

APPENDIX B - NOTICE OF PREPARATION



DEVELOPMENT SERVICES – PLANNING
8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758
TEL: 916.683.7111 • FAX: 916.691.3175 • www.elkgrovecity.org

NOTICE OF PREPARATION OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

DATE: September 6, 2013

TO: Office of Planning and Research, Responsible and Trustee Agencies

LEAD AGENCY: City of Elk Grove
Contact: Sarah Kirchgessner
8401 Laguna Palms Way
Elk Grove, CA 95758

SUBJECT: Subsequent Environmental Impact Report for the Civic Center Aquatics Complex

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Elk Grove (as lead agency, hereinafter City) intends to prepare a Subsequent Environmental Impact Report (SEIR), consistent with Section 15162 of the State CEQA Guidelines (Division 6 of Chapter 3 of Title 14 of the California Code of Regulations, hereinafter the CEQA Guidelines), for the Civic Center Aquatics Complex Project (the "Project," described later in this document). In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with sufficient information describing the Project and its potential environmental effects.

The determination to prepare a Subsequent Environmental Impact Report was made by the City of Elk Grove following preliminary review of the Project. As a SEIR is clearly needed for the Project, no initial study has been prepared for the Project, and is not required, pursuant to CEQA Guidelines Section 15063(a). Probable environmental effects of the Project are described in the attached Project Summary.

As specified by the CEQA Guidelines, the Notice of Preparation shall be circulated for a 30-day review period. **The comment period runs from Friday, September 6, 2013, to Monday, October 7, 2013.** The City of Elk Grove welcomes public input during the review period. In the event no response or a well justified request for additional time is received by any responsible agency prior to the end of the review period, the lead agency may presume that the responsible agency has no response (CEQA Guidelines Section 15082(b)(2)).

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

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

Two scoping meetings for the Project will be held at the City of Elk Grove City Council Chambers, located at 8400 Laguna Palms Way in Elk Grove as follows:

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- **Thursday September 19, 2013 at 6:00 p.m.**
- **September 26, 2013 at 11:00 a.m.**

A. PROJECT LOCATION AND BACKGROUND

The approximately 30-acre proposed Project site is located at the southwest corner of the intersection of Civic Center Drive and Big Horn Boulevard in the Laguna Ridge Specific Plan area (**Figure 1**). The Project Site is bordered to the north by the future Civic Center site and to the south by the Elizabeth Pinkerton Middle School/Cosumnes Oaks High School. Single-family residential (The Grove subdivision) is located to the west of the Project site. To the east is the approved Allen Ranch subdivision which is currently under construction and a water treatment facility.

The Project area has historically been used for agricultural purposes and is primarily undeveloped with a vacant residence, ornamental landscaping, and outbuildings. There is a wetlands area, which is currently restricted under an Army Corps of Engineer permit limiting the use of the property for wetlands only. The specific plan designation for the Project site is Community Park (CP) with an underlying zoning district of RD-5. The General Plan designation is Public Park.

B. PROJECT DESCRIPTION

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

Competition Training/Facility

The competition/training facility consists of an Olympic-size swimming pool (approximately 50 meters by 25 yards, 2 meter depth) and a warm up pool with a signature 10-meter diving tower (approximately 25 meters by 25 yards, 17 foot depth). Additional facility components include:

- seating for 1,000+ under a shaded structure,
- water system,
- concessions,
- hot tub seating for 12 to 20 athletes,
- locker rooms,
- meeting room,
- office space and storage, and
- provisions for the use of a temporary enclosure (large tent/air dome) for larger events.

The competitive facilities are anticipated to be home to multiple Elk Grove high schools and a variety of regional club teams for practices and meets. It is also intended for large scale competitive tournaments drawing people from outside the region.

Commercial Recreational Facility

The commercial recreation facility will consist of a waterpark, which may include, but would not be limited to, a lazy/adventure river, an approximately 20,000 sq. ft. wave pool, slide attractions, children's aquatic play system, family activity pool, and various water feature elements such as spray grounds, geysers, private cabanas, an entertainment stage, a group pavilion, and water play features.

In addition to the standard waterpark elements/amenities, the facility may also include an adventure park, whose elements are weaved throughout the space and may include, but would not be limited to, a challenge ropes course (approximately 60 feet in height), zip lines

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(approximately 60 feet in height), family adventure sky trail, climbing wall, 14,000+ sq. ft. arcade and party rooms, and various challenge and team building elements and activities.

The water park/adventure park facility will include support buildings for administration and management, restrooms/showers and changing, lockers, multi-purpose training rooms, lifeguard and first-aid, waterpark retail space, concessions and food/beverage, maintenance, and mechanical/ equipment space.

Support and ancillary elements will be provided, which will include parking, drop-off arrival area, hardscape/landscape elements, pathways & trails, shade amenities, fencing, kiosks, screening, and theming.

Ancillary Components

In addition to the above, the Project is anticipated to include the following ancillary components:

- Parking
- Water Plant/Filtration System
- Alternative Power Source
- Restroom/Locker Facilities
- Team Equipment Storage
- Participants Rest Area
- Park area (approximately 5-acres) – passive park area with appropriate, grading, drainage, irrigation, ground cover/grass, pathways and lighting

Optional Development of Wetlands Area

Development of the wetlands area on the parcel south of Civic Center Drive between Big Horn Boulevard and Laguna Springs Drive (APN 132-1990-009) is currently restricted by an Army Corp of Engineer permit, limiting the use of the property for wetlands only. The permit requires that a path for public viewing of the wetlands be constructed. The City began preliminary design for approximately 900 feet of a 10-foot wide asphalt concrete trail within an "active" open space area that is part of a pond/marsh preserve area. The trail will include placement of a split-rail fence at the perimeter of the active open space area along the length of the trail, and placement of interpretive signs educating the public about wetland functions. However, this project is on hold pending development of the area for the Aquatics Complex.

The wetlands area could be developed as part of the Project if the Army Corp restrictions are removed and this area becomes available in the future for normal parkland usage.

C. PREVIOUS ENVIRONMENTAL DOCUMENTATION

The Laguna Ridge Specific Plan Environmental Impact Report (LRSP EIR) (SCH #2000082139) assessed the environmental impacts resulting from the construction and operation of the Laguna Ridge Specific Plan. The City of Elk Grove approved the Laguna Ridge Specific Plan and certified the Final EIR on June 16, 2004. The Laguna Ridge Specific Plan encompasses approximately 1,900 acres and consists of the development of residential, commercial, park, public school, and mixed-use land uses. The LRSP EIR identified significant and unavoidable impacts related to agricultural resources, transportation and circulation, air quality, noise, and visual resources. A Statement of Overriding Considerations was adopted for these significant and unavoidable impacts. The LRSP EIR also identified impacts to hazards and hazardous materials, public services and utilities, hydrology and water quality, biological resources, geology and geotechnical hazards, and cultural resources. These impacts were reduced to a less than

significant level with adoption of the recommended mitigation measures. A Mitigation Monitoring and Reporting Program (MMRP) was prepared and adopted with the Specific Plan. The MMRP is a binding document that runs with the land and would be applicable to the proposed Project.

All documents associated with the Laguna Ridge Specific Plan are available for review at the following location: City of Elk Grove, Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, CA 95758.

D. TYPE OF ENVIRONMENTAL DOCUMENT

The Subsequent EIR (SEIR) will be prepared pursuant to section 15162 of the CEQA Guidelines. A SEIR is prepared for projects that change substantially due to new information, a changed project description, or changed circumstances within which the project would take place. Generally, new information requiring a subsequent EIR would pertain to significant effects that were not previously analyzed. If the City finds pursuant to CEQA Guidelines Section 15162 that no new effects could occur or no new mitigation measures would be required, the City can approve the subsequent activity as being within the scope of the project covered in the Program EIR, and no new environmental document would be required.

E. PROBABLE ENVIRONMENTAL EFFECTS

The SEIR will evaluate whether the proposed Project would result in one or more significant environmental effects. The following issues will be addressed in the SEIR:

- Aesthetics, Light, and Glare
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Public Utilities
- Recreation
- Transportation

ISSUES SCOPED OUT FROM ANALYSIS IN THE SEIR

Some of the environmental issues would result in less than significant impacts and will not be discussed in the SEIR for the reasons discussed below.

Seiche, Tsunami, and Mudflow

Based on the Project's location (inland, away from any water bodies) and topography (relatively flat), there would be no impacts related to seiche, tsunami, or mudflow. This impact will not be discussed in the SEIR.

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Mineral Resources

The Project site is not used for mineral extraction, nor is it designated as an important mineral recovery site. Therefore, there would not be a significant impact on mineral resources, and this issue will not be discussed in the SEIR.

Airports, Airstrips, and Air Traffic Patterns

The airport nearest to the Project site is Sacramento Executive Airport, approximately 10 miles to the north. Because the Project site is not located in the vicinity of any airports, there would be no impacts associated with conflicts with airports or changes in air traffic patterns. This issue will not be discussed in the SEIR.

Use of Septic Systems

The Sacramento Area Sewer District is the agency responsible for providing sewer service within Elk Grove. A wastewater master plan is being developed for the Project. Because septic tanks or alternative wastewater disposal systems are not proposed, there would be no impact related to septic tanks or alternative wastewater disposal systems. Impacts related to septic tanks or alternative wastewater disposal systems will not be discussed in the SEIR.

FIGURE 1 PROJECT LOCATION

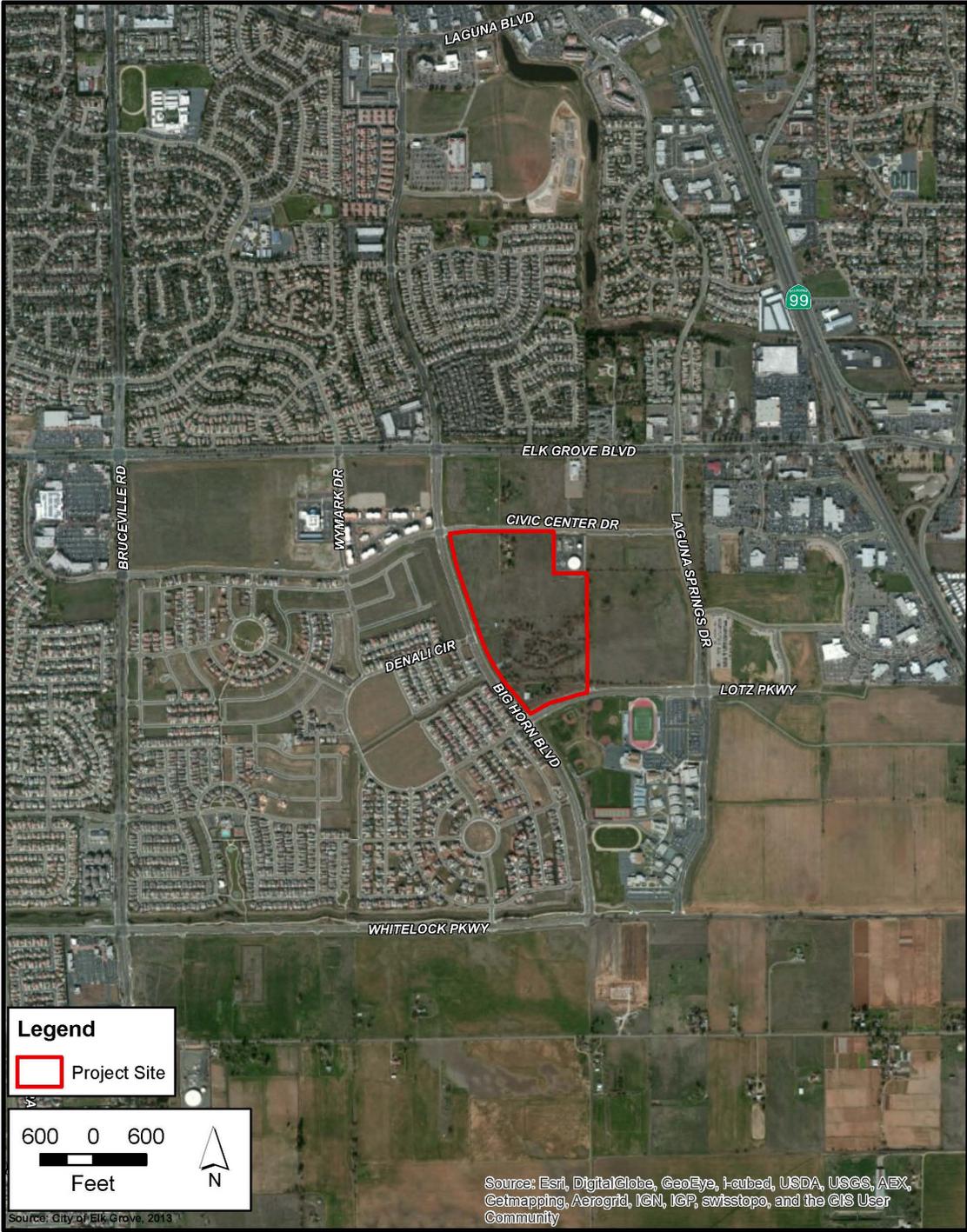


Figure 1
Project Location



