

## **Kammerer/99 Sphere of Influence Amendment Application Executive Brief of Project Description**

In July 2014 the City of Elk Grove (City) completed environmental analysis and land use approvals for their Southeast Policy Area, the last large unentitled area within the existing city limits. Consequently, the City now has no remaining large, unplanned blocks of land available for long term planning and future growth within its boundaries.

This Kammerer/99 Sphere of Influence Amendment (Application Area) requests Sacramento County Local Agency Formation Commission's (LAFCo) approval to amend the City's Sphere of Influence, which is currently coterminous with its current city boundary, to include approximately 1,156 acres adjacent to the City's southern boundary. The purpose of this Sphere of Influence is to provide holding capacity for the City to be able to plan solutions for their continuing needs for employment opportunities and expanding population.

The Application Area is currently within the jurisdiction of the County of Sacramento and is entirely outside its Urban Services Boundary. The Application Area is bounded by:

- North: Existing Kammerer Road (south boundary of Elk Grove) and the planned Capital Southeast Connector (CSC). Existing and approved development within the City along this boundary includes: 1) the 295 acre Lent Ranch Marketplace Special Planning Area consisting of a regional shopping center, community commercial, medical, office, entertainment, visitor commercial and high-density residential land uses; 2) the 200 acre Sterling Meadows residential subdivision; and 3) the approximately 1,200 acre Southeast Policy Area, consisting of about 350 acres of office, light industrial and commercial land uses bordering the CSC alignment. The Grant Line Road/Kammerer Road interchange was constructed in 2008 to accommodate 8-lanes of traffic.
- East: State Route 99. Existing development within the City along the east side of SR99 includes commercial, heavy rail-served industrial, fire training and recreational facilities. In late 2014, the City relocated its proposed rail/multimodal transportation station into this area.
- South: Eschinger Road, agricultural operations and solar energy generation facilities.
- West: Future extension of McMillan Road/Big Horn Boulevard and agricultural operations.

The Application Area is not impacted by any airport overflight restrictions, is naturally outside of both regional (Cosumnes River) and local 100-year floodplains, and is adjacent to existing urban services for sanitary sewer, water, drainage, transportation, power and communication utility systems.

There are no changes to land use proposed as part of this SOI Amendment Application. However, in order to facilitate environmental analysis, the applicant has reviewed and considered the City's current land planning strategies. The following offers a possible land use scenario from which potential environmental impacts can be projected and analyzed, understanding the City will be the ultimate land use authority and will conduct subsequent public planning processes to determine the solutions for their continuing needs for employment opportunities and expanding population. Based on the City's current land planning strategies for Employment-Oriented Development, it may be projected this Application Area could achieve an internal Jobs-to-Housing ratio ranging from 3.6:1 to 5.0:1 by providing a holding capacity for:

- A significant employment component near the Grant Line Road/SR99 interchange and along the Kammerer Road (future Capital Southeast Connector) corridor, providing approximately 18,000 to 20,000 job opportunities in office, industrial and commercial land uses (*based on City and SACOG employment factors*);
- An accompanying residential component implementing a broad array of housing types complementary to the needs of the employment component and the Elk Grove community, ranging from 4,000 to 5,000 units; and
- Supporting master-planned infrastructure providing transportation, public lands and associated retail land use elements oriented to the employment areas within the Application Area and along the Kammerer Road corridor.