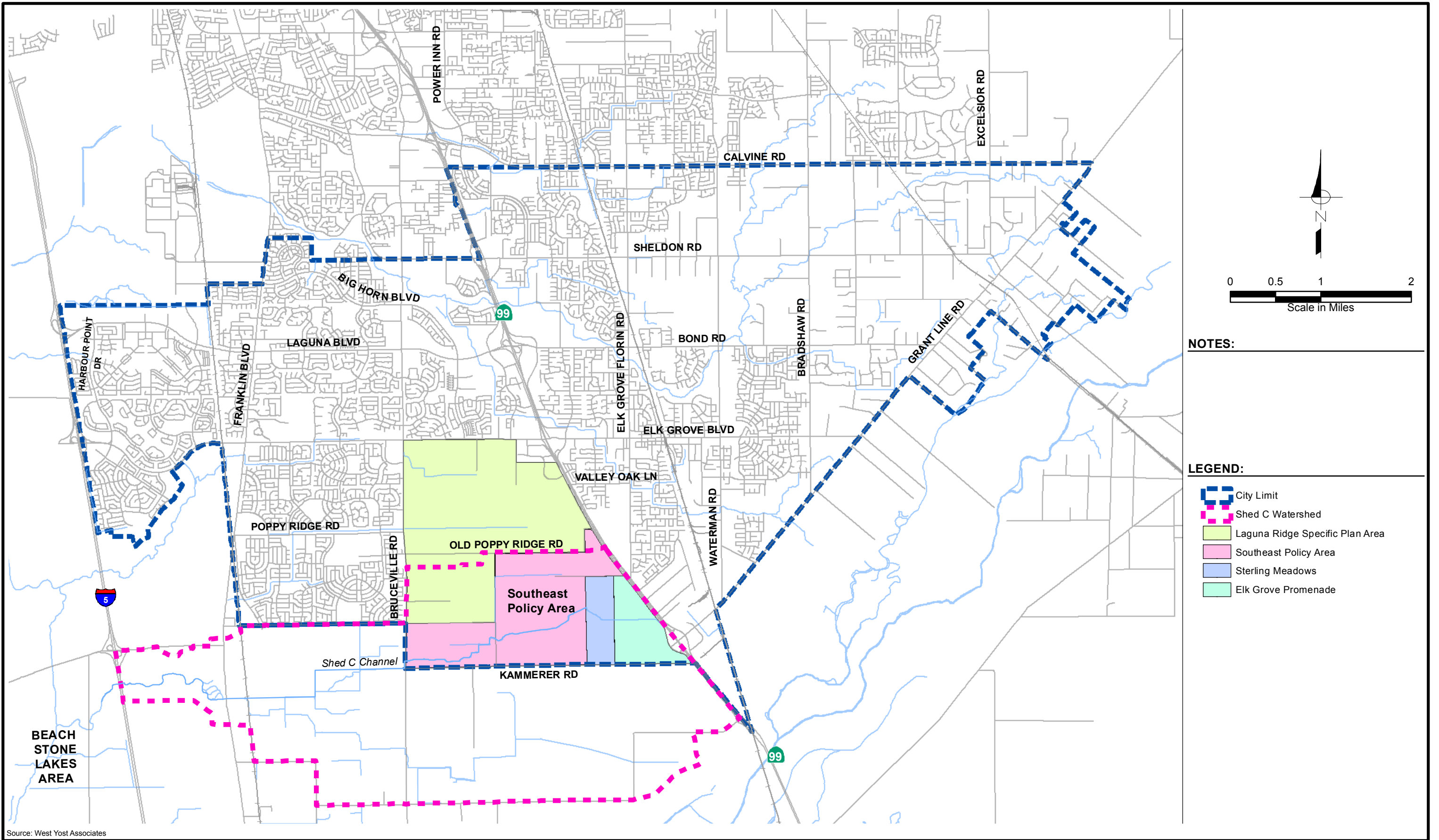
The City has prepared a master drainage plan for the Project, which calls for improvements to provide flood protection and mitigation, stormwater quality treatment, and hydromodification mitigation. This plan is an update, based on the currently proposed land plan, to the previous drainage planning for the Project area contained in the City's Storm Drainage Master Plan (SDMP). The SDMP envisioned the creation of a multifunctional drainage corridor within the Project area to provide flood control, wildlife habitat, wetlands, recreation, and stormwater quality treatment.

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

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NOTES:

LEGEND:

-  City Limit
-  Shed C Watershed
-  Laguna Ridge Specific Plan Area
-  Southeast Policy Area
-  Sterling Meadows
-  Elk Grove Promenade

Source: West Yost Associates

FIGURE 2.0-4  
Drainage Shed



The drainage concept for Shed C includes a multifunctional drainage corridor that will create and enhance the natural stream and habitat values. The multifunctional corridor will include a low-flow channel that is stable and self-sustaining and will be designed based on natural processes. The low-flow channel will meander within a larger floodplain corridor that will provide flood storage and conveyance as well as an opportunity for the creation of wetland habitat. The corridor will also include an access path that will provide recreational and educational opportunities for the City's residents.

The downstream end of the channel is relatively shallow. To provide as much depth as possible, it is proposed that some excavation be performed to deepen the existing channel downstream of Bruceville Road. The excavation would be limited to construction of a small pilot channel to eliminate existing high points in the channel. This would allow the Shed C Channel to be constructed deeper. The off-site excavation is only intended to provide extra depth in the on-site channel and is not intended to provide a significant increase in capacity downstream of Bruceville Road. It is estimated that the pilot channel would extend approximately 3,200 feet downstream of Bruceville Road and the average depth of excavation would be approximately 1.8 feet.

### Detention Basins

Additional key components of the drainage concept are detention basins that will be included at major inflow points to the drainage corridor. These detention basins will provide flood storage and flow duration control to mitigate for potential flood flow increases and hydromodification effects due to the proposed urban development in the watershed. They will also provide stormwater quality treatment and provide an opportunity for wetland creation. Runoff from the Project would be directed into one of these nine proposed basins. The general locations and approximate areas of the basins are shown on **Figure 2.0-5**, Drainage Master Plan. Underground pipe systems would convey runoff from small to moderate storms to the detention basins. During large events that exceed the capacity of the pipe systems, excess flow would be conveyed overland through streets and open space.

### **Wastewater**

Sanitary sewer service would be provided to the Project area by the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). Existing and planned sewer conveyance facilities border the Project area to the north, west, and east. These facilities would be extended to provide sewer service to the Project Area (Wood Rodgers 2013a, p. 1-6). Trunk line sewer sheds are shown in **Figure 2.0-6** and sewer system design for the Project area is shown in **Figure 2.0-7**.

The City prepared a Level II Sewer Study for the Project, which is subject to review and approval by the SASD. The sewer study identifies that the Project will connect to the planned/future Laguna Ridge South Lift Station, where wastewater flow from the Project will be combined with flows from the southern end of Laguna Ridge (the Phase 3 area) into a series of force mains that send flows to the regional treatment facility northwest of the City. One or more of the following improvements would accompany/support the development of the Laguna Ridge South Lift Station:

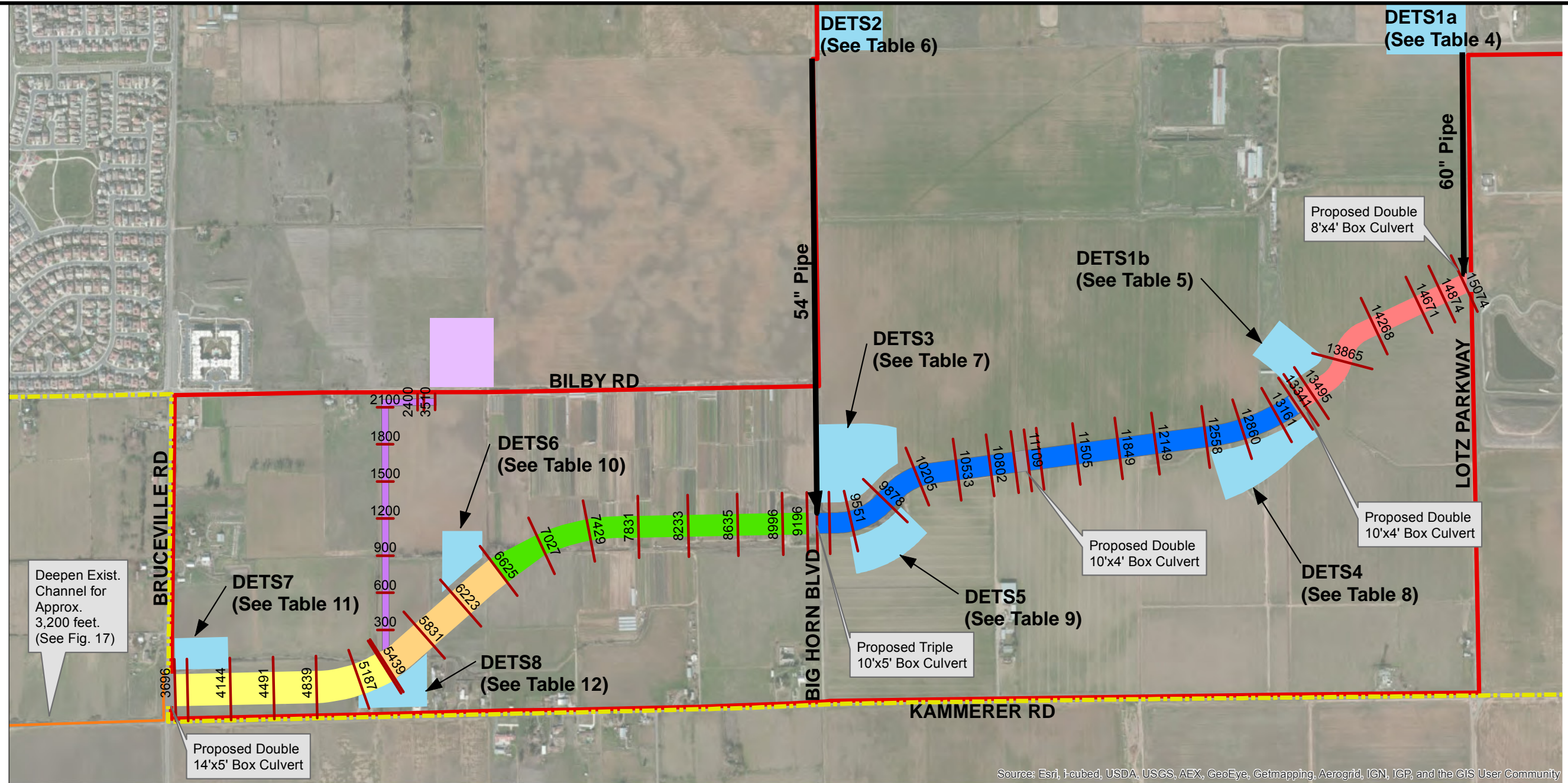
- Extend existing, unused force mains in Bruceville Road from their current terminus to the new pump station site. One of the force mains was planned to be used by the Laguna Ridge South station, and the other was previously used by the Rio Cosumnes Correctional Center pump station (the force main was rerouted to the Whitelock pump station, so the line to the north is unused).

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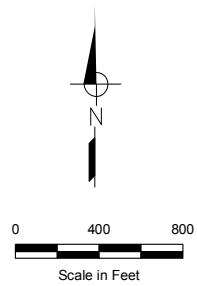
Source: Esri, Facebook, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

**Legend**

- City Limits
- Proposed Detention Basin
- HEC-RAS Cross Section Location and Station
- Proposed Channel Reach 1
- Proposed Channel Reach 2
- Proposed Channel Reach 3
- Proposed Channel Reach 3b
- Proposed Channel Reach 4
- Channel Proposed with Laguna Ridge Specific Plan
- Detention Proposed with Laguna Ridge Specific Plan
- Offsite Channel Improvements
- Southeast Policy Area

**Notes**

1. Detention basin locations and sizes are approximate. See Tables 4 through 12 for required storage volumes.
2. See Table 14 for channel dimensions.

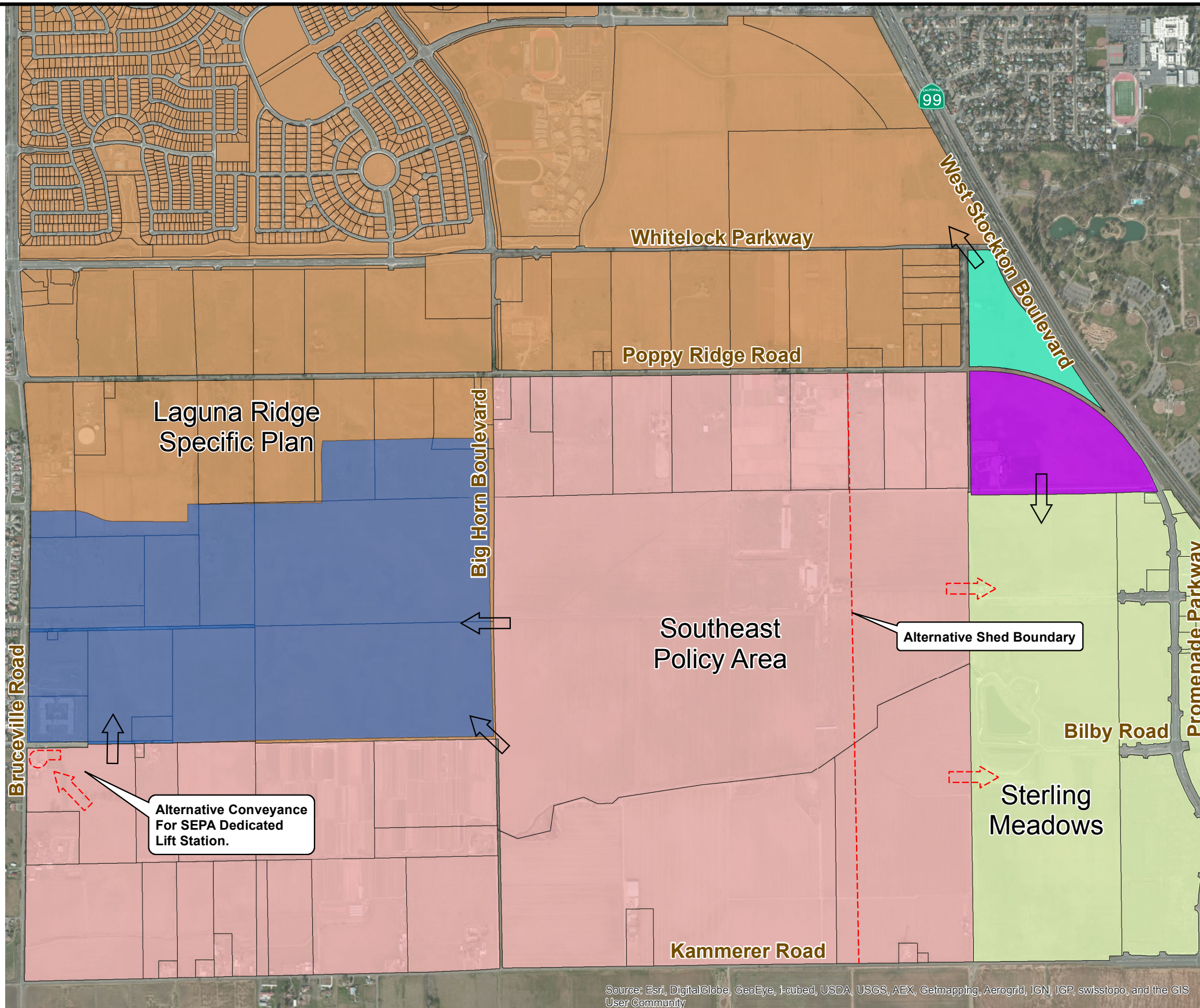


Source: West Yost Associates

**FIGURE 2.0-5**  
Proposed Drainage Facilities and Channel Reaches







- Elk Grove Trunk Shed (West of Hwy. 99)
- Elk Grove Trunk Shed (SEPA Portion)
- Laguna Ridge Trunk Shed (North LS)
- Laguna Ridge Trunk Shed South LS (SEPA Portion)
- Laguna Ridge Trunk Shed (South LS)
- Laguna Ridge Trunk Shed North LS (SEPA Portion)
- Indicates Preferred Sewer Conveyance Path
- Indicates Alternative Sewer Conveyance Path

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Source: Wood Rodgers

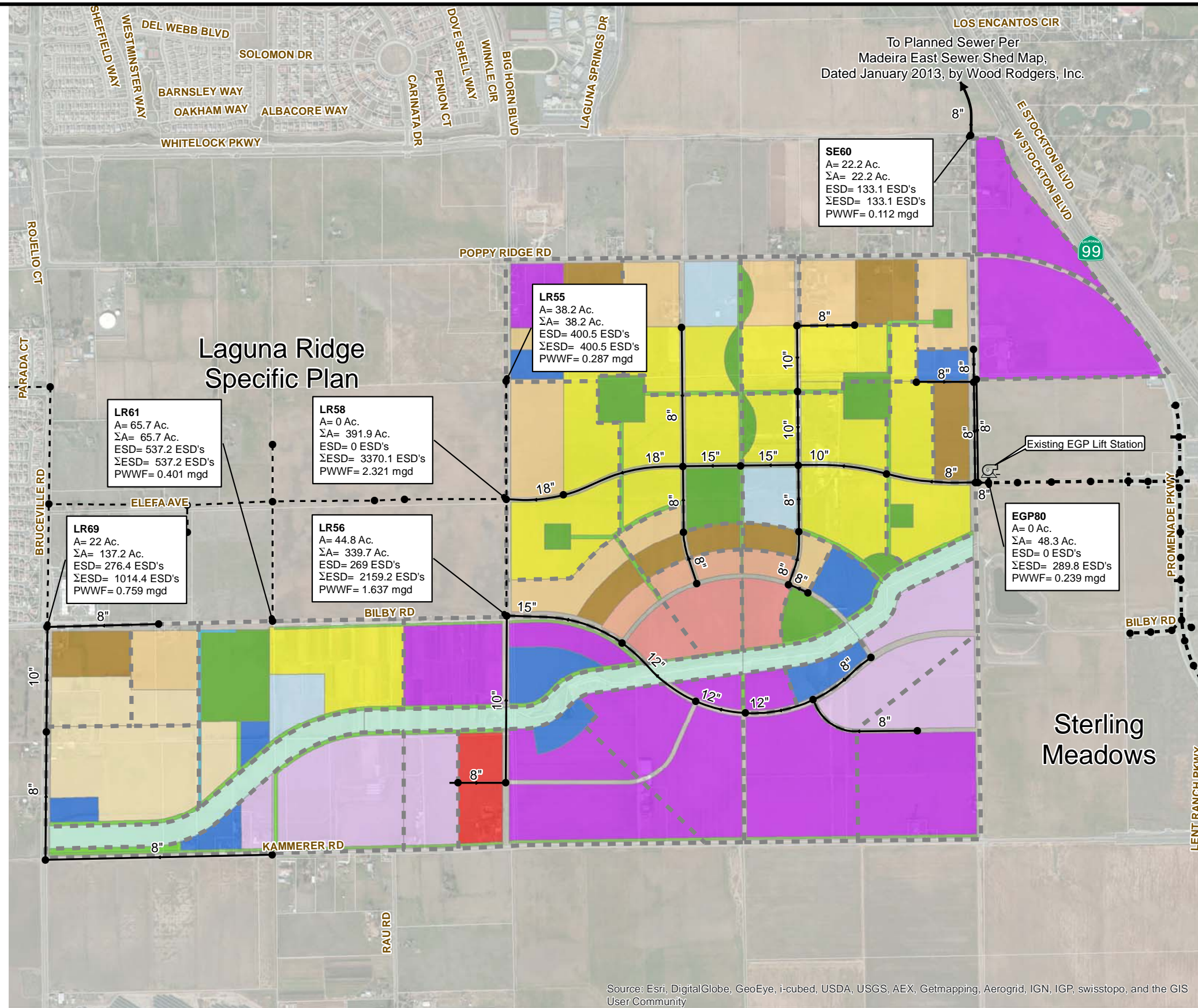


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**FIGURE 2.0-6**  
Proposed Trunk Sewer Sheds







Source: Wood Rodgers



City of Elk Grove  
Development Services

**FIGURE 2.0-7**  
Proposed Sewer System Design



- If additional capacity is needed, extend and upsize these existing, unused force mains.
- Construct a new force main parallel to the existing force mains in Bruceville Road to an available outfall.

If future shed shifts are proposed for areas on the eastern portion of the Project area, allowing for a portion of the Project to sewer to the existing Elk Grove Promenade Lift Station, improvements to existing sewer facilities within the Elk Grove Promenade Sewer Study area will likely be necessary. These potential improvements include, but not limited to, the following:

- Upsizing and/or addition of pumps at the lift station site
- Expansion of the existing wet well at the lift station site
- Upsizing of the existing forcemain(s) and/or installation of parallel forcemain(s) from the lift station to the existing outfall at East Stockton Boulevard

The determination of improvements necessary to support a possible shed shift will be identified as part of a subsequent Level III Sewer Study for the area that would be sewer to the Elk Grove Promenade Lift Station.

### **Water**

Domestic water service would be provided to the Project area by the Sacramento County Water Agency (SCWA). Existing and planned domestic water facilities border the Project area to the north, west, and east. Twenty-inch transmission lines are located in Bilby Road on the north and in Bruceville Road on the west, and there is a 20-inch transmission main stub in Whitelock Parkway at the location of the future Lotz Parkway on the east. These existing facilities would be extended to provide domestic water service to the Project area (Wood Rodgers 2013b, p. 10-11). Water facilities are shown in **Figure 2.0-8**.

The proposed Project will require connection to existing water pipes along Bilby Road, Bruceville Road, Big Horn Boulevard, and Lotz Parkway. These pipes were assumed in the Laguna Ridge Specific Plan, the Sterling Meadows project, the Lent Ranch (Promenade) project, and East Franklin Specific Plan and the impacts associated with these water lines were analyzed in their respective environmental documents. The SCWA Zone 40 Water System Infrastructure Plan also identified a number of well sites within the Laguna Ridge Specific Plan and Sterling Meadows project that would serve the proposed Project, as well as other development in the area.

### **Energy**

The Sacramento Municipal Utility District (SMUD) provides electricity service to customers in Sacramento County. SMUD has sufficient electricity generation capacity to provide adequate electrical supplies from its power plants, including hydroelectric, natural gas, wind, and solar-power electrical generation facilities. In addition, SMUD is able to purchase additional electricity as the need arises. Natural gas service would be supplied by Pacific Gas and Electric Company (PG&E), an investor-owned utility regulated by the California Public Utilities Commission. PG&E has an extensive natural gas distribution pipeline network to provide adequate service in the Sacramento area, including 4 ½-inch to 16-inch pipelines located within road or utility rights-of-ways in Elk Grove. (Elk Grove. 2003. p.4.12-74) All construction and maintenance activities for natural gas facilities are the responsibility of PG&E.

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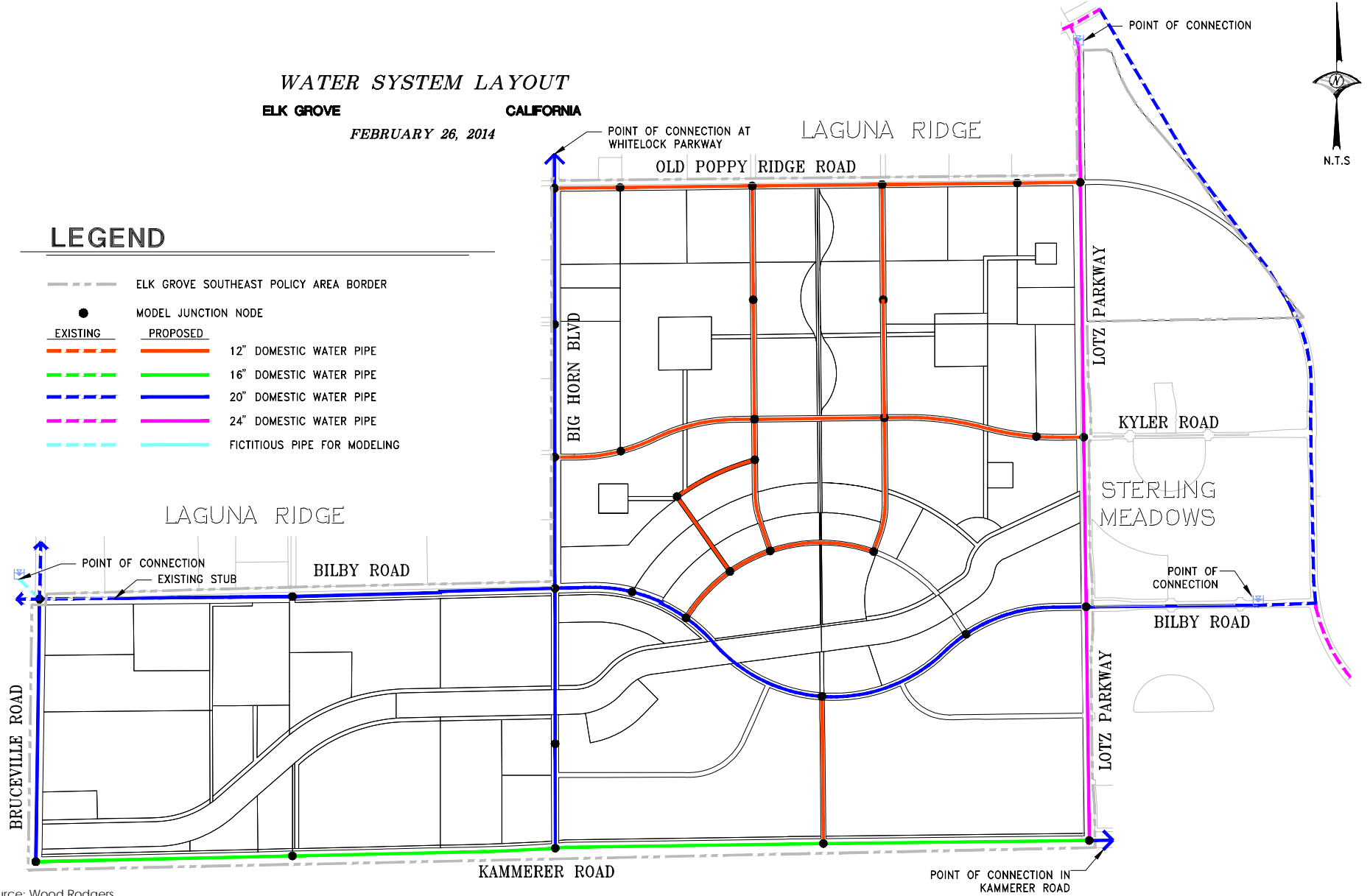
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**WATER SYSTEM LAYOUT**  
**ELK GROVE CALIFORNIA**  
 FEBRUARY 26, 2014



**LEGEND**

- ELK GROVE SOUTHEAST POLICY AREA BORDER
- MODEL JUNCTION NODE
- EXISTING      --- PROPOSED
- 12" DOMESTIC WATER PIPE
- 16" DOMESTIC WATER PIPE
- 20" DOMESTIC WATER PIPE
- 24" DOMESTIC WATER PIPE
- FICTITIOUS PIPE FOR MODELING



Source: Wood Rodgers



City of Elk Grove  
 Development Services

**FIGURE 2.0-8**  
 Proposed Water System





The on-site service lines would be sized to meet the demand of the Project, and public utility easements would be dedicated to the City for all underground facilities. Extension of lines and construction of facilities would occur concurrently with development phases, and the location of this infrastructure would be identified in the final project design. All new on-site infrastructure would be installed underground in conformance with City standards.

SMUD service is provided from existing connections to the north in the Laguna Ridge area, as well as the existing 69-kV line along Kammerer Road. A future substation will be constructed as part of the Project near the intersection of Kammerer Road and Big Horn Road. This substation will provide service to the majority of the Project.

### POTENTIAL FUTURE SPORTS COMPLEX WITHIN THE PROJECT AREA

The Community Plan and SPA include a Sports Complex Overlay, which provides an opportunity for future siting of a sports complex within the Project area. The Sports Complex Overlay would provide the option to develop this portion of the Project area with a regional complex with tournament-type sports fields and/or a stadium, on-site parking, associated lighting, and support facilities for facility maintenance, concessions, and player support facilities. At this time, the City has not received any specific development proposals for such a facility, and the Community Plan and SPA provide it as a future option, but it is not certain whether it will be developed. A specific location or possible locations for a sports complex has not been identified as part of this Project and it is not known what SPA land uses it could displace. This EIR addresses the potential for the development of a regional sports complex to the greatest extent feasible, but if an application for a sports complex is received, additional environmental review would be required.

## 2.4 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

### CITY OF ELK GROVE

The Project area is under the jurisdiction of the City of Elk Grove. Actions that would be required from the City Council, Planning Commission, and/or City staff include, but are not limited to, the following:

- Certification of an Environmental Impact Report and adoption of a Mitigation Monitoring and Reporting Plan
- Adoption of the Community Plan
- Approval of rezoning the Project area to the Special Planning Area
- Approval of a community facilities district and/or other financing mechanisms

The EIR will be used to support subsequent City actions, including, but not necessarily limited to:

- Approval of large- and small-lot subdivision maps, dividing the property into lots consistent with the Project
- Amendment to the City's infrastructure master plans and fee programs
- Approval of design reviews, conditional use permits, and other required planning approvals
- Approval of building and grading permits, improvement plans, and final maps

## **2.0 PROJECT DESCRIPTION**

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### OTHER AGENCIES

Approvals required by other agencies may include:

- Sacramento County Local Agency Formation Commission (LAFCo) approval to annex the Project area into the territory of the Sacramento Area Sewer District
- Sacramento County for permits related to well abandonment, and removal of above ground and below ground storage tanks
- Section 404 permit from the US Army Corps of Engineers (USACE)
- Biological Opinion from the US Fish and Wildlife Service (USFWS) for Project impacts on special-status species
- Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW)
- Section 401 certification from the Regional Water Quality Control Board (RWQCB)
- Construction Activity Stormwater permit from the RWQCB
- National Pollutant Discharge Elimination System (NPDES) permit from the RWQCB
- Department of Toxic Substances Control (DTSC) clearance
- Elk Grove Unified School District and California Department of Education approval of school site acquisition and construction plans

### REFERENCES

City of Elk Grove. 2003. City of Elk Grove General Plan Draft Environmental Impact Report.

———. 2013. *Southeast Policy Area Community Plan*.

Wood Rodgers. 2013a. *Elk Grove Southeast Policy Area Level II Sewer Study*.

———. 2013b. *Elk Grove Southeast Policy Area Master Water Plan*.

## **2.0 PROJECT DESCRIPTION**

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