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COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING

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NOTICE OF PREPARATION The Reserve Specific Plan Draft Environmental Impact Report

Date: July 31, 2026
To: Public Agencies and Interested Parties
From: City of Elk Grove (City)
Subject: Notice of Preparation of a Draft Environmental Impact Report for The Reserve Specific Plan (PLNG24-047)

The City will prepare a Draft Environmental Impact Report (EIR), compliant with the California Environmental Quality Act (CEQA), for The Reserve Specific Plan (also known as “the Project” and “the proposed Project”). The City has determined that an EIR will be prepared for the proposed Project, and an Initial Study will not be prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) provides a Project description, Project location, and the probable environmental effects of the proposed Specific Plan. This NOP will be circulated for a public review and comment period that begins on July 31, 2026 and ends on August 31, 2026.

The City is soliciting comments regarding the scope and content of the EIR related to other agencies’ statutory responsibilities in connection with the proposed Project, as well as comments from interested members of the public. The City will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Specifically, input is requested on:

- (1) Scope of Environmental Analysis – guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the proposed Project;
- (2) Mitigation Measures – ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
- (3) Alternatives – suggestions for alternatives to the proposed Project that could potentially reduce or avoid potentially significant or significant impacts.

The City welcomes public input during the review and comment period. If the City has not received a response (or a well-justified request for additional time) from a responsible or trustee agency by the end of the review period, the City may presume that the responsible or trustee agency has no response (CEQA Guidelines Section 15082[b][2]). Please provide any written comments that you would like the City to consider, along with the name of the appropriate contact person in your agency and their contact information, to the address shown below no later than 5:00 pm on August 31, 2026.

City of Elk Grove Community Development Department
c/o Antonio Ablog
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Scoping Meeting

CEQA provides for a lead agency to facilitate one or more scoping meetings, which provide additional opportunity for informing the scope and content of an EIR. The City will host a scoping meeting on ***Monday, August 24, 2026 at 6:00 pm***. The scoping meeting will be held in the City of Elk Grove City Council Chambers located at 8400 Laguna Palms Way, Elk Grove, California. Information related to the Project, including how to access Project documents and how to participate in the public review process, will be provided at the scoping meeting.

PROJECT LOCATION AND SETTING

The Specific Plan Area encompasses approximately 850 acres of land south of Kammerer Road and west of State Route (SR) 99 (see Exhibit 1). The Project site is within the Kammerer/Hwy 99 Sphere of Influence Area (SOIA), which was approved by the Sacramento Local Agency Formation Commission (LAFCo) in February of 2018 (see Exhibit 1).

The Specific Plan Area is currently primarily agricultural land (i.e., field crops such as wheat, along with wine grapes and orchard trees), along with vineyard operations and the McConnell Estates winery and tasting room, with a few small outdoor storage areas, barns, and other agricultural outbuildings. One small rural residence is also present in the Specific Plan Area.

Agricultural land surrounds the Specific Plan Area to the north, northwest, and south. A Recurrent Energy solar facility, which provides energy to the Sacramento Metropolitan Utility District (SMUD), is adjacent to the southwestern portion of the Specific Plan Area. Areas to the northeast and east of the Specific Plan Area are developed with commercial and light industrial uses along SR 99 and north of West Stockton Boulevard, along with the Emerald Lakes Golf Course on the east side of SR 99. Areas to the north and west of the Specific Plan Area currently consist of agricultural land but are planned and anticipated for urban development under the City's General Plan, the Livable Employment Area Community Plan, the Southeast Policy Area, and the Elk Grove Crossing Specific Plan.

The Specific Plan Area is part of the South Study Area, as designated in the City's General Plan (see Exhibit 1), which envisions development of office, retail, and commercial services, as well as mixed-use development, medium- and high-density walkable residential development with transit access, and residential neighborhoods with easily accessible parks and open space. The City's General Plan includes transect-based land use designations as part of the Livable Employment Area Community Plan and Livable Employment Area Special Planning Area, adopted in 2025. The Community Plan is a framework to provide for higher densities and intensities of development within the Community Plan Area compared to other areas of the city – densities and intensities that are required to fulfill the vision and objectives of the Community Plan. "Transect" zoning, as part of the Community Plan, is intended to create a walkable urban area with transit-supportive, mixed-use development along Kammerer Road. The northern portion of the Specific Plan Area is designated by the City for

transect zoning, and the Specific Plan proposes to incorporate City transect zoning districts, including T3, T4, and T3R, as required by the City’s Livable Employment Area Community Plan and Livable Employment Area Special Planning Area.

PROJECT DESCRIPTION

PROPOSED LAND USES

A conceptual land use plan for the Specific Plan Area is shown in Exhibit 2. Lotz Parkway extends into the Plan Area from Kammerer Road to a large, landscaped roundabout, providing a distinct entry to the community. In addition, subject to future planning and design led by the Cosumnes Community Services District, approximately 100 acres shown on Exhibit 2 as an area outlined and labeled “Regional Park”, may be designed to include a regional sports facility, a portion for community serving parkland, and approximately 30 acres of commercial uses supportive of community and regional serving recreational facilities. The Specific Plan Area is located within an area where the Cosumnes Community Services District would provide fire protection, emergency medical, and parks and recreation services.

The Land Use Plan proposes higher-density residential and mixed-use development along the northern portion of the Specific Plan Area, consistent with the Livable Employment Area Community Plan’s vision for the Kammerer Road corridor. Non-residential uses are focused in the eastern portion of the Specific Plan Area. Lower-density residential uses are proposed for the center and southern portions of the proposed Specific Plan Area, with the lowest residential densities along the southern boundary as the land use transitions back to agricultural-residential. The proposed Land Use Plan is organized so development transitions from Mixed Use, Commercial, and Light Industrial/Flex uses to Medium Density Residential to Low Density Residential. The Land Use Plan incorporates a comprehensive bicycle and pedestrian network, which provides multi-use paths that connect the various residential neighborhoods, parks, school, and regional park.

The Specific Plan proposes to allow the development of a mix of commercial, office, and light industrial uses within the “Commercial” and “Light Industrial/Flex” land use districts proposed in the eastern edge of the Specific Plan Area adjacent to SR 99. The Specific Plan will ultimately identify land use designations for the plan area and the corresponding City Zoning Districts, which will specify allowable land uses and development standards for development within the Specific Plan Area. The City’s Limited Commercial (LC) and General Commercial (GC) Zoning Districts allow a broad range of retail, commercial services, lodging (in GC), banking and other professional services, offices, medical services, commercial recreation, eating and drinking establishments, live-work facilities, and other commercial uses, as well as public uses and social service and housing support uses. The City’s Light Industrial/Flex (LI/FX) Zoning District allows a broad range of non-residential uses, such as offices, storage, warehouses, wholesaling, retail, automobile and vehicle services, small-scale manufacturing, recycling facilities, public and quasi-public uses, wineries, tasting facilities, and other uses.

The City’s General Plan, along with the Livable Employment Area Community Plan and Livable Employment Area Special Planning Area adopted in 2025, establish transect-based land use designations, to be implemented through transect-based zoning. Consistent with this direction, the Specific Plan proposes transect-based zoning in the northern and northwestern portions of the Specific Plan Area along Kammerer Road, including Neighborhood Center Medium (T4) and Neighborhood Center Low (T3). The T4 and T3 (“T” for “transect”) zoning designations allow for a mix of uses, densities, and development intensities to provide housing, employment, and commercial opportunities, as well as two parks of approximately three acres each.

Farther south from Kammerer Road and transitioning to the southern boundary of the Specific Plan Area, traditional Medium Density Residential (MDR) and Low Density Residential (LDR) are proposed, along with several parks (14 acres), an elementary school (10 acres), and two detention basins (44.1 acres); an existing detention basin (4.6 acres) in the eastern portion of the Specific Plan Area would be connected via an existing open space channel (3.9 acres) to the proposed detention basin in the southeastern portion of the Specific Plan Area.

In total, the Specific Plan Area Land Use Plan would provide for approximately 3,500 dwelling units, approximately 60 acres of land designated for commercial uses (plus 30 additional acres of commercial oriented toward supporting the -community and regional serving recreational facilities), and approximately 93 acres designated for light industrial and office activities (see Exhibit 2). The proposed Land Use Plan would ultimately be implemented by the application of the appropriate City residential, commercial, open space, civic, and office/industrial zoning districts.

UTILITIES AND SERVICE SYSTEMS

The proposed Specific Plan will require on- and off-site installation of supporting underground utilities, including water, wastewater, electricity, natural gas, and telecommunications. The Specific Plan will include detailed descriptions of the planned infrastructure improvements that will be required to serve demand resulting from development proposed within the Specific Plan Area. Infrastructure for the Specific Plan will be required to comply with relevant design standards of service agencies and will be required to be consistent with the public facilities and infrastructure policies of the City's General Plan.

Water Supply

A Specific Plan water study will detail the proposed water system to serve the Specific Plan. This water study will summarize the results of a hydraulic model used to design the on-site backbone water system necessary to serve the Specific Plan Area and determine the required size of the proposed facilities based upon relevant design and engineering criteria.

The Sacramento County Water Agency (SCWA) manages water supplies in Sacramento County, which include surface water, groundwater, recycled water, and purchased water. The SCWA service area is divided into eight systems, the largest of which are the Mather Sunrise and Laguna Vineyard systems. Elk Grove is within the Laguna Vineyard system. In addition, SCWA is divided into zones for the purpose of financing, construction, acquisition, maintenance, and operations. The SCWA Zone 40 service area currently ends at Kammerer Road, at the northern edge of the Specific Plan Area. The Specific Plan proposes annexation of the Specific Plan Area by SCWA, as the Specific Plan Area is outside of SCWA's South Service Area, a component of the larger Zone 40 Service Area. Currently, the South Service Area is supplied mainly by surface water and groundwater. The surface water comes from the Franklin intertie and the Vineyard Surface Water Treatment Plant, and the groundwater is produced from the existing groundwater treatment plants (GWTPs) (i.e., Lakeside GWTP, Poppy Ridge GWTP, and Big Horn GWTP) and several direct-feed wells (where the pumped water is not processed through a treatment plant). The Project would also require approval by the State Water Resources Control Board of a change in the geographic location of delivery of water (the "Place of Use") to include the Specific Plan Area.

Development within the Specific Plan Area may also require an update to the SCWA Water Supply Master Plan and Water System Infrastructure Plan, which would articulate the water sources that would be used for the

Specific Plan Area. Based on initial discussions with SCWA and preliminary draft Water Supply Assessment for the Kammerer/Hwy 99 Sphere of Influence Area SOIA, groundwater wells, treatment, and storage facilities would be required to be developed within the Kammerer/Hwy 99 Sphere of Influence Area, inclusive of the Specific Plan Area, to serve the proposed urban development, to the satisfaction of the SCWA and in accordance with the most current water supply planning documents. The proposed Specific Plan will provide detail on these required groundwater wells, treatment, and storage facilities.

The Specific Plan proposes to connect to existing SCWA South Service Area infrastructure via multiple off-site points of connection. Existing potable water infrastructure in proximity of the Specific Plan Area includes a 16-inch to 24-inch line in Kammerer Road, extending east and west beyond the Specific Plan Area, and 16-inch to 24-inch lines in Lent Ranch Parkway and Promenade Parkway extending north from Kammerer Road and West Stockton Boulevard that serve existing development located north of the Specific Plan Area. The proposed potable water distribution system within the Specific Plan Area would consist of looping pipelines located in arterial and collector roads to form a transmission main grid consisting of 16-inch and 20-inch diameter mains throughout the Specific Plan Area. This system would include planned connections to the existing lines in Kammerer Road, Lent Ranch Parkway, and Promenade Parkway. Irrigation systems within the Specific Plan Area would be designed so that they can be converted to recycled water if recycled water mains become operational.

Wastewater

The Specific Plan Area is within the Sacramento Area Sewer District (SacSewer) Sphere of Influence. The Specific Plan would require the construction and operation of an on-site collection system, on- and/or off-site pump station(s), as required by SacSewer, and an off-site force main. A Level II Sewer Study has been prepared for the proposed Specific Plan. The backbone infrastructure is sized for ultimate buildout of the Specific Plan Area. Backbone infrastructure facilities in, and adjacent to, the Specific Plan Area would consist of a network of existing and planned pipes ranging in size from 12 inches to 27 inches in diameter. Wastewater generated by the development within the Specific Plan Area would be directed to a gravity main ranging in size from 12 to 24 inches in diameter.

An off-site wastewater conveyance pipeline to serve the Specific Plan Area would be installed for a distance of approximately 5 miles. From the Specific Plan Area, the alignment would be west along Kammerer Road, turning north along Big Horn Boulevard, and then west along Laguna Boulevard to the Sacramento Area Sewer District's existing regional force main (the Laguna Interceptor). The wastewater conveyance pipeline to serve the Specific Plan Area would be installed within the same trench as a parallel pipeline that would also be necessary to serve the Elk Grove Crossing Specific Plan Area (which is currently under review and located immediately adjacent to and west of the proposed Specific Plan Area).

Drainage

The Specific Plan will be required to ensure that post-development stormwater runoff does not exceed predevelopment conditions. The Specific Plan proposes drainage improvements consisting of a combination of conventional subsurface and surface drainage systems, including construction of pipe conveyance systems and two new stormwater detention basins. The detention basins would be located within the southwest and southeast corners of the Specific Plan Area and would supplement an existing drainage channel and small basin located on the eastern portion of the Specific Plan Area, totaling approximately 52.6 acres (see Exhibit 2). Proposed detention basins would treat stormwater runoff and provide stormwater metering. Proposed draining backbone

infrastructure includes 24-inch to 54-inch pipes, which would convey stormwater flows to the detention basins for treatment and attenuation before discharge. Basin design would allow stormwater to be discharged via infiltration into the groundwater basin, with water quality treatment occurring at the bottom of each basin. Outfall from the two basins at the southern perimeter of the Specific Plan Area would be channelized via new discharge pipes and outfalls to merge with the existing drainage channel located south of the Specific Plan Area.

The proposed Specific Plan will be required to be consistent with Section 9 (Storm Drainage Design) of the City of Elk Grove Improvement Standards, which in turn are consistent with Volume 2 of the Sacramento City/County Drainage Manual. The Specific Plan is required to demonstrate consistency with the Sacramento County Stormwater Quality Partnership's Hydromodification Management Plan for configuring the detention basins with hydromodification outlets to mitigate post development conditions for the on-site watersheds. A site-specific drainage study will be required by the City.

Electricity and Natural Gas

The Specific Plan Area is within Sacramento Municipal Utility District's (SMUD) electrical utility service district. The existing steel electrical poles along Kammerer Road convey 69-kV overhead electrical lines. Within the Specific Plan Area, all new electrical lines that are less than 69 kV would be placed underground.

For natural gas, the Specific Plan Area is within the Pacific Gas & Electric Company's Sacramento territory. Natural gas lines would be extended into the Specific Plan Area from an existing joint trench along the south side of Kammerer Road. As the Specific Plan Area develops, natural gas lines would be extended along major streets around the perimeter of the Specific Plan Area and along in-tract residential streets.

Future project applicants within the Specific Plan Area will be required to coordinate with utility providers regarding precise design requirements during the preparation of improvement plans and final maps.

TRANSPORTATION

In addition to the future widening of Kammerer Road to the north (part of the Capitol Southeast Connector), the Specific Plan Area would include an internal roadway circulation network consisting of arterials and collector streets. Internal roadways would be landscaped with trees and shrubs.

The Specific Plan area would also include an interconnected network of multi-use paths, bikeways, on-street bike lanes, and sidewalks to facilitate multiple forms of mobility in the Specific Plan Area to serve future residents, visitors, and employees, and would provide connectivity between mixed-use residential areas, residential neighborhoods, parks, open space, and the school. This network prioritizes the movement of pedestrians and bicyclists by incorporating a system of street-separated corridors that are dedicated for the sole use of walking and biking, which has limited interface with automobile travel lanes. Additionally, multi-use paths would be located throughout the Specific Plan Area to allow for future connection to off-site trails as development occurs on adjacent properties, providing opportunities for additional pedestrian connectivity beyond the Specific Plan Area.

APPROACH TO ENVIRONMENTAL REVIEW

As required by CEQA, the EIR will describe existing conditions and evaluate the potential significant environmental effects of implementing The Reserve Specific Plan and a reasonable range of alternatives, including a no project alternative. The EIR will address direct, reasonably foreseeable indirect, cumulative, and

growth-inducing impacts. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts.

POTENTIAL ENVIRONMENTAL EFFECTS

The following environmental topic areas are preliminarily anticipated to be evaluated in the EIR.

- **Aesthetics**—The EIR will evaluate existing visual conditions and will evaluate the potential impacts on scenic vistas, scenic resources, and visual character that may result from development of the Specific Plan Area and off-site improvement areas, as well as impacts related to light and glare.
- **Agriculture and Forestry Resources**—The EIR will describe existing agricultural resources and evaluate potential direct and indirect impacts from conflicts with existing zoning and from conversion to urban uses of lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (as well as convey information presented in the previously certified Kammerer/Hwy 99 SOIA EIR related to the Cortese Knox Act definition of prime farmland). The EIR will also convey information from the previously certified Kammerer/Hwy 99 SOIA EIR related to the loss of open space resources (as defined by Government Code Section 65560). This section will also document that no forest land resources are present. Williamson Act contracts for the Specific Plan Area have expired.
- **Air Quality**—The EIR will discuss the regional and local air quality setting and will quantify air pollutant emissions for construction and subsequent operation of the Specific Plan Area based on the proposed land use designations, and assumptions related to off-site improvement areas. The operational air quality assessment will consider Vehicle Miles Traveled (VMT) information as provided in the traffic assessment. Toxic air contaminant effects and odor effects will be discussed qualitatively. Emissions will use methods consistent with, and will be compared with the significance thresholds developed by, the Sacramento Metropolitan Air Quality Management District (SMAQMD), and the EIR will explain how analytical methods and thresholds are designed to assess potential human health effects.
- **Biological Resources**—The EIR will define the biological resources in the vicinity of the Specific Plan Area and off-site improvement areas and surrounding habitats and evaluate the Specific Plan’s potential effects on wetlands, other sensitive natural communities, and special-status species (e.g., raptors and other migratory birds). The biological resources section will also address the relationship between the proposed Specific Plan and the *South Sacramento Habitat Conservation Plan*.
- **Cultural and Tribal Cultural Resources**—The EIR will describe existing cultural and tribal cultural resources and evaluate potential impacts on those resources, including the potential to affect undiscovered resources during excavation and grading in the Specific Plan Area and off-site improvement areas. The EIR will also include consultation with California Native American tribes to assess potential impacts on tribal cultural resources.
- **Energy**—The EIR will describe current electricity and natural gas utility providers and evaluate whether the Specific Plan would have any potentially significant effects related to energy demand, energy resources, transportation energy use, or compliance with energy standards.

- **Geology, Soils, Minerals, and Paleontology**—The EIR will describe the geologic setting and potential environmental effects related to geologic and soils hazards, mineral resources, and unique paleontological (fossil) resources, including the potential to affect undiscovered paleontological resources during excavation and grading in the Specific Plan Area and off-site improvement areas.
- **Greenhouse Gas Emissions**—Construction and operational greenhouse gas (GHG) emissions from the proposed Specific Plan and any off-site improvements will be addressed consistent with City policy and evaluated relative to the State legislative framework mandating reductions in GHG emissions.
- **Hazards, Hazardous Materials, and Wildfire**—The EIR will identify potential impacts from the transport, use, or disposal of hazardous materials; releases of hazardous materials; emissions of hazardous or acutely hazardous materials, substances, or waste near a school; location on a hazardous materials site; location within an airport land use plan or in the vicinity of a private airstrip; and impairment of an adopted emergency response or evacuation plan. The EIR will also identify potential impacts from hazards related to wildland fires based on the most recent fire hazard severity zone maps prepared by the California Department of Forestry and Fire Protection.
- **Hydrology and Water Quality**—The EIR will evaluate hydrologic and water quality conditions and potential short-term construction-related effects on water quality from stormwater runoff, as well as longer term effects on stormwater drainage and maintenance effects on water quality. The EIR will also evaluate potential impacts on groundwater recharge and sustainability, and on surface water hydrology from the addition of impervious surfaces associated with future residential, institutional, commercial, and industrial development. This section will outline the design features and stormwater retention features required to minimize hydrology and water quality effects, as well as the proposed Specific Plan’s consistency with regional flood protection planning, based on a site-specific drainage study.
- **Land Use and Planning, Population, and Housing**—The EIR will describe existing land uses and evaluate the potential for the proposed Specific Plan to divide an existing community or conflict with existing, adopted plans or regulations that were adopted with the purpose of reducing or avoiding environmental effects. The EIR will evaluate the potential of the proposed Specific Plan or off-site infrastructure improvements to induce substantial population growth or displace substantial numbers of housing units or people that could lead to potentially significant physical environmental effects.
- **Noise and Vibration**—The EIR will describe existing noise and vibration conditions and the potential impacts of construction of the proposed land uses and off-site improvements. Noise levels from construction and operation of proposed Specific Plan land uses will be estimated, accounting for intervening topography, noise barriers, and distance, and will be compared with existing ambient noise levels and applicable noise standards. Potential noise associated with traffic generated by new development in the Specific Plan Area will be evaluated in relation to the Noise Element of the City’s General Plan and relevant ordinances.
- **Public Services and Recreation**—The EIR will discuss existing public services and potential increases in demand, and will evaluate whether those demands would require new facilities (e.g., schools, fire protection, and law enforcement) that could result in potentially significant environmental impacts. The EIR will also evaluate impacts related to increased use of recreational facilities, including indirect effects on existing facilities.

- **Transportation**—The EIR will identify existing conditions, existing plus Project conditions, cumulative no-Project conditions, and cumulative plus Project conditions. The EIR will summarize an analysis of vehicular travel demand (vehicle miles traveled or “VMT”) using the significance thresholds presented in the City’s General Plan. The Specific Plan will be evaluated for consistency with relevant programs, plans, ordinances, or policies, such as the Sacramento Area Council of Government’s Metropolitan Transportation Plan/Sustainable Communities Strategy; the City’s Livable Employment Area Community Plan; and the City’s Bicycle, Pedestrian, and Trails Master Plan. Project features which contribute to reductions in VMT, such as proximity to transit, inclusion of bicycle and pedestrian facilities, and locally serving retail/commercial uses, will be considered in the analysis. This section will also evaluate the adequacy of site access, emergency access, possible design hazards, and on-site circulation.
- **Utilities**—The EIR will evaluate the potential impacts from the Specific Plan’s demand for water supply (based on a SB 610 Water Supply Assessment), wastewater treatment, and solid waste disposal, with regards to the capacity of the respective service providers. Infrastructure that will serve the Specific Plan will need to be provided consistent with relevant service agency standards and consistent with the City’s General Plan. The physical environmental impacts associated with construction of utility infrastructure will be evaluated throughout all of the topic area sections of the EIR.

LOCAL AGENCY FORMATION COMMISSION

Development of the Specific Plan Area would require a formal annexation application and subsequent approval by the Sacramento Local Agency Formation Commission (LAFCo) to incorporate the Specific Plan Area into the City of Elk Grove’s jurisdiction. Analysis and documentation prepared to support the Specific Plan will also address topics that are the purview of the Sacramento Local Agency Formation Commission (LAFCo), including a Plan for Services that will identify service providers and whether they can provide service without adversely affecting existing service levels, provision of service without adverse impact to existing ratepayers, whether the City would perform any services now being provided by another service provider, and whether substitution of the City for that provider would have adverse effects of the previous providers’ ability to maintain services. The City anticipates that material to support the Specific Plan would also address environmental justice, consistent with City policy. The Specific Plan would not require any detachment from a special district and the City’s Housing Element (General Plan Figure 4-9) does not identify any sites in the Specific Plan Area intended for the provision of housing to meet the needs of very low-, low-, or moderate-income households.

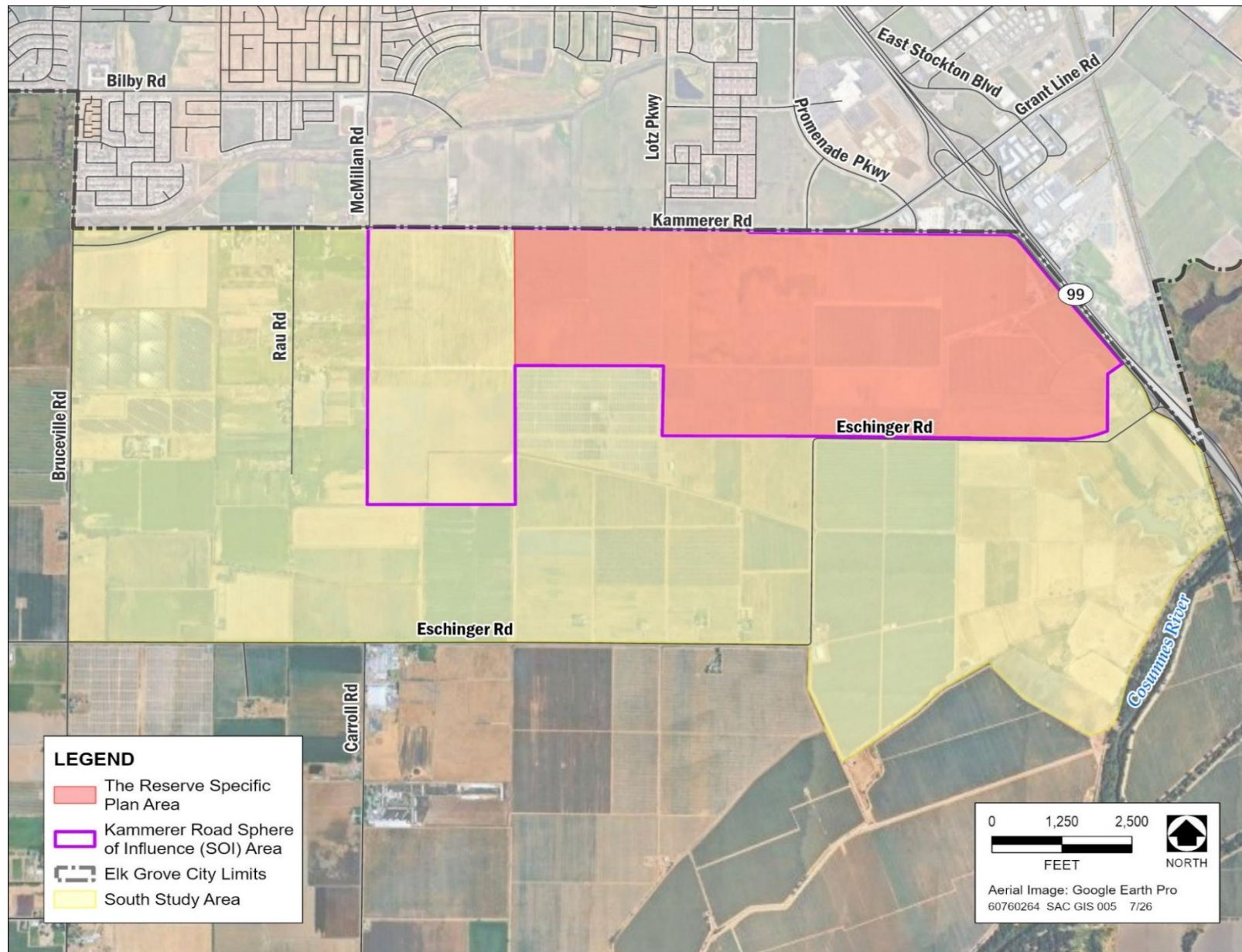
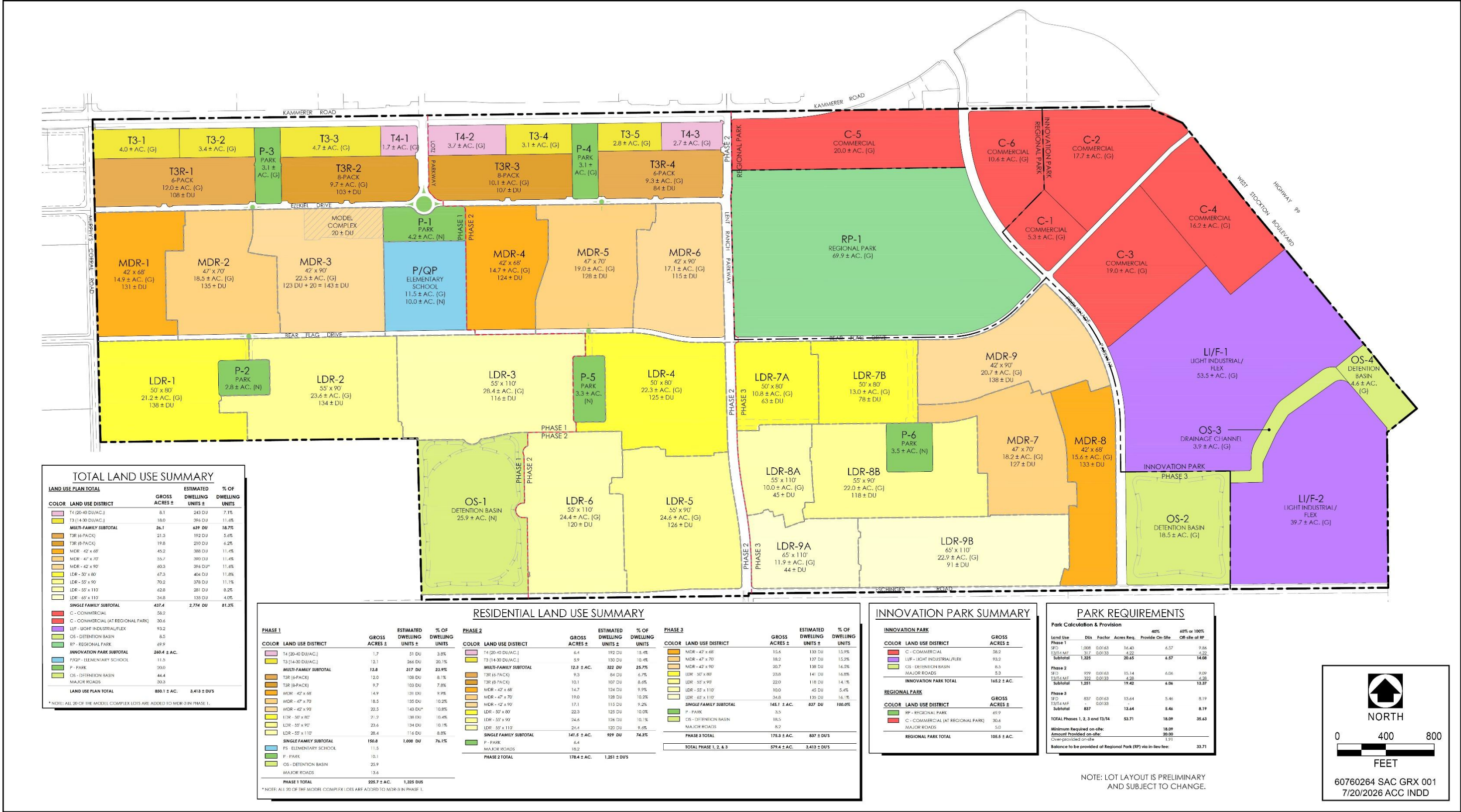


Exhibit 1. Project Location Map



Source: Wood Rodgers 2026

Exhibit 2. Conceptual Land Use Plan