

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
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December 7, 2011

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **City of Elk Grove Sphere of Influence Amendment-South of Kammerer Road (LAFc 09-10) (CEQA EIR SCH# 2010092076)**

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RECOMMENDATION

This is an information item only. No Commission action is required or recommended.

BACKGROUND

The public comment period for the Draft Environmental Impact Report was initially open from **September 29, 2011 through 4 PM November 14, 2011.** In response to public comments provided to your Commission at the regular meeting of November 2, 2011, staff extended the public comment period **through 4 PM November 21, 2011.**

A complete list of comments submitted is provided as Exhibit A.

The DEIR is intended to serve as an informational document for your Commission and the general public regarding the objectives and components of the proposed project. The document evaluates potentially significant adverse environmental impacts that could be associated with the project, and identifies project changes (mitigation measures) and project alternatives that would reduce or eliminate these impacts. The DEIR does not set forth policy for your Commission about the proposed project's desirability. Rather, the DEIR is an informational document to be used by the public, decision makers and public agencies. During the project review process, Sacramento LAFCo must consider all feasible mitigation measures and alternatives developed in the DEIR to substantially lessen anticipated environmental impacts of the proposed project. The Commission may also adopt Findings of Fact and A Statement of Overriding Considerations for the Sphere of Influence Amendment.

DRAFT ENVIRONMENTAL IMPACT REPORT

A Notice of Availability was issued September 29, 2011 to over 100 interested parties, including agencies and members of the public. Sacramento LAFCo in consultation with

the City of Elk Grove has prepared the Draft EIR addressing the following resource areas:

- Transportation & Circulation
- Air Quality
- Noise
- Population & Housing
- Utilities
- Public Services
- Parks
- Aesthetics
- Land Use
- Geology & Soils
- Hydrology, Drainage, & Water Quality
- Agricultural Resources
- Biological Resources
- Cumulative Impacts
- Alternatives

Proposed mitigation is included in the DEIR to reduce many impacts to less-than-significant levels. Significant and unavoidable impacts have been identified in the following areas: aesthetics, agricultural resources, land use and planning, noise, population and housing, and transportation and traffic.

LAFCO ISSUES OF INTEREST

As lead agency under CEQA, LAFCo must ensure that the environmental document prepared for the project adequately addresses LAFCo matters. As such, the following discussion briefly outlines issues that are of primary importance to LAFCo

- *Utilities:* Issues related to the project's impacts to local and regional water and wastewater treatment and conveyance, storm drainage, and electrical and natural gas facilities are discussed in this section.
- *Public Services:* Issues related to the project's impacts to police, fire, emergency, solid waste, school, and library services are discussed in this section.
- *Parks and Open Space:* Issues related to the project's provision and preservation of park and open space areas including the project's impacts to existing City, County and District park and open space resources are discussed in this section.
- *Hydrology, Drainage and Water Quality:* Issues related to the project's impacts relating to mapped floodplain, water quality and hydrology of the region are discussed in this section.
- *Agriculture:* Issues related to the project's impacts to existing agricultural resources, Williamson Act contracts, and adjacent agricultural operations are discussed in this section.
- *Alternatives:* Issues related to alternatives with different or lesser potential impacts than the proposed the SOI amendment are evaluated in this section.

PROPOSED PROJECT

The proposed project consists of a request initiated by the Elk Grove City Council (Resolution #2008-54) to the Sacramento Local Agency Formation Commission (LAFCo) to amend the City of Elk Grove's SOI. The current SOI is coterminous with

the City boundary. The application to amend the SOI includes 7,869 acres generally described as the areas south of Bilby Road/Kammerer Road and Grant Line Road. Current City of Elk Grove land use projections indicate that future growth may require additional lands outside of the current city boundary. The City's available residential, industrial, and commercial land inventory is in the process of building out and may be unable to accommodate all anticipated urban growth within the city limits. As a result, the City needs to establish a direction to accommodate its anticipated future growth by designating an area for long-term planning. For purposes of analyzing environmental impacts, your staff consulted with City staff, and has developed land use assumptions to allow LAFCo to understand environmental effects that may result from future anticipated growth during future annexations. No specific land use entitlements are proposed at this time in conjunction with the proposed SOI Amendment (SOIA). California Government Code Section 65300 provides that a city may comprehensively plan for lands outside of its jurisdiction without the area being within an approved SOI. However, while the Elk Grove City Council has expressed its desire to have the proposed SOIA Area master planned, the City Council has explicitly stated that no comprehensive planning of the area will occur until LAFCo approves the SOIA.

The current City boundaries and coterminous SOI encompass 26,974 acres. The proposed SOIA would expand the existing SOI, *not the city limits*, by 7,869 acres, or by 29 percent, to a total SOI of 34,843 acres. However, anticipated future growth and expansion through the annexation process would be limited to areas outside of the FEMA designated 100-year floodplain. This would limit future growth to 6,882 acres of the proposed 7,869-acre SOI expansion, leaving 13 percent of the area for non-urban uses, such as open space.

EXECUTIVE OFFICER COMMENTS

Although the public comment period closed at **4 PM November 21, 2011** the DEIR may still be reviewed and/or downloaded @ www.saclafco.org. Hard copy may be reviewed at the LAFCo offices.

With the completion of the 55-day public review period, responses to all substantive comments concerning the adequacy of the DEIR will be prepared and incorporated into the Final Environmental Impact Report (FEIR.)

Staff anticipates bringing the FEIR to your Commission in February, in conjunction with your Commission consideration of the proposed Sphere of Influence Amendment.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

Attachment

EXHIBIT A: LIST OF COMMENTORS

A list of public agencies, organizations, and individuals that provided comments on the Draft EIR is presented below.

Commentor	Comment Date
Public Comments - Sacramento Local Agency Formation Commission Regular Meeting	11.2.11
Cosumnes Community Services District, Jeff Ramos	11.2.2011
California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit, Scott Morgan	11.15.2011
Sacramento County Water Agency, Darrell K. Eck	11.14.2011
Sacramento Regional County Sanitation District, Michael Meyer	11.01.2011
Elk Grove Water District, Mark J. Madison	11.21.2011
California Department of Transportation, Alyssa Begley	10.27.2010
California Department of Transportation, Eric Fredericks	11.21.2011
Environmental Council of Sacramento, Sean Wirth (Verbal)	11.02.2011
Environmental Council of Sacramento, Robert Burness (Verbal)	11.02.2011
Environmental Council of Sacramento, Jonathan Ellison	11.18.2011
The Nature Conservancy, Dawit Zeleke	11.21.2011
Stonelake National Wildlife Refuge Association, Robert Burness (Verbal)	11.02.2011
Sierra Club, Sean Wirth (Verbal)	11.02.2011
Friends of the Swainson's Hawk, Judith Lamare (Letter)	10.26.2010
Friends of the Swainson's Hawk, James Pachl (Verbal)	11.02.2011
Friends of the Swainson's Hawk, Judith Lamare (Verbal)	11.02.2011
Friends of the Swainson's Hawk, Donald B. Mooney	11.21.2011
Friends of the Swainson's Hawk, K. Shawn Smallwood, PHD	11.21.2011
Friends of the Swainson's Hawk, Judith Lamare, PHD	11.21.2101
Sacramento County Farm Bureau, Kevin Steward	11.21.2011
Sacramento Audubon Society, Keith Wagner	07.26.2006
Sacramento Audubon Society, Mike Eaton	10.27.2010
Sacramento Audubon Society, Don Schmoldt	11.17.2011
Pacific Gas and Electric, Don Kennedy	10.10.2011
Bill Mosher (Verbal)	11.02.2011
Lynn Wheat (Verbal)	11.02.2011
Lynn Wheat (Email)	11.14.2011
Lynn Wheat (Letter)	11.15.2011

Mike Eaton (Email)	10.27.2011
Mike Eaton (Email)	11.01.2011
Sherry D. Burch (Email)	11.13.2011
Dylan Perry (Email)	11.04.2011
Suzanne Pecci (Verbal)	11.02.2011
Suzanne Pecci (Email)	11.14.2011
Suzanne Pecci (Letter)	11.18.2011
Gilliam Consulting, Jim Gillum	11.21.2011
Howard R. Sihner	11.16.2011
Scott Taylor (Verbal)	11.02.2011
Scott Taylor (Letter)	11.04.2011