

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite #100
Sacramento, California 95814
(916) 874-6458

May 1, 2013

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT**
City of Elk Grove Sphere of Influence Amendment (LAFC 09-10)
(CEQA EIR SCH# 2010092076)

CONTACT: **Don Lockhart, AICP, Assistant Executive Officer (916) 874-2937**

RECOMMENDATION

Staff recommends that your Commission:

- A. Open the Public Hearing.
- B. Receive public comments on the Recirculated Draft Environmental Impact Report (RDEIR) for the City of Elk Grove Sphere of Influence Amendment Proposal (SOIA).
- C. Close the Public Hearing.

PROPOSED PROJECT SUMMARY

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 in the view of the City Council, may be unable to accommodate all anticipated urban growth within the current city limits. This application reflects the view of the city to establish a path to accommodate its anticipated 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 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 of 34,843 acres. However, any future growth and expansion through the annexation process would be limited to areas outside of the FEMA designated 100-year floodplain. This would limit development 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.

The Sphere of Influence Amendment should be considered as one component of an overall long range land use and services policy planning approach for the city and affected agencies. The SOIA can contribute to the public policy discussion regarding employment and population growth and service provision in an orderly and efficient manner. The SOIA would not result in any change in land use entitlements or jurisdiction.

Your Commission has the authority to approve, modify and approve or deny the request.

PUBLIC COMMENT PERIOD FOR THE RDEIR

A Notice of Availability for the RDEIR was issued March 20, 2013, to over 100 interested parties, including agencies and members of the public. Public comment regarding the RDEIR is encouraged before the Commission this evening. The public should note that the sixty (60) day comment period is **March 21, 2013, through 4 PM May 21, 2013.**

To be considered, all comments on the RDEIR must be received by **4 PM May 21, 2013.** Upon completion of the 60-day public review period, responses to all substantive comments concerning the adequacy of the RDEIR will be prepared and incorporated into a Final EIR. Written comments are encouraged and should be submitted by U.S. Mail or email to:

Don Lockhart, AICP, Assistant Executive Officer
Sacramento LAFCo
1112 I Street, Suite 100
Sacramento, CA 95814-2836
FAX# (916)874-2937
Don.Lockhart@SacLAFCo.org

The RDEIR may be reviewed and/or downloaded at www.saclafco.org. A hard copy may be reviewed at each of the following locations: LAFCo offices (1112 I Street, Suite 100), Elk Grove City Hall (8400 Laguna Palms Way), Elk Grove Library (8900 Elk Grove Blvd.) and Franklin Community Library (10055 Franklin High Road). (NOTE: While both the previous DEIR and the RDEIR documents may be reviewed at www.SacLAFCo.org, the current review period applies only to the RDEIR.)

UPDATE – PUBLIC WORKSHOP

In response to public requests, your Commission directed staff to provide an opportunity for public review and comments in Elk Grove. Accordingly, staff held a Public Workshop to receive comments on the RDEIR from **6 to 7:30 PM on Tuesday, April 23.** (Please see attached Workshop material.) The Cosumnes Community Services District graciously agreed to provide

meeting space at the *Barbara Morse Wackford Community & Aquatic Complex* at 9014 Bruceville Road in Elk Grove for the Workshop for the benefit of the community.

Approximately fifty people were in attendance, including staff, consultants and Commissioners Greenwood, Singleton and Tooker – (Please note, the Commissioners were introduced, and did not interact with one another during the Workshop.) More than twenty verbal comments were provided with and without speaker identification. Two written comments were submitted. Staff reminded all in attendance that your Commission will also provide the opportunity for public comments at the regularly scheduled Commission meeting of **May 1, 2013**. Staff encourages written comments, which may be submitted via US Mail or e-mail (Don.Lockhart@SacLAFCo.org) until **4 PM May 21, 2013**.

BACKGROUND

The RDEIR Executive Summary (ES) is attached. The ES provides your Commission with a concise overview of the RDEIR and a summary of the SOIA proposal's potential environmental impacts and proposed mitigation measures.

Sacramento LAFCo is the lead agency under the California Environmental Quality Act, and has prepared the Recirculated Draft Environmental Impact Report (RDEIR) as part of the ongoing environmental review for the proposal. The RDEIR is considered a Recirculated DEIR because significant new information has been added or changed in portions of the Draft EIR after it was initially circulated for public comment in September 2011. In the interest of furthering public understanding of the CEQA analysis, the entire document is being recirculated. To be clear, this current document is referred to as the Recirculated Draft EIR (RDEIR), and the previously circulated Draft EIR may be referred to as the Draft EIR (DEIR.). (NOTE: While both the previous DEIR and the RDEIR documents may be reviewed at www.SacLAFCo.org, the current review period applies only to the RDEIR.)

The RDEIR is intended to serve as an informational document for your Commission and the general public regarding the objectives and components of the proposed SOIA. 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 RDEIR does not set forth policy for your Commission about the proposed project's desirability. Rather, the RDEIR 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 RDEIR to substantially lessen anticipated environmental impacts of the proposed project.

RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Sacramento LAFCo, in consultation with the City of Elk Grove, has prepared the Recirculated 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 RDEIR 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 sections in the RDEIR 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.
- *Open Space and Parks*: Issues related to the project's provision and preservation of open space and park areas, including the project's impacts to existing City, County and District open space and park 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 SOI amendment are evaluated in this section.

SCHEDULE

The following tentative schedule was approved by your Commission on April 3, 2013.

The RDEIR public review and comment period will be open for sixty days, from March 21 through May 21.

JUNE/JULY: After the close of the comment period, staff will work with the environmental consultants to review and prepare responses to all public and agency comments received.

JULY/AUGUST: Staff will work with the environmental consultants to review and prepare the Final EIR.

AUGUST/SEPTEMBER: Staff will work with the environmental consultants to review and prepare the Draft Mitigation Monitoring and Reporting Plan, and the Draft Statement of Findings and Overrides for consideration by your Commission.

Concurrently with environmental review, staff will complete the Executive Officer Report with Recommendations and proposed Terms and Conditions for your Commission consideration.

OCTOBER: Public Hearing.

MUNICIPAL SERVICE REVIEW (MSR)

In order to evaluate the SOIA, LAFCo has conducted a service review of the municipal services which may be provided for the affected territory. The MSR has previously been circulated to affected agencies for review and comment. Staff is once more “routing” the MSR to refresh and ensure that that current budget and service information is incorporated. The Draft MSR hard copy may be reviewed at LAFCo offices (1112 I Street, Suite 100), or downloaded @ www.SacLAFCo.org.

EXECUTIVE OFFICER COMMENTS

Public hearings are encouraged, but not required for the RDEIR. Consistent with past practice, your Commission holds a hearing during the public review period to receive public testimony on the RDEIR. This hearing tends to be thirty or more days after issuance of the document. However, the timing of the hearing can be flexible.

The Notice of Availability was issued March 20, 2013 and the RDEIR for the proposed SOI Amendment for the City of Elk Grove was issued the same day. The Recirculated Draft EIR has the maximum permissible 60-day comment period. It has also been submitted to the State Clearinghouse for State agency review. The review period ends on **May 21, 2013**.

The purpose of this May 1 hearing is to present the RDEIR and receive public comment on the SOIA project. **Affected agencies and the public have the complete 60-day period during which to provide written comments to your Commission.**

1. At the close of the RDEIR public review period, all comments will be reviewed and the Final EIR with responses to the comments will be prepared.

2. Staff will also complete the project analysis with consideration of public comments, including the MSR, in the Executive Officer's Report with Recommendations and proposed Terms and Conditions for the consideration of your Commission.

Together, these three components: 1) Final EIR, 2) MSR and 3) Executive Officer Report comprise the material to be provided for the consideration of your Commission at the October Public Hearing.

Your Commission has the authority to approve, modify and approve or deny the request. Staff will continue to provide your Commission and the public with timely updates as key milestones are achieved.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Peter Brundage
Executive Officer

Attachments



**City of Elk Grove
Proposed Sphere of Influence Amendment
Recirculated Draft Environmental Impact Report
(LAFC # 09-10)**

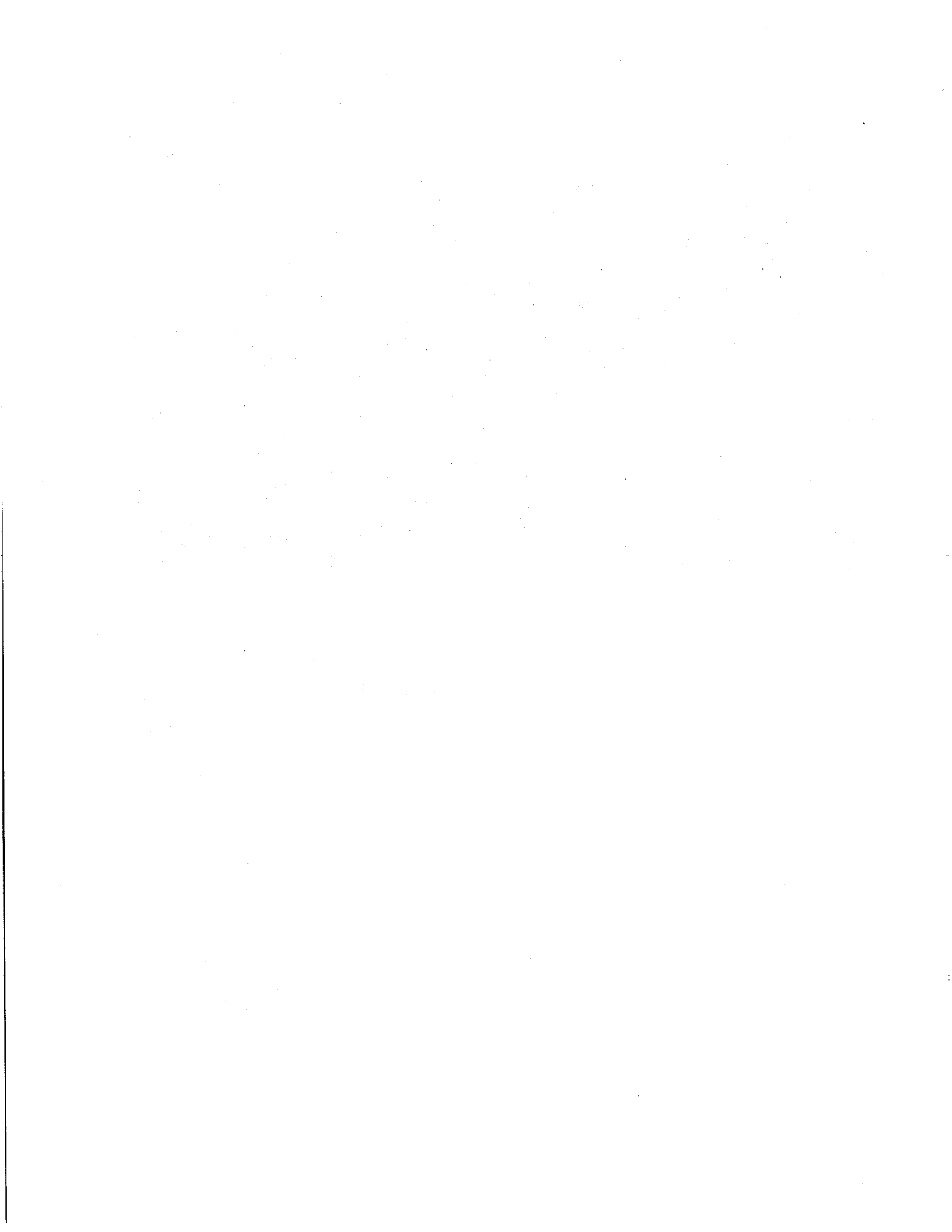
SCH No. 2010092076



Sacramento LAFCo ■ March 21, 2013



**Michael Brandman Associates
2000 "O" Street, Suite 200
Sacramento, CA 95811**



Purpose

This Recirculated Draft Environmental Impact Report (EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Proposed Elk Grove Sphere of Influence Amendment (State Clearinghouse No. 2010092076). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The purpose of this Recirculated Draft EIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Recirculated Draft EIR describes potential impacts relating to a wide variety of environmental issues and methods by which these impacts can be mitigated or avoided.

Project Summary

Project Setting

The proposed project site is located in the unincorporated area of Sacramento County, California. The project area is generally located south-southwest of the existing City of Elk Grove boundaries close to the community of Franklin-Laguna. The area subject to the City of Elk Grove's application is described as the areas south of Bilby Road, Kammerer Road, and Grant Line Road, extending south to Eschinger Road and Cosumnes River; east towards Cosumnes River and just past Freeman Road; and west towards Interstate 5 (I-5) and the Union Pacific Railroad tracks. The proposed Sphere of Influence (SOI) boundary does not reach the Cosumnes River east of State Route 99 (SR-99) but follows the 100-year Federal Emergency Management Agency (FEMA) floodplain. The proposed project is located on the Elk Grove, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 6 North, Range 5 East, Section 13 (Latitude 38°21'37" North; Longitude 121°23'02" West).

Project Description

The proposed project consists of a request initiated by the Elk Grove City Council (Resolution #2008-54) to 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.¹ 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, LAFCo has developed land use assumptions in the following sections that would allow LAFCo to understand environmental effects that may result from future anticipated growth during future annexations. There are no specific land use entitlements 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 SOI Area master planned, the Council has explicitly stated that no comprehensive planning of the area will occur until LAFCo approves it.

The current City boundaries and coterminous SOI encompass 26,974 acres. The proposed SOIA would expand the existing SOI, not 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 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.

Project Objectives

The objectives of the proposed project are to:

- Amend the Sphere of Influence (SOI) boundary beyond the existing Elk Grove city limits to accommodate orderly and sustainable growth consistent with the City's General Plan.
- Implement the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 consistent with public service conditions present or reasonably foreseeable in the proposed SOIA Area.
- Establish a logical boundary within which future and timely annexation requests by the City of Elk Grove may be considered.
- Establish an SOI for the City of Elk Grove that will facilitate the protection of important environmental, cultural, and agricultural resources.
- Provide sufficient land to accommodate a jobs-housing ratio for the City of Elk Grove that provides for sufficient residential and employment-generating lands uses to minimize the need for commuting to or from other jurisdictions.

¹ City of Elk Grove, Sphere of Influence Amendment Application, 2010.

Summary of Environmental Impacts and Mitigation Measures

Table ES-1 summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this Recirculated Draft EIR. Table ES-1 is included in the Recirculated Draft EIR as required by CEQA Guidelines Section 15123(b)(1).

Significant Unavoidable Adverse Impacts

The proposed project would result in the following significant unavoidable impacts:

- **Aesthetics:** Sacramento Local Agency Formation Commission (LAFCo) acknowledges that expansion of the Sphere of Influence (SOI) boundary would result in future urbanization of the project area (at an undetermined time). In addition, the City of Elk Grove estimates that 6,327 acres would be required outside the existing city boundaries to accommodate future growth. Therefore, it is concluded that future urbanization of agricultural lands may have a substantial adverse effect on a scenic vista, and may significantly alter the existing visual character of the proposed Sphere of Influence Amendment (SOIA) Area.
- **Agricultural Resources:** Sacramento LAFCo acknowledges that expansion of the SOI boundary would result in future urbanization of the project area (at an undetermined time). In addition, the City of Elk Grove estimates that 6,327 acres would be required outside the existing city boundaries to accommodate future growth. Therefore, it is concluded that urbanization of agricultural lands may result in permanent loss of prime agricultural lands, would conflict with Williamson Act contracts, and involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use.
- **Air Quality:** Sacramento LAFCo acknowledges that expansion of the Sphere of Influence (SOI) boundary would result in future urbanization (at an undetermined time) of the project area. In addition, the City of Elk Grove estimates that 6,327 acres would be required outside the existing city boundaries to accommodate future growth. Therefore, future urbanization may conflict with or obstruct implementation of the applicable air quality plan and result in a cumulatively considerable net increase of a criteria pollutant.
- **Biological Resources:** Sacramento LAFCo acknowledges that expansion of the Sphere of Influence (SOI) boundary would result in future urbanization (at an undetermined time) of the project area. In addition, the City of Elk Grove estimates that 6,327 acres would be required outside the existing city boundaries to accommodate future growth. Therefore, future

urbanization may have a substantial adverse effect, either directly or through habitat modifications, on special-status wildlife species.

- **Land Use Plans, Policies, and Regulations:** Since approval of an SOIA by LAFCo indicates that the Commission has designated the revised SOIA Area for future urbanization, impacts related to potential conflict with applicable habitat conservation plan or natural community conservation plan and conversion of open space resources, as defined by Sacramento LAFCo, to urban uses. Implementation of Mitigation Measure AG-1 and BIO-1a would reduce these impacts, but impacts would remain significant and unavoidable.
- **Noise:** Sacramento LAFCo acknowledges that expansion of the SOI boundary would result in future urbanization of the project area (at an undetermined time). Urbanization of the SOIA Area may result in increase in traffic noise from 0 to 13 dB L_{dn} relative to existing conditions. No feasible mitigation measure is available and therefore, it is concluded that urbanization would significantly alter the existing traffic noise levels of the proposed SOIA Area.
- **Traffic and Transportation:** Should the proposed SOIA Area be fully developed in the future, it would generate vehicle trips that would contribute to an unacceptable Level of Service (LOS) on various roadway and freeway segments under Existing Plus Project conditions as well as Cumulative conditions. Mitigation is proposed that would require the applicant to contribute fees to fund necessary improvements; however, there is uncertainty regarding actual implementation of the improvements. As such, the residual significance of this impact is significant and unavoidable.
- **Utilities and Service Systems:** Sacramento LAFCo acknowledges that expansion of the SOI boundary would result in future urbanization (at an undetermined time) of the project area. Urbanization of the SOIA Area could result in the generation of a demand for increased water services over current demand in the area and may require or result in the construction of new water and wastewater treatment facilities or expansion of existing facilities.

Summary of Project Alternatives

Below is a summary of the alternatives to the proposed project considered in Section 5, Alternatives to the Proposed Project.

No Project Alternative

Under the No Project Alternative, the project site would remain in its existing condition and no SOIA would occur. The SOI boundaries would be limited to the existing City of Elk Grove city limits. The SOIA Area is anticipated to continue to develop under the existing Sacramento County General Plan.

Alternate SOI Boundary Alternative

The Alternate SOI Boundary Alternative would entail the expansion of the City of Elk Grove's SOI to the northeast of the existing city limits and would encompass an area that is larger than the currently proposed SOI Area. This Alternate SOI Boundary modification is aimed to encompass an unincorporated area of Sacramento County that would allow the City meet its objectives of future growth and expansion but focus on areas adjacent to the City that are currently processing specific plans and development applications. As such, the alternate SOI boundary would include the North Vineyards Station Specific Plan (1,590 acres); the Vineyard Springs Comprehensive Plan (2,650 acres); and an area west of these specific plans that includes 6,500 acres bounded by Eagle Nest Road to the east, Elder Creek Road to the north, Calvine Road to the south, and Grant Line Road to the southeast. Similar to the proposed SOIA Area, the land use designations for the 6,500 acres is General Agriculture-20, most of the land (about 90 percent) is grazing land, according to the Farmland Mapping and Monitoring Program (FMMP).

Enhanced Regional Alternative

The Enhanced Regional Alternative would entail the expansion of the City of Elk Grove's SOI over 2775 acres immediately to the south of the current City limits, generally 0.5 mile north of Eschinger Road, in the area between State Route 99 (SR-99) and Franklin Boulevard and approximately 1575 acres in the area east of SR 99 that is currently within the County General Plan Urban Services Boundary, for a total of 4350 gross acres. This alternative is illustrated in Exhibit 5 2. The Enhanced Regional Alternative would be located within portions of the area identified by the Sacramento Area Council of Governments (SACOG) Blueprint Preferred Scenario for Elk Grove as a Medium Density Residential place type, and as Vacant Urban Designated Lands (2050) and it incorporates areas east of SR 99 within the County's Urban Services Boundary. This alternative aims to encompass an unincorporated area of the County that would allow the City to meet many of its objectives for future growth and expansion but would focus on siting that growth in areas that meet regional as well as City objectives, as set forth in regional transportation and air quality planning documents (e.g. Sacramento Sustainable Communities Strategy (SCS)). By encouraging more compact urban development, the alternative would reduce potential environmental impacts to air quality and greenhouse gas emissions, and the loss of agricultural and biological resources as well. This alternative would also largely avoid FEMA designated floodplains and extension of the SOIA Area near the Stone Lakes National Wildlife Refuge.

Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b), a summary section must address areas of controversy known to the lead agency, including issues raised by agencies and the public, and it must also address issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.

Executive Summary

A Notice of Preparation (NOP) for the project was issued on September 27, 2010. The NOP describing the original concept for the project and issues to be addressed in the EIR was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period, extending from September 27, 2010 through October 26, 2010. The NOP identified the potential for significant impacts on the environment related to the following topical areas:

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

Disagreement Among Experts

This Recirculated Draft EIR contains substantial evidence to support all the conclusions presented herein. It is possible that there will be disagreement among various parties regarding these conclusions, although Sacramento LAFCo is not aware of any disputed conclusions at the time of this writing. Both the CEQA Guidelines and case law clearly provide the standards for treating disagreement among experts. Where evidence and opinions conflict on an issue concerning the environment, and the lead agency knows of these controversies in advance, the EIR must acknowledge the controversies, summarize the conflicting opinions of the experts, and include sufficient information to allow the public and decision makers to make an informed judgment about the environmental consequences of the proposed project.

Substantial Evidence

As defined by CEQA Section 21080(e) and CEQA Guidelines Section 156044, substantial evidence includes fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact. Substantial evidence is not argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment. Evidence of economic and social impacts that do not contribute to or are not caused by physical changes in the environment is not substantial evidence that the project may have a significant effect on the environment

Potentially Controversial Issues

Below is a list of potentially controversial issues that may be raised during the public review and hearing process of this Recirculated Draft EIR:

- Land Use
- Air Quality
- Public Services/Utility Systems
- Transportation
- Agricultural Resources
- Greenhouse Gases
- Hydrology and Flooding
- Biological Resources
- Water Resources

It is also possible that evidence will be presented during the 60-day Recirculated Draft EIR public review period that may create disagreement. Decision makers would consider this evidence during the public hearing process.

In rendering a decision on a project where there is disagreement among experts, the decision makers are not obligated to select the most environmentally preferable viewpoint. Decision makers are vested with the ability to choose whatever viewpoint is preferable and need not resolve a dispute among experts. In their proceedings, decision makers must consider comments received concerning the adequacy of the Recirculated Draft EIR and address any objections raised in these comments. However, decision makers are not obligated to follow any directives, recommendations, or suggestions presented in comments on the Recirculated Draft EIR, and can certify the Final EIR without needing to resolve disagreements among experts.

Public Review of the Recirculated Draft EIR

The Recirculated Draft EIR will be available for public review for a 60-day review period beginning March 21, 2013. The document will be available for public review at the following location:

Sacramento Local Agency
Formation Commission
1112 I Street, Suite 100
Sacramento, California 95814

Executive Summary Matrix

Table ES-1 below summarizes the impacts, mitigation measures, and resulting level of significance after mitigation for the relevant environmental issue areas evaluated for the proposed project. The table is intended to provide an overview; narrative discussions for the issue areas are included in the corresponding section of this Recirculated Draft EIR. Table ES-1 is included in the Recirculated Draft EIR as required by CEQA Guidelines Section 15123(b)(1).

Table ES-1: Executive Summary Matrix

Section 3.1 – Aesthetics			
Impact AES-1: Would the proposed project have a substantial adverse effect on a scenic vista?	Potentially significant impact.	No feasible mitigation measure is available.	Significant and unavoidable impact.
Impact AES-2: Would the proposed project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings, within a state scenic highway?	Potentially significant impact.	No mitigation is required.	Less than significant impact.
Impact AES-3: Would the proposed project substantially degrade the visual character of the project site and its surroundings?	Potentially significant impact.	MM AES-3: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will impose the following conditions on all discretionary projects: (1) Trees that function as an important part of the City's or a neighborhood's aesthetic character or as natural habitat should be retained to the extent feasible during the development of new structures, roadways (public and private, including roadway widening), parks, drainage channels, and other uses and structures. (2) If trees cannot be preserved on-site, the City may require off-site mitigation or payment of an in-lieu fee. Trees that cannot be preserved shall be replaced either on- or off-site as required by the City, and trees planted for mitigation should be located in the same watershed as the trees that were removed, when feasible.	Significant and unavoidable impact.
Impact AES-4: Would the proposed project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Potentially significant impact.	MM AES-4: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will impose the following condition on all discretionary projects: All projects in the SOIA Area shall comply with the City of Elk Grove's Citywide Design Guidelines by minimizing the use of reflective materials in building design in order to reduce the potential impacts of daytime glare and designing outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky glow conditions.	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Section 3.2 – Agricultural Resources	Potentially significant impact.	Significant and unavoidable impact.
<p>Impact AG-1: Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<p>MM AG-1: At the time of submittal of any application to change land uses within the Sphere of Influence Amendment (SOIA) Area from agricultural uses to urban uses, the City will require that applicants protect one (1) acre of existing farmland land of equal or higher quality for each acre of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance that would be developed as a result of the project. This protection may consist of the establishment of a farmland conservation easement, farmland deed restriction, or other appropriate farmland conservation mechanism to ensure the preservation of the land from conversion in perpetuity, but may also be utilized for compatible wildlife habitat conservation efforts (e.g., Swainson’s hawk foraging habitat mitigation). The farmland/wildlife habitat land to be preserved must have adequate water supply to support agricultural use. The City shall consider the benefits of preserving farmlands in proximity to other protected lands.</p> <p>The total acres of land conserved will be based on the total on-site agriculture acreage converted to urban uses. Conserved agriculture areas may include areas on the project site, lands secured for permanent habitat enhancement (e.g., giant garter snake habitat, Swainson’s hawk habitat), or additional land identified by the City. The City shall attempt to locate preserved farmland within 5 miles of the SOIA Area; however, the preserved farmland shall at a minimum be located inside Sacramento County. The City shall impose the conservation easement content standards to include, at a minimum: land encumbrance documentation; documentation that the easements are permanent, monitored, and appropriately endowed; prohibition of activity which substantially impairs or diminishes the agricultural productivity of the land; and protection of water rights.</p> <p>In addition, the City shall impose the following minimum conservation easement content standards:</p> <ul style="list-style-type: none"> a) All owners of the agricultural/wildlife habitat mitigation land shall execute the document encumbering the land. b) The document shall be recordable and contain an accurate legal description 	<p>Significant and unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

		<p>of the agricultural/wildlife habitat mitigation land.</p> <p>c) The document shall prohibit any activity that substantially impairs or diminishes the agricultural productivity of the land. If the conservation easement is also proposed for wildlife habitat mitigation purposes, the document shall also prohibit any activity that substantially impairs or diminishes the wildlife habitat suitability of the land.</p> <p>d) The document shall protect any existing water rights necessary to maintain agricultural uses on the land covered by the document and retain such water rights for ongoing use on the agricultural/wildlife habitat mitigation land.</p> <p>e) Interests in agricultural/habitat mitigation land shall be held in trust by an entity acceptable to the City and/or by the City in perpetuity. The entity shall not sell, lease, or convey any interest in agricultural/wildlife habitat mitigation land that it acquires without the City's prior written approval.</p> <p>f) The applicant shall pay to the City an agricultural/wildlife habitat mitigation monitoring fee to cover the costs of administering, monitoring, and enforcing the document in an amount determined by the receiving entity, in an amount determined by the City.</p> <p>g) The City shall be named a beneficiary under any document conveying the interest in the agricultural/wildlife habitat mitigation land to an entity acceptable to the City.</p> <p>h) If any qualifying entity owning an interest in agricultural/wildlife habitat mitigation land ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall be transferred to another entity acceptable to the City or transferred to the City.</p> <p>Before committing to the preservation of any particular farmland pursuant to this measure, the project proponent shall obtain the City's approval of the farmland proposed for preservation.</p>	
<p>Impact AG-2: Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure AG-1.</p>	<p>Significant and unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact AG-3: Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<p>Potentially significant impact.</p>	<p>MM AG-3: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA), the City of Elk Grove shall prepare an agricultural land use compatibility plan for the SOIA Area. The plan shall include implementation of the City's Agricultural Activities ordinance (Municipal Code, Chapter 14.05), as required under Elk Grove General Plan Policy CAQ-4-Action 1, site design, screening, fencing, landscaping, and setbacks. Prospective buyers of property adjacent to agricultural land shall be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's Agricultural Activities ordinance (City of Elk Grove Municipal Code Chapter 14.05).</p>	<p>Significant and unavoidable impact.</p>
<p>Section 3.3 – Air Quality</p>			
<p>Impact AIR-1: Would the project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p>Potentially significant impact.</p>	<p>MM AIR-1: Prior to the submission of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will require that all discretionary projects prepare an Air Quality Plan for the SOIA Area. The Air Quality Plan must incorporate policies and other measures at least as stringent as those found in City General Plan Policies CAQ-27 through CAQ-33 and associated actions. The total effectiveness of the Air Quality Plan adopted for the SOIA Area will match those recently adopted for other developing areas within Sacramento County, such as North Natomas. In the case of North Natomas, the emissions will be reduced by 35 percent from the potential emissions that could occur without the adopted air quality policies being implemented.</p>	<p>Significant and unavoidable impact.</p>
<p>Impact AIR-2: Would construction emissions generated by the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>Potentially significant impact.</p>	<p>MM AIR-2: At the time of submittal to annex land within the Sphere of Influence Amendment (SOIA) Area from agricultural uses to urban uses, the City of Elk Grove will require all discretionary projects to comply with all recommended SMAQMD measures to address construction emissions. This will include emission reduction requirements for construction equipment and development of an inspection and enforcement plan associated with construction equipment emissions. In addition, compliance with SMAQMD Rules 402 and 403 will be demonstrated.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact AIR-3: Would the operational emissions generated by the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure AIR-1.</p>	<p>Significant and unavoidable impact.</p>
<p>Impact AIR-4: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measures AIR-1 and AIR-2.</p>	<p>Significant and unavoidable cumulative impact.</p>
<p>Impact AIR-5: Would the project contribute to localized concentrations of carbon monoxide (CO) that would exceed applicable ambient air quality standards?</p>	<p>Potentially significant impact.</p>	<p>MM AIR-5: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will require all discretionary projects to demonstrate that the Sacramento Metropolitan Air Quality Management District's (SMAQMD) 2009 Guide to Air Quality Assessment in Sacramento County, as updated in June 2011, or most current guidance on the screening and assessment of CO, PM₁₀, and PM_{2.5} hotspots will be implemented for all development proposals within the SOIA Area. The City will provide proof of consultation with the SMAQMD to demonstrate compliance with this measure to the Sacramento Local Agency Formation Commission at the time of any application to annex territory within the SOIA Area. In addition, the City of Elk Grove shall demonstrate that sufficient mitigation will be required of all identified potentially significant CO, PM₁₀, and PM_{2.5} hotspots to reduce the impact to less than significant.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact AIR-6: Would the project expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially significant impact.</p>	<p>MM AIR-6: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will require all discretionary projects to review existing sources of toxic air contaminants in and around the project site. Discretionary projects will be required to develop mitigation to address sensitive land use (e.g. residential, schools, hospitals) exposure to toxic air contaminants. Methods may include buffers with appropriate landscaping, building design with additional air filtration, and emission source controls. The plan must meet the standards current in use by the Sacramento Metropolitan Air Quality Management District in connection with such toxic air contaminants. In addition, the City will provide proof of consultation with the SMAQMD to demonstrate compliance with this measure to the Sacramento Local Agency Formation Commission.</p>	<p>Less than significant impact.</p>
<p>Impact AIR-7: Would the project create objectionable odors affecting a substantial number of people:</p>	<p>Potentially significant impact.</p>	<p>MM AIR-7: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will require all discretionary projects to review existing sources of odor in and around the project site, including (but not limited to) any land use referenced in Sacramento Metropolitan Air Quality Management District's (SMAQMD) CEQA Guidance document as an odor-generating land use. Discretionary projects will be required to develop mitigation to address odor impacts that will protect sensitive land use (e.g. residential, schools, hospitals) in consultation with SMAQMD. Methods to address odor impacts may include buffers and emission source controls. In addition, the City will provide proof of consultation with the SMAQMD to demonstrate compliance with this measure to LAFCo.</p>	<p>Less than significant impact.</p>
<p>Section 3.4 - Biological Resources</p>			
<p>Impact BIO-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or</p>	<p>Potentially significant impact.</p>	<p>MM BIO-1a: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will demonstrate to LAFCo compliance with all following measures: A. A reconnaissance-level biological survey of the area to be annexed shall be performed by a professional biologist approved by the lead agency to</p>	<p>Significant and unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>identify habitats and individuals of special-status species defined in this Recirculated EIR. This will permit the lead agency to track impacts to special-status species on a regional basis rather than on project-by-project basis, when feasible.</p> <p>B. Avoidance of special-status species and their habitats shall be addressed during project design. If avoidance is infeasible, mitigation of special-status species shall occur pursuant to measure C, below.</p> <p>C. The City of Elk Grove shall participate in the South Sacramento County Habitat Conservation Plan or shall require the preparation and implementation of a Habitat Conservation Management Plan (HCM) for all affected special status species and habitats. The HCM shall include assessment, disclosure and mitigation for nesting and foraging habitat impacts to protected species, as discussed further in Mitigation Measure BIO-1b and BIO-1c. The HCM shall be developed in consultation with California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) for listed species under the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). The City of Elk Grove shall consult with Sacramento County during development of the HCM, in the County's capacity as the lead of the South Sacramento Habitat Conservation Plan (SSHCP), and provide proof of consultation with the County to LAFCo.</p> <p>D. If an HCM is prepared, it shall incorporate mitigation guidelines of these agencies for listed species. For non-listed but sensitive species as defined by this Recirculated EIR, the HCM shall include provisions including, but not limited to the following:</p> <ul style="list-style-type: none"> • Require clustering of urban development to retain non-disturbed open space areas. • Require comprehensive site development standards to minimize removal of existing vegetation and to require installation and long-term maintenance of landscaping in setback and buffer areas. Landscaping in buffer areas adjacent of preserved habitat areas should be of native and non-invasive plant materials, and non-irrigated. • Require appropriate buffers between development and Right to Farm
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Table ES-1 (cont.): Executive Summary Matrix

	<p>Ordinance lands, Nature Conservancy Lands, and Stone Lakes National Wildlife Refuge.</p> <ul style="list-style-type: none"> Require buffers between development and drainage canals that serve as habitat and ultimately drain into Stone Lakes National Wildlife Preserve, Nature Conservancy lands, and/or Farmland Preservation Zones; buffers shall be a minimum of 150 feet on either side of said drainage canals. Minimize impacts to movement corridors to ensure movement of wildlife. Provide for the integrity and continuity of wildlife and plant habitat. Support the acquisition, development, maintenance, and restoration of habitat lands for wildlife and plant enhancement. 	<p>E. The special-status species referred to herein are those identified under the applicable federal and state laws listed in Table 3.4-2 and -3.</p> <p>MM BIO-1b. To mitigate impacts on nesting for Swainson's hawk and other raptors (including burrowing owl), prior to the submittal of any application to annex all or part of the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove shall demonstrate to LAFCo, through policy or adopted planning documents, that the following requirements shall be applied to development proposals within the SOIA Area, and required actions will be completed prior to development activity:</p> <ul style="list-style-type: none"> A qualified biologist will be retained by the applicant to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the proposed development and active burrows on the development site if accessible. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction for all project phases. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley shall be followed for surveys for Swainson's hawk, and the guidelines provided in the California Department of Fish and Wildlife's (CDFW) Burrowing Owl Survey Protocol and Mitigation Guidelines shall be followed
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Table ES-1 (cont.): Executive Summary Matrix

	<p>for burrowing owls.</p> <ul style="list-style-type: none"> • If no nests are found, no further nesting mitigation is required. • If active nests are found, impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around the nests, and impacts to burrowing owls shall be avoided by establishing appropriate buffers around the nests. No project activity shall commence within the buffer area until the young have fledged, the nest is no longer active, or until a qualified biologist has determined, in consultation with CDFW, that reducing the buffer would not result in nest abandonment. CDFW guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest. <p>MM BIO-1c: To mitigate impacts on foraging habitat for Swainson's hawk, other raptors (including burrowing owl), and greater sandhill cranes, the City of Elk Grove shall demonstrate to LAFCo prior to annexation of all or part of the Sphere of Influence Amendment (SOIA) Area, through policy or adopted planning documents, that conservation easements or other instruments to acquire and preserve suitable foraging habitat for Swainson's hawk and greater sandhill crane are identified and will be implemented, as determined by the California Department of Fish and Wildlife (CDFW). Foraging impacts mitigation shall be required for the following planning actions that would occur within the SOIA Area:</p> <ol style="list-style-type: none"> A. Any request to change land use zoning or general plan designation from agricultural to a non-agricultural land use, B. Any request to subdivide five (5) acres or more of contiguous land zoned AR-1 or AR-2, C. Any request for land use entitlement for a nonagricultural use of land zoned with an agricultural designation, D. Any request for a land use entitlement for a nonagricultural use of land five (5) acres or more in size that is zoned AR-1 or AR-2, or 	
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Table ES-1 (cont.): Executive Summary Matrix

	<p>E. Any public improvement project proposed by any department or agency of the City of Elk Grove on land with agricultural designation.</p> <p>The project shall acquire conservation easements or other instruments to preserve suitable foraging habitat. In deciding whether to approve the land for proposed preservation, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation should occur prior to the onset of any development activities that would cause the impact (i.e., land clearing or site grading) or the issuance of permits for grading, building or other site improvements, whichever occurs first.</p> <ul style="list-style-type: none"> • Swainson's hawk. The location and suitability of mitigation parcels, as well as the conservation instruments protecting them shall be acceptable to the City and to the CDFW. The amount of land shall be governed by a one-to-one (1:1) mitigation ratio for each acre developed. The land to be preserved shall be deemed suitable Swainson's hawk foraging habitat by the City in consultation with CDFW. • Greater sandhill crane. The location and suitability of mitigation parcels, as well as the conservation instruments protecting them shall be acceptable to the City and to the CDFW. The amount of land preserved shall be governed at a 1:1 mitigation ratio for each acre developed. The land to be preserved shall be deemed suitable greater sandhill crane foraging habitat by the City in consultation with CDFW. <p>Where impacts for these species overlap (lands that support foraging for both species) mitigation can occur at 1:1 if mitigation sites support both species.</p> <p>The City of Elk Grove shall require minimum conservation easement content standards to be implemented to the satisfaction of LAFCo. Minimum conservation easement contents must include, but are not limited to: documentation and recorded encumbrances on the land, prohibition of activity which substantially impairs or diminishes the land's capacity as suitable foraging habitat, water rights protections, and requirements for the mitigation land to be held in trust in perpetuity.</p> <p>This mitigation measure may be implemented in combination with Mitigation</p>	
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Table ES-1 (cont.): Executive Summary Matrix

<p>Impact BIO-2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>Potentially significant impact.</p>	<p>Measure AG-1, which requires the preservation of agricultural land, as long as the agricultural land is determined by the City in consultation with CDFW to be suitable habitat pursuant to the conditions and requirements listed above. In addition, this mitigation measure may allow the joint use of land for both Swainson's hawk and greater sandhill crane foraging habitat mitigation, as long as the land is determined by the City in consultation with CDFW to be suitable habitat pursuant to the conditions and requirements listed above. In the event that it is infeasible to acquire the necessary easements prior to annexation and development, the City will apply its impact mitigation fee program, used to acquire available land with suitable foraging habitat values at the ratios and conditions specified above.</p>	<p>Less than significant impact.</p>
<p>MM BIO-2: Prior to annexation of any or part of the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove shall demonstrate to LAFCo that the City shall require the following actions from all future development within the SIOA Area:</p> <ul style="list-style-type: none"> • Prior to the approval of grading or improvement plans, and before any groundbreaking activity associated with future projects, the City shall require project applicant(s) of all project's that would include fill of wetlands or other waters of the U.S. or waters of the state to complete site-specific wetland delineations and obtain all necessary permits under sections 401 and 404 of the Clean Water Act or the state's Porter-Cologne Act and a CDFW Streambed Alteration Agreement for the respective phase. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, the Central Valley RWQCB, and the City, as appropriate, depending on agency jurisdiction as determined during the Section 401 and Section 404 permitting processes but will result in not less than 1 acre created/ enhanced/ restored to each acre impacted. Wetland mitigation should occur within the same watershed as the impact, where feasible. 	<p>Potentially significant impact.</p>	<p>Measure AG-1, which requires the preservation of agricultural land, as long as the agricultural land is determined by the City in consultation with CDFW to be suitable habitat pursuant to the conditions and requirements listed above. In addition, this mitigation measure may allow the joint use of land for both Swainson's hawk and greater sandhill crane foraging habitat mitigation, as long as the land is determined by the City in consultation with CDFW to be suitable habitat pursuant to the conditions and requirements listed above. In the event that it is infeasible to acquire the necessary easements prior to annexation and development, the City will apply its impact mitigation fee program, used to acquire available land with suitable foraging habitat values at the ratios and conditions specified above.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact BIO-3: Would the project have a substantial adverse effect on wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrologic interruption, or other means?.</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure BIO-2.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of wildlife nursery sites?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measures BIO-1a and BIO-2.</p>	<p>Less than significant impact.</p>
<p>Impact BIO-5: Would the project conflict with any local biological policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<p>Potentially significant impact.</p>	<p>MM BIO-5: At the time of submittal of an application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will demonstrate that tree protection will be consistent with either: (1) the City's current tree preservation standards under Municipal Code Chapter 19.12 or (2) the following mitigation measure. A. Reconnaissance-level tree survey of the SOIA Area should be performed by a certified arborist to identify native tree resources, particularly those that may be designated as landmark or heritage trees. This will enable the lead agency to track impacts to native trees on a regional basis rather than a project-by-project basis, when feasible. B. Minimization of impacts to protected tree species shall be undertaken during project design. If avoidance is infeasible, mitigation of native trees pursuant to measures D through F below shall be conducted. C. In addition to native oak trees, all native tree species should be protected under the City of Elk Grove's Tree Preservation and Protection Code Chapter 19.12. The mitigation rate would be the same as those in the</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact BIO-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<p>No Impact.</p>	<p>Ordinance current at the time of this document, unless future versions require a higher mitigation rate, but it would also require obtaining replacement trees from local genetic stock.</p> <p>D. A five-year monitoring plan shall be completed for all mitigation plantings. The monitoring plan would include appropriate irrigation schedules, as well as criteria for success and reestablishment during the 5-year period. A success rate of not less than 80 percent at the end of the 5-year monitoring period is recommended.</p> <p>E. Individual trees or groups of trees preserved shall be fully protected during construction. A temporary protective fence shall be established at a minimum of 10 feet beyond the drip line of the retained native trees. The fence shall be in place prior to beginning construction activities, including grading. Within this protective buffer, no grading, trenching, fill, or vegetation alteration shall be allowed.</p> <p>F. Mitigation shall target large tracts or contiguous native tree habitat. Connectivity between native tree woodland preserves as well as adequate buffering from development is important to promote native tree recruitment, the long-term viability of the habitat, and wildlife use of the area.</p>	<p>No impact.</p>
<p>Section 3.5 – Cultural Resources</p>			
<p>Impact CUL-1: Would the project result in subsurface construction activities that would damage or destroy previously undiscovered historic resources?</p>	<p>Potentially significant impact.</p>	<p>MM CUL-1: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will acknowledge that it will impose the following conditions on all discretionary projects:</p> <ul style="list-style-type: none"> Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be 	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact CUL-2: Would the project result in subsurface construction activities that would damage or destroy previously undiscovered archaeological resources?</p>	<p>Potentially significant impact.</p>	<p>encountered during any development activities, work shall be suspended and the City of Elk Grove Planning Department shall be immediately notified. At that time, the City of Elk Grove Planning Department will coordinate any necessary investigation of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p> <ul style="list-style-type: none"> The Elk Grove Planning Department shall be notified immediately if any prehistoric, archaeologic, or paleontologic artifact is uncovered during construction. All construction must stop, and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. 	<p>Less than significant impact.</p>
<p>MM CUL-2: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will acknowledge that it will impose the following conditions on all discretionary projects:</p> <ul style="list-style-type: none"> Should any archaeological resources be encountered during any development activities, work shall be suspended and the City of Elk Grove Planning Department shall be immediately notified. At that time, the City of Elk Grove Planning Department will coordinate any necessary investigation of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of 	<p>Potentially significant impact.</p>	<p>MM CUL-2: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will acknowledge that it will impose the following conditions on all discretionary projects:</p> <ul style="list-style-type: none"> Should any archaeological resources be encountered during any development activities, work shall be suspended and the City of Elk Grove Planning Department shall be immediately notified. At that time, the City of Elk Grove Planning Department will coordinate any necessary investigation of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of 	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact CUL-3: Would the project result in subsurface construction activities that would damage or destroy previously undiscovered paleontological resources?</p>	<p>Potentially significant impact.</p>	<p>the archaeological resources.</p> <ul style="list-style-type: none"> The City of Elk Grove Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop, and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. <p>MM CUL-3: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will acknowledge that it will impose the following conditions on all discretionary projects:</p> <ul style="list-style-type: none"> Should any paleontologic artifact be encountered during any development activities, work shall be suspended and the City of Elk Grove Planning Department shall be immediately notified. At that time, the City of Elk Grove Planning Department will coordinate any necessary investigation of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the paleontologic artifact. The City of Elk Grove Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop, and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. 	<p>Less than significant impact.</p>
<p>Impact CUL-4: Would the project result in subsurface construction activities that would damage or destroy previously undiscovered human remains?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure MM CUL-1.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Section 3.6 – Geology, Soils, and Seismicity			
<p>Impact GEO-1: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on substantial evidence of a known fault? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	<p>Potentially significant impact.</p>	<p>MM GEO-1: At the time of submittal of any application to annex territory within the SOIA Area, the City shall demonstrate that it will require a geotechnical report or other appropriate analysis be conducted at time of development application submittal to determine the shrink/swell potential and the stability of the soil for public and private construction projects and to identify measures necessary to ensure stable soil conditions.</p>	<p>Less than significant impact.</p>
<p>Impact GEO-2: Would the project result in substantial soil erosion or the loss of topsoil?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact GEO-3: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Impact GEO-4: Would the project be located on expansive soil, as defined in Table 18.1-B of the Uniform building Code (1994), creating substantial risks to life or property?	Less than significant impact.	No mitigation is required.		Less than significant impact.
Section 3.7 – Greenhouse Gas Emissions				
Impact GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially significant impact.		<p>MM GHG-1: Prior to annexation of any or part of the SOIA Area, the City of Elk Grove shall amend or augment the City’s greenhouse gas emissions inventory projections to account for potential development of the SOIA Area. Analysis assumptions, methodology and emission factors used by the City shall be submitted for review to the Sacramento Metropolitan Air Quality Management District (SMAQMD). In addition, the City will provide proof of consultation with the SMAQMD to demonstrate compliance with this measure to the Sacramento Local Agency Formation Commission. The City will require that discretionary project comply with any one of the following performance criteria:</p> <ul style="list-style-type: none"> a. Efficiency Metric: Greenhouse gas emissions would be less than 6.6 annual metric tons of carbon dioxide equivalent per service population. Service population comprises both residents and employees that would be accommodated by the SOIA Area. b. Percent Reduction: Greenhouse gas emissions would be reduced by 29 percent from the year 2020 business-as-usual baseline. The business-as-usual baseline parameters will be determined in consultation with the SMAQMD. c. Climate Action Plan Consistency: The City shall demonstrate that development in the SOIA Area will comply with applicable SECAP measures and the City’s emission reduction goals. 	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Impact GHG-2: Would the project conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing emissions of greenhouse gases?	Potentially significant impact.	Implement Mitigation Measure GHG-1.	Less than significant impact.
Section 3.8 – Hazards and Hazardous Materials			
Impact HAZ-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact.	No mitigation is required.	Less than significant impact.
Impact HAZ-2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	Less than significant impact.	No mitigation is required.	Less than significant impact.
Impact HAZ-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Less than significant impact.	No mitigation is required.	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact HAZ-4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<p>Potentially significant impact.</p>	<p>MM HAZ-4: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will acknowledge that it will impose the following conditions on all discretionary projects. Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search, the site and surrounding area shall be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.</p>	<p>Less than significant impact.</p>
<p>Impact HAZ-5: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>No impact.</p>	<p>No mitigation is required.</p>	<p>No impact.</p>
<p>Impact HAZ-6: Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact HAZ-7: Would the project expose people to electric and magnetic fields from nearby high-voltage lines?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Section 3.9 – Hydrology and Water Quality</p>			
<p>Impact HYD-1: Would the project violate any water quality standards or waste discharge requests?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact HYD-2: Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure USS-1.</p>	<p>Less than significant impact.</p>
<p>Impact HYD-3: Would the project increase impervious surface coverage, which may result in substantial increased stormwater runoff volumes and peak flows?</p>	<p>Potentially significant impact.</p>	<p>MM HYD-3: Prior to annexation of any or part of the SOIA Area, the City of Elk Grove shall require that new projects in the SOIA Area not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas. This can be accomplished by (1) Preparing a Master Drainage Plan (Plan) for the SOIA Area, and requiring site-specific drainage plans for future projects to conform to requirements of the Plan, or (2) enacting modification of the City's existing Stormwater Master Plan that includes the following components. The Plan shall include disclosure of where stormwater is designed to be released into roadway crossings at State Route 99 and/or Interstate 5 roadway facilities. The Plan shall include a review, analysis, and disclosure of locations where channel capacity inadequacies lie, as well as capacities of bridges crossing State Route 99 and Interstate 5 associated with inadequate channels. The Plan shall identify the need for additional bridge capacity, if necessary. City shall develop measures to minimize, avoid, reduce, or compensate for potential impacts to roadway facilities in consultation with the California Department of Transportation. The City shall provide proof of consultation with the California Department of Transportation to LAFCo. In addition, the Master Drainage Plan shall identify areas of potential impacts due to encroachments on channels or levees, measures to provide improvements or maintenance where development in the SOIA Area would affect channels or levees.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

		<p>The Plan shall require individual projects to prepare a detailed drainage plan that demonstrates attainment of pre-project runoff rates prior to release at the outlet canal and describes the volume reduction measures and treatment controls used to reach attainment. The Master Drainage Plan shall identify all expected flows from the project area and the location, size, and type of facilities used to retain and treat the runoff volumes and peak flows to meet pre-project conditions. The Master Drainage Plan shall also include the geotechnical report verifying groundwater elevation for the regional basins.</p>	
<p>Impact HYD-4: Would the project place structures within a 100-year flood hazard area that may have the potential to divert flood flows or to be subjected to flood hazard?</p>	<p>Potentially significant impact.</p>	<p>MM HYD-4a: Prior to annexation of any or part of the SOIA Area, the City of Elk Grove shall prepare a local plan of flood protection that shows the following for land within the SOIA Area: identification of all types of flood hazards (levee failure inundation, 100-year storm flooding, 200-year storm flooding and 500-year storm flooding), and locations of flood management facilities. The City shall provide proof of consultation with the California Department of Transportation to LAFCo.</p> <p>The City will not approve any discretionary permit or entitlement, or any ministerial permit that would result in the construction of a new residence; any tentative map, or any parcel map for which a tentative map was not required; or enter into development agreement for projects located within a 200-year flood zone, unless the City makes, based on substantial evidence, one of the findings found in Government Code Section 65865.5.</p> <p>MM HYD-4b: Prior to approval of any development project in the SOIA Area, the City of Elk Grove shall require that new development demonstrate that for land within the 100-year floodplain (to be identified by hydraulic and hydrologic modeling), that post-development storm water run-off peak flows and volumes will not exceed pre-development levels within or downstream of the SOIA Area.</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact HYD-5: Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Section 3.10 – Land Use and Planning</p>				
<p>Impact LU-1: Would the project physically divide an established community?</p>	<p>No impact.</p>	<p>No mitigation is required.</p>	<p>No impact.</p>	<p>No impact.</p>
<p>Impact LU-2: Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<p>Potentially significant impact.</p>	<p>Implementation of all mitigation measures in this Recirculated Draft EIR.</p>	<p>Less than significant impact.</p>	<p>Less than significant impact.</p>
<p>Impact LU-3: Would the project conflict with any applicable habitat conservation plan or natural community conservation plan.</p>	<p>Potentially significant impact.</p>	<p>Implementation of Mitigation Measure MM BIO-1a, which requires the City of Elk Grove to participate in the South Sacramento County Habitat Conservation Plan or the preparation and implementation of a Habitat Conservation Management Plan (HCMP) for all affected special status species and habitats.</p>	<p>Significant and unavoidable impact.</p>	<p>Significant and unavoidable impact.</p>
<p>Impact LU-4: Would the project convert open space resources to urban uses?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure AG-1.</p>	<p>Significant and unavoidable impact.</p>	<p>Significant and unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

Section 3.11 – Mineral Resources			
Impact MIN-1: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	Less than significant impact.	No mitigation is required.	Less than significant impact.
Impact MIN-2: Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Less than significant impact.	No mitigation is required.	Less than significant impact.
Section 3.12 – Noise			
Impact NOI-1: Would development within the SOLA Area result in a significant increase existing traffic noise levels at noise-sensitive land uses?	Potentially significant impact.	No feasible mitigation measure is available.	Significant and unavoidable impact.
Impact NOI-2: Would the project expose future sensitive receptors to substantially elevated noise levels from both transportation and non-transportation noise sources?	Less than significant impact.	No mitigation is required.	Less than significant impact.

Table ES-1 (cont.): Executive Summary Matrix

Section 3.13 – Population and Housing		
<p>Impact POP-1: Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>	<p>Potentially significant impact.</p>	<p>MM POP-1a: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will consult with the Sacramento Area Council of Governments (SACOG) regarding the Regional Blueprint and consistency with the Metropolitan Transportation Plan/Sustainable Community Strategy, and provide LAFCo with evidence of the results of this consultation.</p> <p>MM POP-1b: At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall:</p> <ul style="list-style-type: none"> • Revise and update its General Plan in accordance with state law that addresses the annexed territory; • Update the Housing Element (updated to reflect the annexed territory) to establish that the City has or will meet its Regional Housing Needs Allocation (RHNA) for all income levels as defined in Government Code Section 65588.
<p>Less than significant impact.</p>		
Section 3.14 – Public Services		
<p>Impact PSU-1: Would the project result in a need for new or expanded fire facilities or substantial adverse impacts on fire protection?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>
<p>Less than significant impact.</p>		
<p>Impact PSU-2: Would the project result in a need for new or expanded police facilities or substantial adverse impacts on police protection?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>
<p>Less than significant impact.</p>		
<p>Impact PSU-3: Would the project result in a need for new or expanded school facilities or substantial adverse impacts on education?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>
<p>Less than significant impact.</p>		

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact PSU-4: Would the project result in a need for new or expanded park, trail, or community facilities or substantial adverse impacts on related services?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact PSU-5: Would the project result in a need for new or expanded library facilities or substantial adverse impacts on related services?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact PSU-6: Would the project result in the need for new or expanded animal control facilities or substantial adverse impacts on related services.</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact PSU-7: Would the project result in the need for new or expanded code enforcement services?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Section 3.15 – Transportation and Traffic</p>			
<p>Impact TRANS-1: Would future annexation and development activities within the proposed project generate new vehicle trips that would contribute to unacceptable traffic operations under Existing Plus Project Conditions?</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-1: At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove will consult with Sacramento County and Caltrans to establish transportation improvement plans and funding mechanisms to provide service levels consistent with the City's and County's General Plans. In addition, any future annexation and development activity within the SOIA Area will require the preparation of traffic impact analyses that would include discussion of the project's fair-share contribution and mitigation strategies.</p>	<p>Significant and unavoidable impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact TRANS-2: Would future annexation and development activities within the proposed project generate new vehicle trips that would contribute to unacceptable traffic operations under Cumulative Conditions?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure TRANS-1.</p>	<p>Significant and unavoidable impact.</p>
<p>Impact TRANS-3: Would the project increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact TRANS-4: Would the project result in inadequate emergency access?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>
<p>Impact TRANS-5: Would future annexation and development activities within the proposed project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p>Potentially significant impact.</p>	<p>MM TRANS-5a: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove shall update the City's Bicycle and Pedestrian Master Plan to delineate bicycle and pedestrian facilities in the SOIA Area consistent with the goals and policies of the City's General Plan. The update will identify on- and off-street bikeways and pedestrian routes as well as support facilities. Development in the SOIA Area shall be responsible for implementing the master plan recommendation as development occurs in the project area. MM TRANS-5b: At the time of submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove shall complete a transit master plan for the SOIA Area consistent with policies of the City's General Plan. This plan will identify the roadways to be used by bus transit routes, locations for bus turnouts and pedestrian shelters, locations for bus transfer stations, alignment for fixed-route rail service, and the location of rail service stations. Future development in the SOIA Area and the City of</p>	<p>Less than significant impact.</p>

Table ES-1 (cont.): Executive Summary Matrix

	Elk Grove shall be responsible for implementing the master plan recommendations as development occurs in the project area.		Significant and unavoidable cumulative impact.
Section 3.16 – Utilities and Service Systems			
Impact USS-1: Would the project generate a demand for increased water services over that which is currently produced in the area and thereby result in a need for additional water supplies or facilities, the construction of which would cause significant environmental effects?	Potentially significant impact.	MM USS-1: Prior to LAFCo approval of annexation of any portion of the City of Elk Grove SOIA territory, the City must demonstrate that through the Plan for Services as required by Government Code section 56430, or its successor, to allow the Commission to determine that: (1) the requirement for timely water availability, as required by law, is met; (2) its water purveyor is a signatory to the Water Forum Successor Effort, (3) the amount of water provided will be consistent with the geographical extent of the SOIA territory and the groundwater sustainable yield described in the Water Forum Agreement. water will be provided in a manner that ensures no overdraft will occur; and (4) existing water customers will not be adversely affected. The Plan for Services shall be sufficient for LAFCo to determine timely water availability to the affected territory pursuant to Government Code Section 56668, subdivision (k), or its successor.	Significant and unavoidable impact.
Impact USS-2: Would the proposed project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	Potentially significant impact.	MM USS-2: Prior to submittal of any application to annex territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove will provide a Plan for Services that demonstrates that the wastewater transmission and treatment providers have requested that the SOIA Area be within their respective Spheres of Influence if a public agency, and that such providers have prepared or approved an infrastructure plan and funding program to ensure compliance with Federal Clean Water Act and applicable state standards; and that sufficient transmission infrastructure, and treatment and disposal capacity adequate for projected needs are available to accommodate the buildout of the annexation territory, with no adverse impact to existing ratepayers.	Significant and unavoidable impact.

Table ES-1 (cont.): Executive Summary Matrix

<p>Impact USS-3: Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?</p>	<p>Potentially significant impact.</p>	<p>Implement Mitigation Measure HYD-3.</p>	<p>Less than significant impact.</p>
<p>Impact USS-4: Would the project be served by landfills with sufficient permitted capacity and would comply with applicable regulations?</p>	<p>Potentially significant impact.</p>	<p>MM USS-4: At the time of submittal of any application to annex any or all territory within the Sphere of Influence Amendment (SOIA) Area, the City of Elk Grove shall identify solid waste services, including contract service operation if applicable, to be extended, the level and range of services, timing of services, improvements of facility upgrades associated with the services, and how the services will be financed to accommodate the buildout of the SOIA Area.</p>	<p>Less than significant impact.</p>
<p>Impact USS-5: Would the project result in the unnecessary, wasteful, or inefficient use of energy?</p>	<p>Less than significant impact.</p>	<p>No mitigation is required.</p>	<p>Less than significant impact.</p>



Community Workshop Agenda

Proposed City of ELK GROVE Sphere of Influence Amendment
(LAFC# 09-10/ SCH # 2010092076)

Recirculated Draft Environmental Impact Report (RDEIR)

Tuesday April 23, 2013 6:00 – 7:30 p.m.

**Barbara Morse Wackford Community & Aquatic Complex
Valley Oak Ballroom
9014 Bruceville Road; Elk Grove, CA**

1. Welcome and Introductions 6PM
2. LAFCo & Sphere of Influence Overview 6:05
3. Open discussion of Item 2 above 6:15

RDEIR

1. Brief Overview of CEQA and the RDEIR 6:30
2. Public Comments 6:40

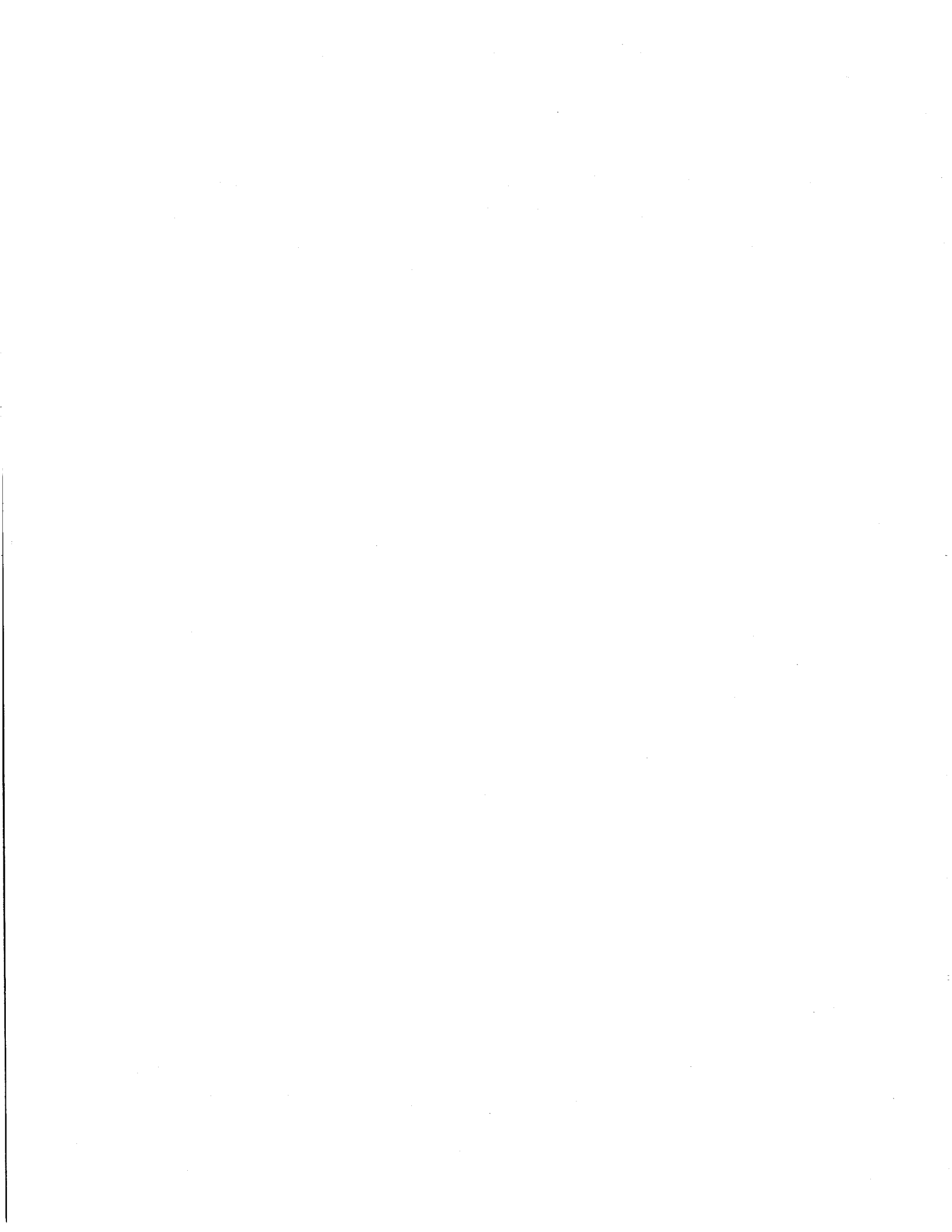
- Written comments are encouraged!
(Please use the Public Comment forms)
3. Meeting Wrap-up 7:25

Thank you for your participation



SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite 100 • Sacramento, CA 95814 • (916) 874-6458 • Fax (916) 874-2939







Sacramento Local Agency Formation Commission

April 23, 2013

Peter Brundage, Executive Officer; Don Lockhart, AICP Assistant Executive Officer; Diane Therpe, Commission Clerk
www.saclafco.org

1

Sacramento LAFCo

- Web Site: www.SacLAFCo.org
- Email: commissionclerk@saclafco.org
- 1112 I Street, Ste 100
Sacramento, Ca. 95814
- Peter Brundage or Don Lockhart
 - 916-874-5935 916-874-2937

2

Sphere of Influence Overview

- Purpose
- Factors to be Evaluated for a Sphere of Influence
- SOI Application Process
- Where are we?
- Next Steps

3

Purpose

- Created in the 1960's by State Legislature
- Regulatory Body responsible for the discouragement of urban sprawl and the encouragement of orderly development
- Preserve and Protect Open Space and Agricultural Lands
- But, also must accommodate population growth

4

Who is LAFCo?

- 7-member Commission
- Representatives
 - 2 City Council Members
 - 2 County Board of Supervisors
 - 2 Special District Directors
 - 1 Public Member

5

Responsibilities and Duties

- LAFCo may approve, modify or deny proposals:
 - Spheres of Influence (SOI)
 - Annexations
 - Incorporation
 - Formation of Special Districts
 - Consolidations

6

Spheres of Influence

■ Definition:

“A plan for the probable physical boundaries and service area of a local agency, as determined by the Commission”

No change in land use jurisdiction and no entitlements are approved

7

SOI Purpose

- SOI is a long range regional planning tool
- Encourage communication between land use jurisdictions
- Improve regional planning
- Encourage orderly development

8

Spheres of Influence

- SOI analysis is neither an art or a science—more often a platform for discussion among many competing interests to find a balance between resource preservation and urban development

9

SOI Factors

- Must examine: community, countywide, & regional impacts related to growth
- Regional Issues:
 - SACOG – Metropolitan Trans. Plan/ Sustainable Communities Strategy
 - Habitat Conservation Plans
 - Air Quality Issues
 - Open Space and Agriculture

SOI Factors

- Regional Issues:
 - Water
 - Regional Housing Needs (Affordable)
 - Economic Growth for a viable community
 - Climate Change (SB 375)
 - Jobs/Housing Balance
 - Infill Programs

SOI Factors

- Evaluate Supply and Demand Analysis- determine future population, housing, and employment needs
- Evaluate current land use supply

SOI Factors

- Assess the availability of municipal services that need to be provided
- Analysis of local government agencies presently providing services including present level, range, cost and adequacy of services provided

SOI Factors

- Analyze the type of development that is occurring or planned for the area including residential, office, commercial, industrial & open space, etc.
- Growth trends, development patterns, density and intensity of current and proposed land use

SOI Factors

- Boundary Analysis- should be logical and reasonable
- Evaluate topography, natural boundaries, watersheds, drainage basins, & proximity to populated areas, as well as, proximity to municipal services

SOI Factors

- Assess Community Identity Issues
- Determine the existence of social and economic interdependence and communities of interest
 - Impact of proposal on surrounding communities
 - Impact of proposal on residents and businesses within the City of Elk Grove

SOI Factors

- Effect of the proposal on maintaining the physical and economic integrity of open space and agriculture lands
- Evaluate the existence of agricultural (Williamson Act) preserves in the area which could be considered within the agency's SOI and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are proposed to be within a sphere of influence of a city

SOI Process

- City and County must meet and confer prior to City submitting a Sphere of Influence application
- Issues to be discussed:
 - Boundaries
 - Zoning
 - Development Standards

SOI Process

LAFCo Commission shall give
“great weight” if the County and
City enter into a Memorandum of
Understanding (MOU) from the
meet and confer process

SOI Process

- Evaluate Affected Agency and Public Comments
- Prepare a Municipal Service Review
 - Evaluate municipal service providers
 - Means, Capacity, and fiscal viability
- Comply with the California Environmental Quality Act (CEQA)
 - Assess potential environmental impacts
 - Evaluate boundary alternatives

SOI Process

- Conduct analysis and prepare staff report with recommendations
- Hold Public Hearings
- Commission may impose Terms and Conditions
- Commission may approve, deny or modify boundary of proposal

Where are We?

- Application has been submitted
- CEQA RDEIR is out for public review and comments
 - 60-day public review – March 21 thru May 21, 4PM
- MSR public review (3rd cycle)

Where are We?

- Public outreach w/meeting this evening, and May 1 w/Commission
- LAFCo will review and respond to public comments
- Respond to comments and issue a Final EIR
- Prepare a staff report and recommendations
- Conduct Public Hearings
- Commission will render a decision

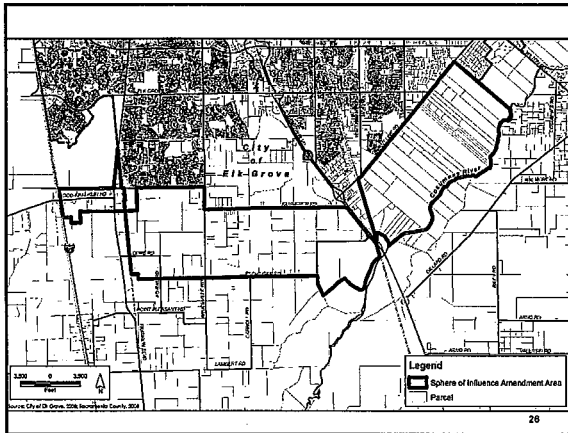
Annexation Process

- Annexation is a separate action
- Service Plan for Municipal Services will be evaluated in more detail, including financing
- City Required to Prezone
- City and County need to enter into a Property Tax Exchange Agreement
- LAFCo proceedings culminate in Public Hearing(s) with a Commission decision

Summary

- SOI provides an area for a city to grow and should be based on reasonable population and growth projections
- SOI does not create new jurisdictional boundaries or entitlements
- SOI is used as a long term planning tool by a city to plan for anticipated growth

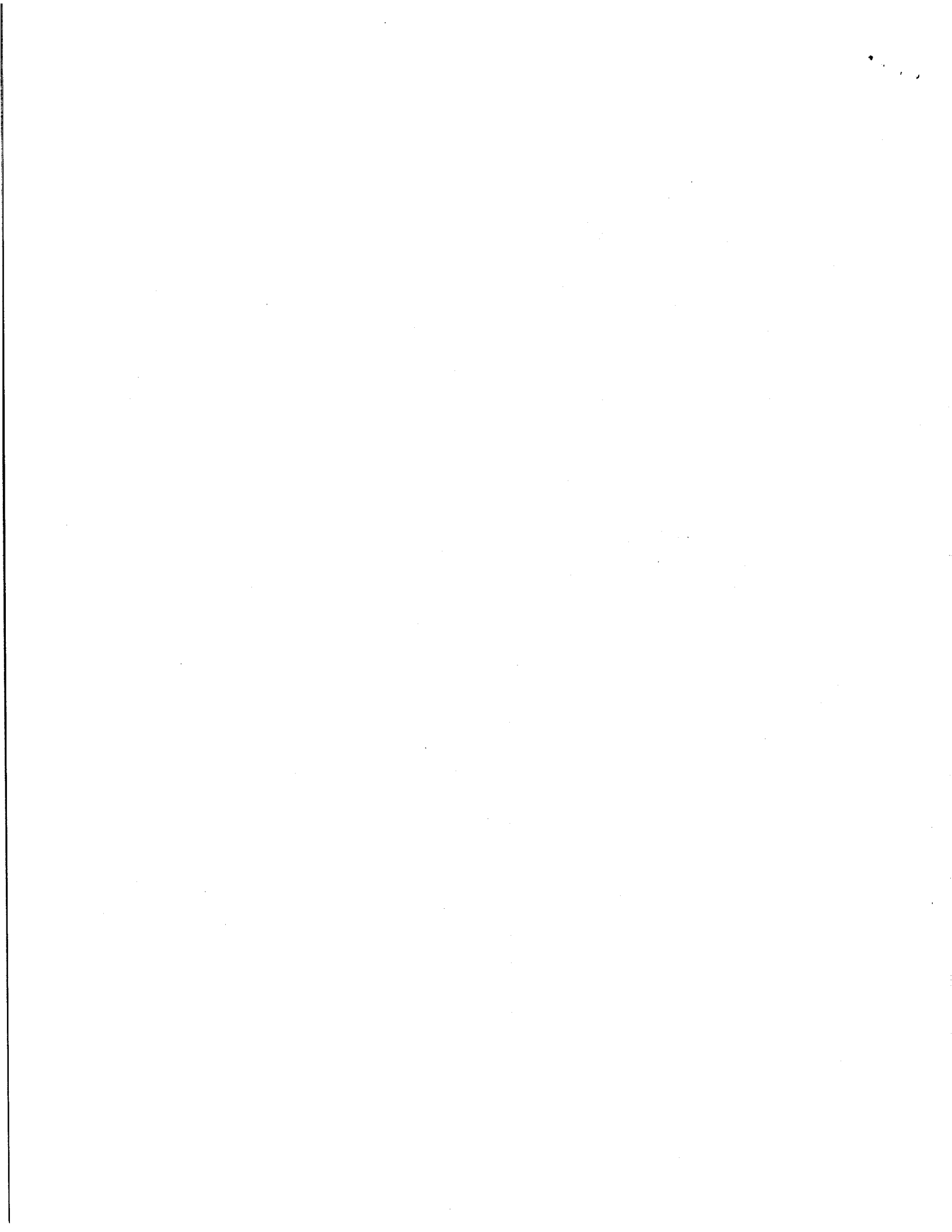
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Questions?

27






**Elk Grove SOIA
Recirculated Draft Environmental
Impact Report**



Sacramento LAFCo
April 23, 2013

Presentation Agenda

- Project Understanding
- EIR Milestones
- EIR Highlights
- Next Steps



Proposed Project

- **Proposed** Sphere of Influence Amendment Area - south-southwest of the existing City of Elk Grove boundaries.
 - Approximately 7,869 acres or 12.3 sq mi
 - Mostly agricultural uses
 - Bounded by:
 - Bilby Road/Kammerer Road and Grant Line Road: South
 - 100-year floodplain boundary of the Cosumnes River and just past Freeman Road: East
 - Interstate 5 (I-5) and the Union Pacific Railroad tracks: West


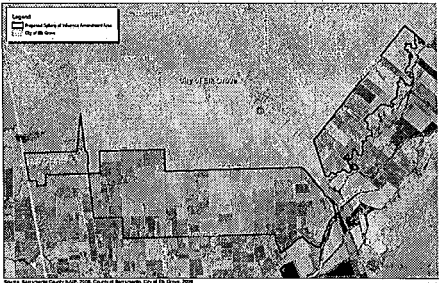





Exhibit 2-2
Local Vicinity Map
Aerial Base

SACRAMENTO LAFCO - ELK GROVE SPHERE OF INFLUENCE AMENDMENT
RE-CIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



EIR Milestones


- Notice of Preparation (NOP)
 - Issued on September 27, 2010.
 - 30-day public review period.
 - September 27, 2010 to October 26, 2010
- Draft EIR:
 - September 19, 2011 - November 14, 2011
- Recirculated Draft EIR Release (60 Days):
 - Open: March 21, 2013
 - Close: May 21, 2013, 4:00 pm



EIR Highlights

- Utilities
 - Please note: Elk Grove is not a "Full Service" City


Service To SOIA Area	Provided by Others
Potable Water	SCWA Zone 41 and Zone 40
Wastewater Collection	Sacramento Area Sewer District
Wastewater Treatment	Sacramento Regional County Sanitation District
Storm Drainage	Sacramento County Water Agency
Solid Waste	Sacramento Regional Solid Waste Authority



EIR Highlights


- Impacts Identified
 - Less than Significant Impact Area (Mineral Resources)
 - Less than Significant with Mitigation Impact Areas
 - Significant Unavoidable with Mitigation Impact Areas

Less Than Significant With Mitigation	
Cultural Resources	Hydrology and Water Quality
Geological Resources	Population and Housing
Greenhouse Gas Emissions	Public Services
Hazards and Hazardous Materials	




EIR Highlights

Significant and Unavoidable Impact Area	Mitigation
Aesthetics	2: Tree Protection, Design Guidelines for Glare
Agricultural Resources	2: Conservation Easements, Compatibility Plan
Air Quality	5: Air Quality Plan, Construction Measures, AQMD Guidance, TACs Assessment, Odor Assessment
Biological Resources	5: SSCHCP or equal mitigation, Nesting Surveys and Measures, Conservation Easements for Foraging Impacts, 401 and 404 permits, Tree Protection




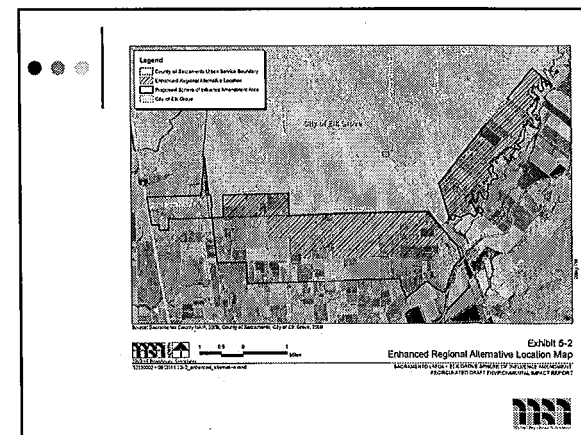
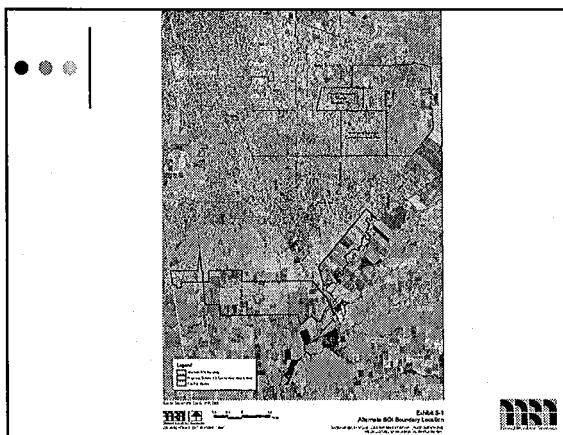
EIR Highlights

Significant and Unavoidable Impact Area	Mitigation
Land Use and Planning	3: Ag Mitigation (above), Bio Mitigation (above), RDEIR Mitigation
Noise	No Feasible Mitigation
Transportation/Traffic	3: Transportation Improvement Plans, Traffic Studies, Bicycle and Pedestrian Master Plan, Transit Master Plan
Utilities and Service Systems	3: Plan for Services for Potable Water, Plan for Services for Wastewater, Solid Waste Services



Project Alternatives

- No Project
 - Proposed SOIA would not occur
- Alternate Boundary Alternative
 - Larger area
 - Located northeast of existing City Limits
 - North Vineyards Station Specific Plan, Vineyard Springs Comprehensive Plan
- UPDATE: Enhanced Regional Alternative:
 - Smaller area
 - Within footprint of proposed project analysis area
 - Approximately 2,755 acres, within general area identified by the Sacramento Area Council of Governments Blueprint Preferred Scenario and land within the County's Urban Services Boundary



Next Steps

- Receive comments on Recirculated DEIR tonight, thru May 21, 2013.
- Following closure of public review period, responses to comments will be addressed
- Responses will be provided in the Final EIR
- Final EIR will be submitted to Commission for consideration.



