

## **SECTION 2: PROJECT DESCRIPTION**

This Environmental Impact Report (EIR) analyzes the potential environmental effects of the proposed City of Elk Grove Sphere of Influence Amendment (SOIA) project (LAFC # 09-10), immediately south-southwest of the City Elk Grove, California. The City has proposed to amend its current SOI boundary to be able to prepare and, once approved, comprehensively plan for the logical future growth of the City.

The proposed SOIA for the City of Elk Grove (City) is an important policy instrument used in implementing the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). A Sphere of Influence (SOI) is defined by Government Code 56425 as “a plan for the probable physical boundary and service area of a local governmental agency, as determined by LAFCo . . . .” For the purposes of this document, the area within the project boundary is referred to as the SOIA Area. The SOIA Area represents territory adjacent to the service area of a jurisdiction where services might reasonably be expected to be provided in the next 20 years. For a multi-service agency such as the City of Elk Grove, approval of an SOIA by LAFCo indicates that the Commission has designated the amended SOI Area as appropriate for planning purposes for potential future urbanization. While designation of territory within the City’s SOI does not define or identify specific development projects, change or modify land use jurisdiction or zoning, or grant land use entitlements, it may be viewed as an indicator of the potential urbanization of the area. However, the approval by LAFCo of this or any other SOIA does not authorize any change in land use or governance. The CKH further requires that a Municipal Service Review (MSR) be conducted prior to or in conjunction with the update or amendment of a Sphere of Influence, as necessary.

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### **2.1 - Project Location and Setting**

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#### **2.1.1 - Location**

The SOIA Area is located in the unincorporated area of Sacramento County, California. The SOIA Area is generally located south-southwest of the existing City of Elk Grove boundaries (Exhibit 2-1) close to the community of Franklin-Laguna. More specifically, the area subject to this application by the City for an SOIA 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 (Exhibit 2-2). The proposed 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 SOIA Area 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). Photographs of the project site are provided in Exhibit 2-3a and Exhibit 2-3b.

***Project Description***

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**Existing Conditions**

***City of Elk Grove***

The City of Elk Grove consists of approximately 42 square miles (26,954 acres) in the southern portion of Sacramento County. Urban land uses generally consist of residential, commercial, office, industrial, recreational, and public uses within and adjacent to the City of Elk Grove. Natural features within the City's planning area include the Stone Lakes National Wildlife Refuge, the Cosumnes River, the Sacramento River, and associated tributaries (such as Deer Creek, Morrison Creek, and Laguna Creek), and vegetation communities consisting of valley oak woodland, annual grassland, valley foothill riparian, and agricultural lands.

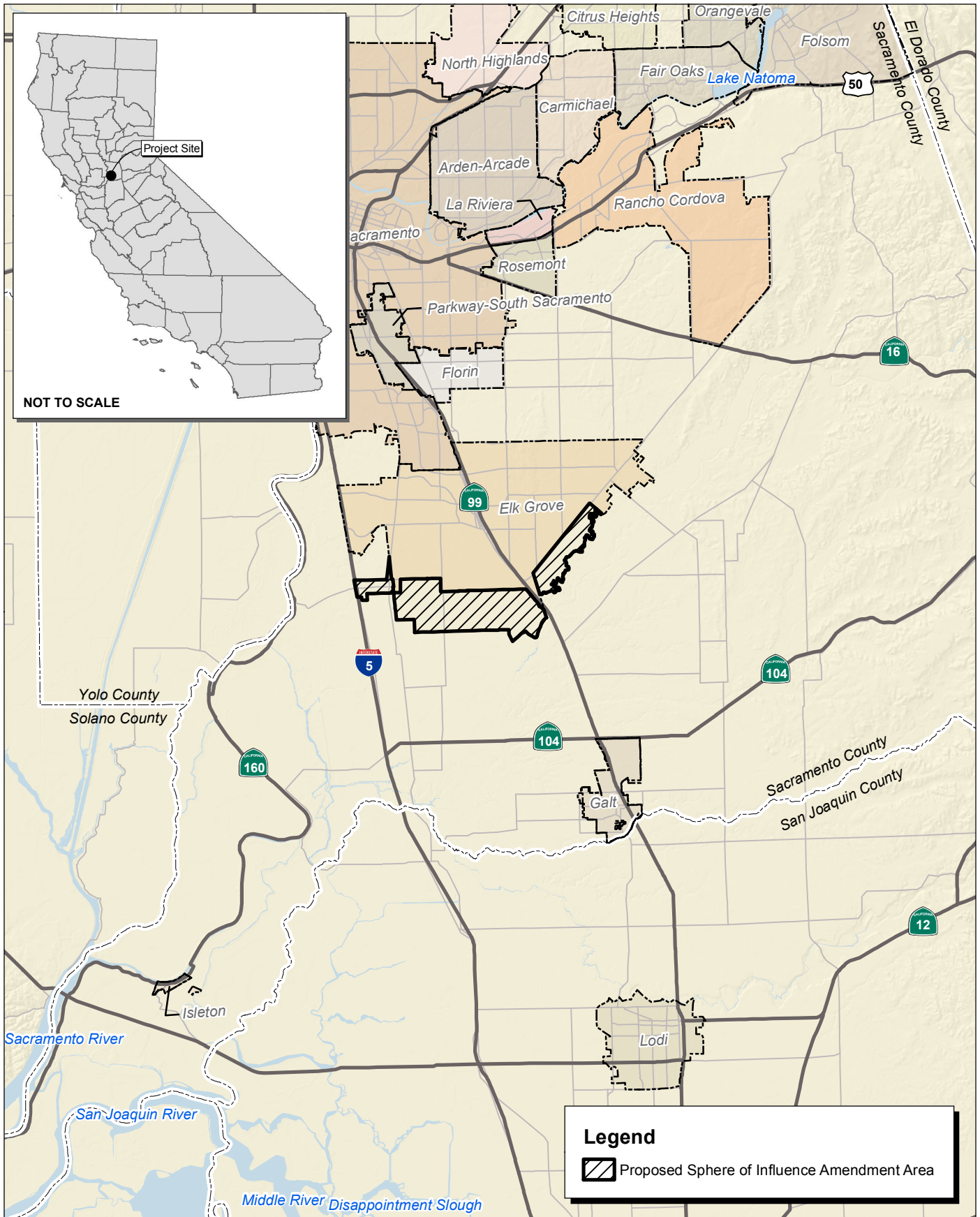
***Project Site***

The 7,869-acre project site primarily contains agricultural uses consisting of fallow/row crops/nursery, orchards, vineyard, and dairy and livestock operations. Few structures exist within the project site, and these are limited to barns, rural housing, storage sheds, and related structures. A small area surrounding the intersections of Hood Franklin Road/County Road J8 and Bilby Road/County Road J8 is developed with relatively suburban uses. This area is identified as the Old Town Franklin community. The existing land uses in this community can be described as a mix of rural housing, light industrial, commercial, and public facilities. Franklin Cemetery is located at the intersection of Franklin Boulevard and Hood Franklin Road. Sunset Sky ranch Airport (Elk Grove Airport) is a privately owned airport that lies in the eastern portion of the project area, immediately adjacent to the existing Elk Grove city limits. Effective July 1, 2010 the airport has been closed. Exhibit 2-4 shows the existing land uses on the project site.

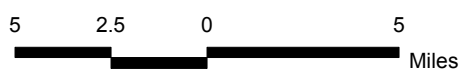
The project site is mapped as containing 446.4 acres of Prime Farmland and 4,862.8 acres of Farmland of Statewide Importance. Both designations fall under the Important Farmland umbrella as classified by the California Department of Conservation Farmland Mapping and Monitoring Program.

Approximately 2,474 acres of the project site are covered by active, multiple Williamson Act contracts. Some property owners have filed a Notice of Non-Renewal on approximately 548.8 acres to initiate termination of the contract. Exhibit 2-5 shows the SOIA Area properties for which a Non-Renewal Notice has been filed.

The proposed SOIA Area is located within the South Sacramento Habitat Conservation Plan (SSHCP) area. The SSHCP is a regional approach to addressing issues related to urban development, habitat conservation, and habitat protection. A portion of the SOIA Area west of SR-99 and south of Kammerer Road is located outside of the SSHCP's currently designated Urban Development Area. No conservation or mitigation sites exist with the project area except in the westernmost portions, where some parcels, within the Stone Lakes National Wildlife Refuge, are protected by a perpetual conservation agreement or owned by a conservancy group. In addition, the SOIA Area does not lie within a critical habitat area as identified in the SSHCP.



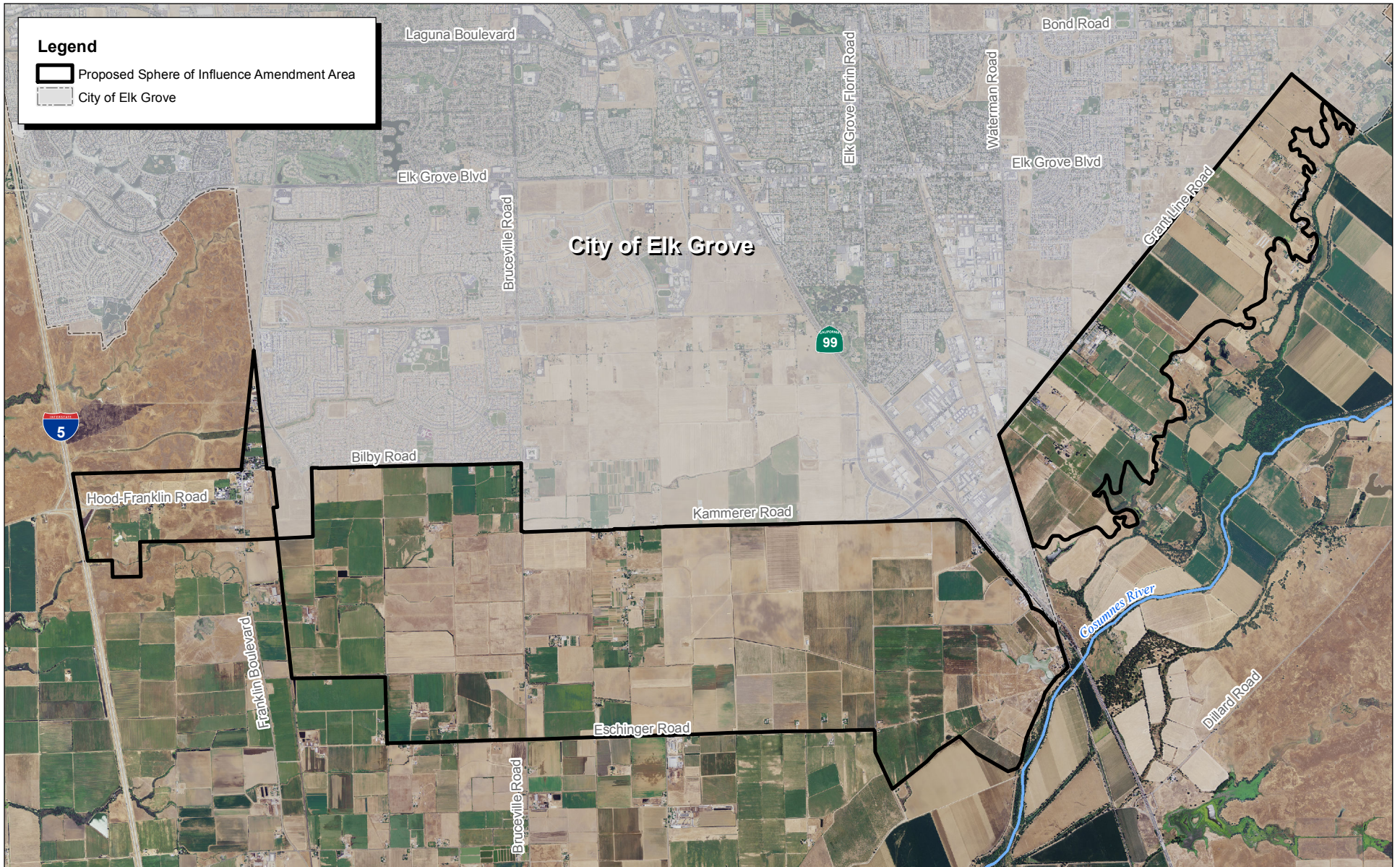
Source: Census 2000 Data, The CaSIL, MBA GIS 2010.



## Exhibit 2-1 Regional Location Map







Source: Sacramento County NAIP, 2009, County of Sacramento, City of Elk Grove, 2009.



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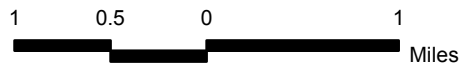


Exhibit 2-2  
Local Vicinity Map  
Aerial Base







View of the Sunset Sky Ranch Airport (Elk Grove Airport).



Typical View of the Project Area west of Highway 99.



View of the Project Area from Rau Road looking west.



View of the Barn near the south end of Rau Road.

Source: Michael Brandman Associates, 2011.



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## Exhibit 2-3a Site Photographs







View of the Vineyards at the southeast corner from Eschinger Road.



View of the Union Pacific Railroad Looking east on Core Road.



View of the Franklin Cemetery from Hood Franklin Road.



View of the Suburban Development in Old Town Franklin area.

Source: Michael Brandman Associates, 2011.



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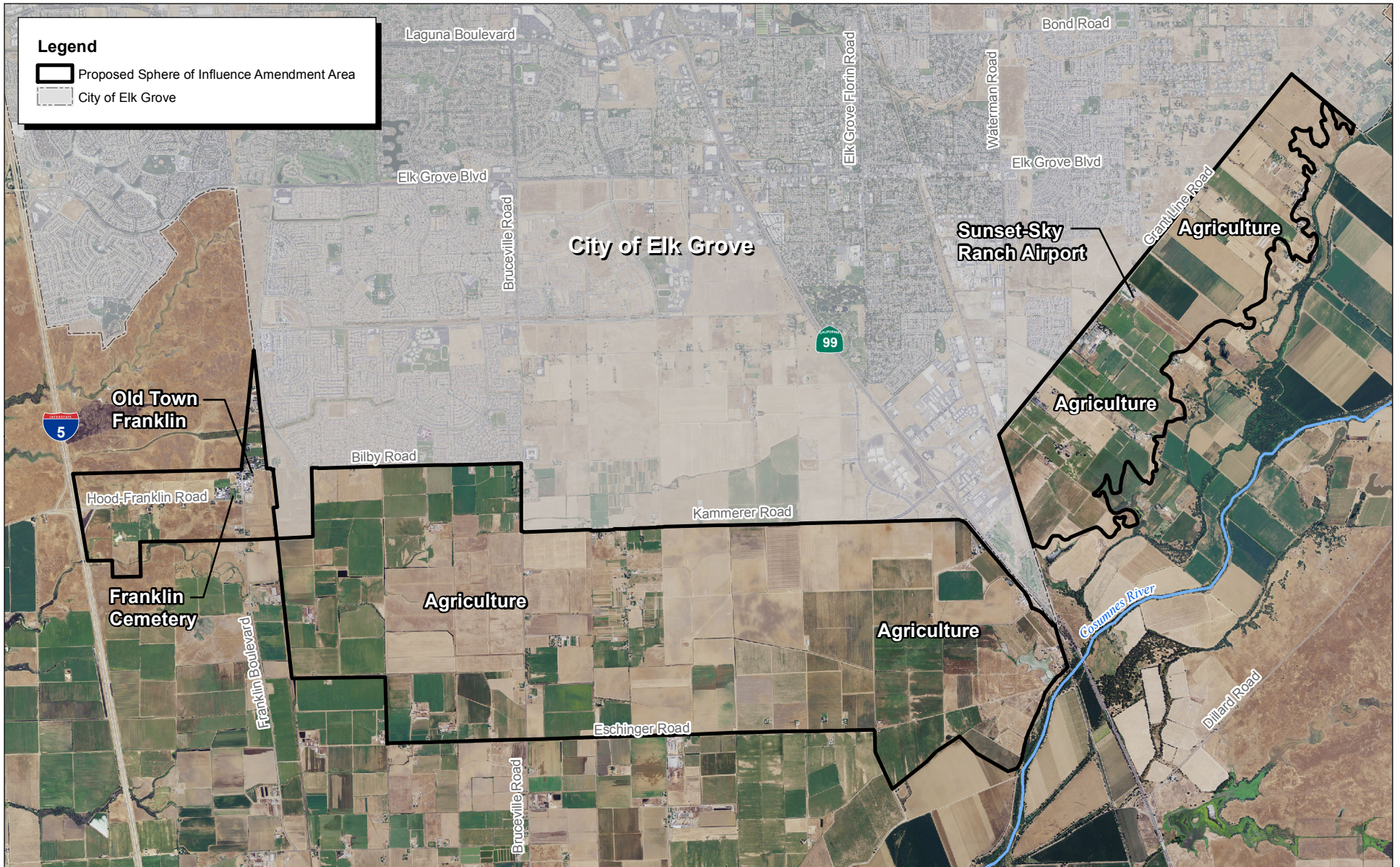
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## Exhibit 2-3b Site Photographs

SACRAMENTO LAFCO • ELK GROVE SPHERE OF INFLUENCE AMENDMENT  
ENVIRONMENTAL IMPACT REPORT





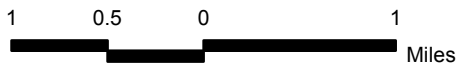


Source: Sacramento County NAIP, 2009, County of Sacramento, City of Elk Grove, 2009.



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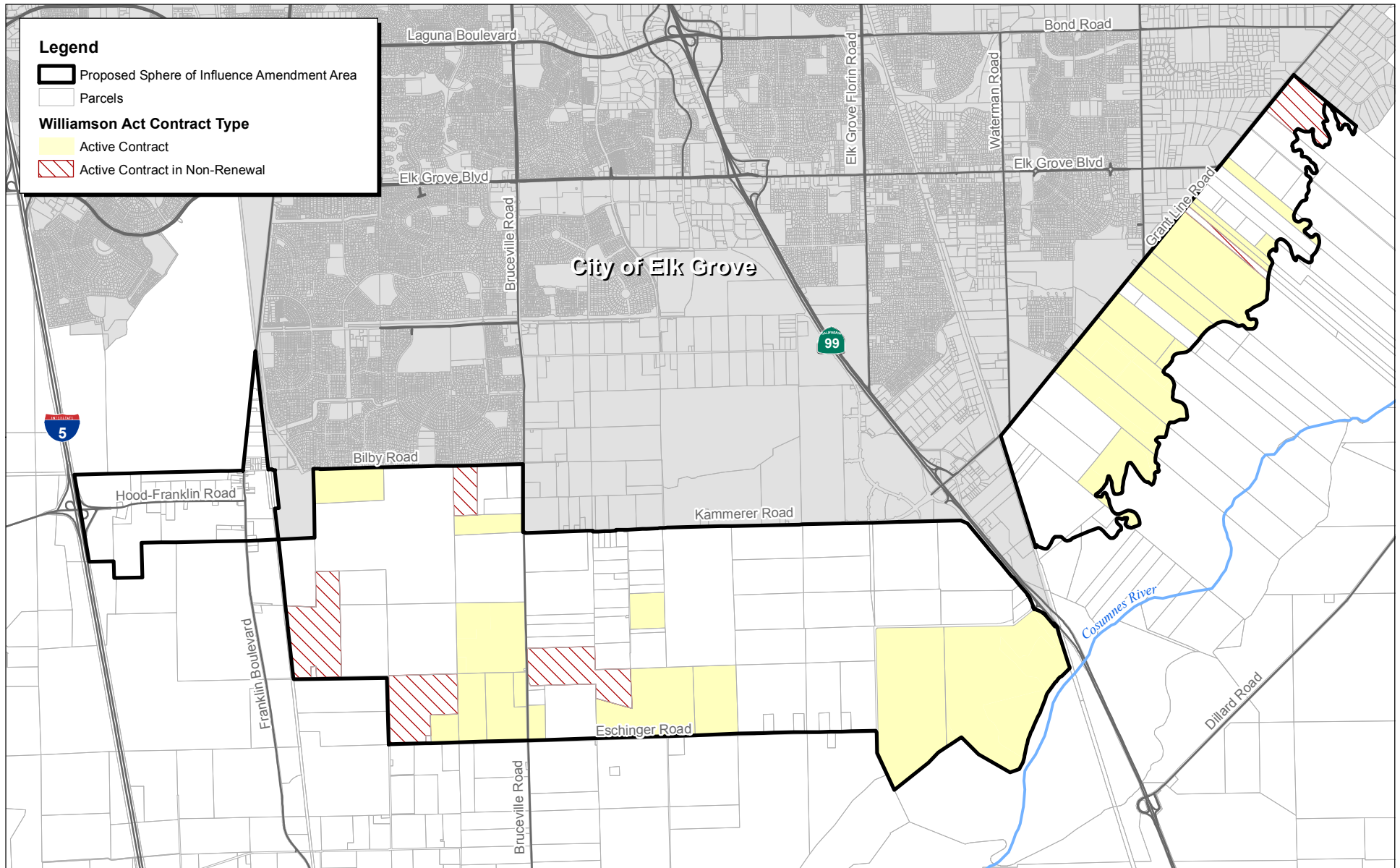


## Exhibit 2-4 Existing Land Uses







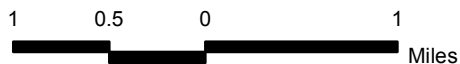


Source: County of Sacramento, City of Elk Grove, 2009.



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## Exhibit 2-5 Williamson Act Lands



## **2.1.2 - Surrounding Land Uses**

Exhibit 2-6 shows the surrounding communities.

### **West**

The Stone Lakes National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service, protects natural habitats and agricultural resources, forms the western boundary of the project site. The Stone Lakes National Wildlife Refuge lies within the Sacramento-San Joaquin Delta. Land uses within the Refuge include aquatic habitat, annual grasslands, seasonal wetlands, pastures, oak woodlands, and agricultural uses. Agricultural uses occupy the area immediately next to the proposed SOIA Area's western boundary. County of Sacramento General Plan land use designations west of the project site include Agricultural Cropland, Recreation, and Resource Conservation.

### **North**

The project site is bounded by the City of Elk Grove to the north. Residential uses dominate the western portion of the City, and rural residential and small-scale agricultural uses prevail in the eastern portion of the City, to the north of the proposed SOIA boundary. City of Elk Grove land use designations north of the project site include Commercial, Medium Density Residential, Southeast Policy Area, Low Density Residential, and Estate Residential. The Laguna Ridge Specific Plan lies approximately 0.5 mile north of Kammerer Road.

Also north lies the Southeast Policy Area, which has no pending land use entitlements. A 2006 application for the Southeast Policy Area was withdrawn last year (2010). Any future planning for the Southeast Policy Area will need to be consistent with the General Plan's Land Use Element. Adjacent to the north is the approved Sterling Meadows project, comprising 984 single-family units and 200 multi-family units. The Lent Ranch Marketplace Special Planning Area lies to the north, with frontage along SR-99.

### **East**

The Community of Cosumnes and unincorporated community of Wilton lie to the east and are not part of the proposed SOIA. Wilton is primarily rural in character, and rural residential development on large lots is typical of the area. Rural residential and agricultural uses exist immediately east of the project boundary. Land in this area also lies within the FEMA 100-year floodplain. County of Sacramento land use designations east of the project site include Agricultural Cropland, Natural Preserve, and Resource Conservation.

### **South**

The unincorporated communities of Bruceville and Point Pleasant lie to the south and are not part of the proposed SOIA. These communities are within the unincorporated Community of Franklin-Laguna. Land uses in this area are similar to the adjacent agricultural land uses within the project

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site. County of Sacramento General Plan land use designations south of the project site include Agricultural Cropland.

**2.1.3 - Land Use Designations**

The proposed SOIA does not change or propose to change any land use designations. The existing land uses for the project area are determined by the County’s General Plan designations for the area. The current land use and zoning designations, as defined by the County’s General Plan and Zoning Ordinance, are described in Exhibit 2-7 and Exhibit 2-8, respectively. As shown in Table 2-1 and Table 2-2, the primary land use within the project site is agriculture.

**Table 2-1: Existing Land Use**

County General Plan Land Use	Acreage
Agricultural Cropland	5,645
Agricultural Cropland-RCA	463
Agricultural Residential	27
Commercial/Office	14
General Agriculture (20 acre)	1,521
Intensive Industrial	34
Low Density Residential	87
Natural Preserve	78
<b>Total</b>	<b>7,869</b>
Source: City of Elk Grove, Sphere of Influence Amendment Application, 2010.	

**Table 2-2: Existing Zoning**

County Zoning	Acreage
A2 <sup>a</sup>	53
Agricultural-20 acres (AG20)	302
Agricultural-40 acres (AG40)	53
Agricultural-80 acres (AG80)	7,328
Agricultural Residential-2 acres (AR2)	18
Agricultural Residential-10 acres (AR10)	50
Limited Commercial zone (LC)	8
Heavy Industrial (M2)	20
Single Family Zone (R-1-A)	35

**Table 2-2 (cont.): Existing Zoning**

County Zoning	Acreage
RR	2
<b>Total</b>	<b>7,869</b>
Note: <sup>a</sup> Multiple zoning designations: Agricultural-40 acres (AG40), Agricultural-80 acres (AG80) Source: Sacramento County NAIP, 2009.	

## 2.2 - Project Characteristics

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, as shown in Exhibit 2-2. Current City of Elk Grove land use projections indicate that future growth may require additional lands outside of the current city boundary.<sup>1</sup> 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 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 the SOIA.

The current City boundaries and coterminous SOI encompass 26,974 acres. The proposed SOI Amendment 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, in accordance with Elk Grove Safety Policy SA 15. Likewise, the Central Valley Flood Management Planning Program will require 200-year floodplain protection for urban areas. 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. Table 2-3 shows the total acreages in the existing and proposed SOIA Areas.

<sup>1</sup> City of Elk Grove, Sphere of Influence Amendment Application, 2010.

**Table 2-3: Existing and Proposed Sphere of Influence Area**

SOI Boundary	Acreage
Current City boundaries/SOI	26,974
Proposed SOI Amendment	7,869
Overall SOI area	34,843
Source: City of Elk Grove, Sphere of Influence Amendment Application, 2010.	

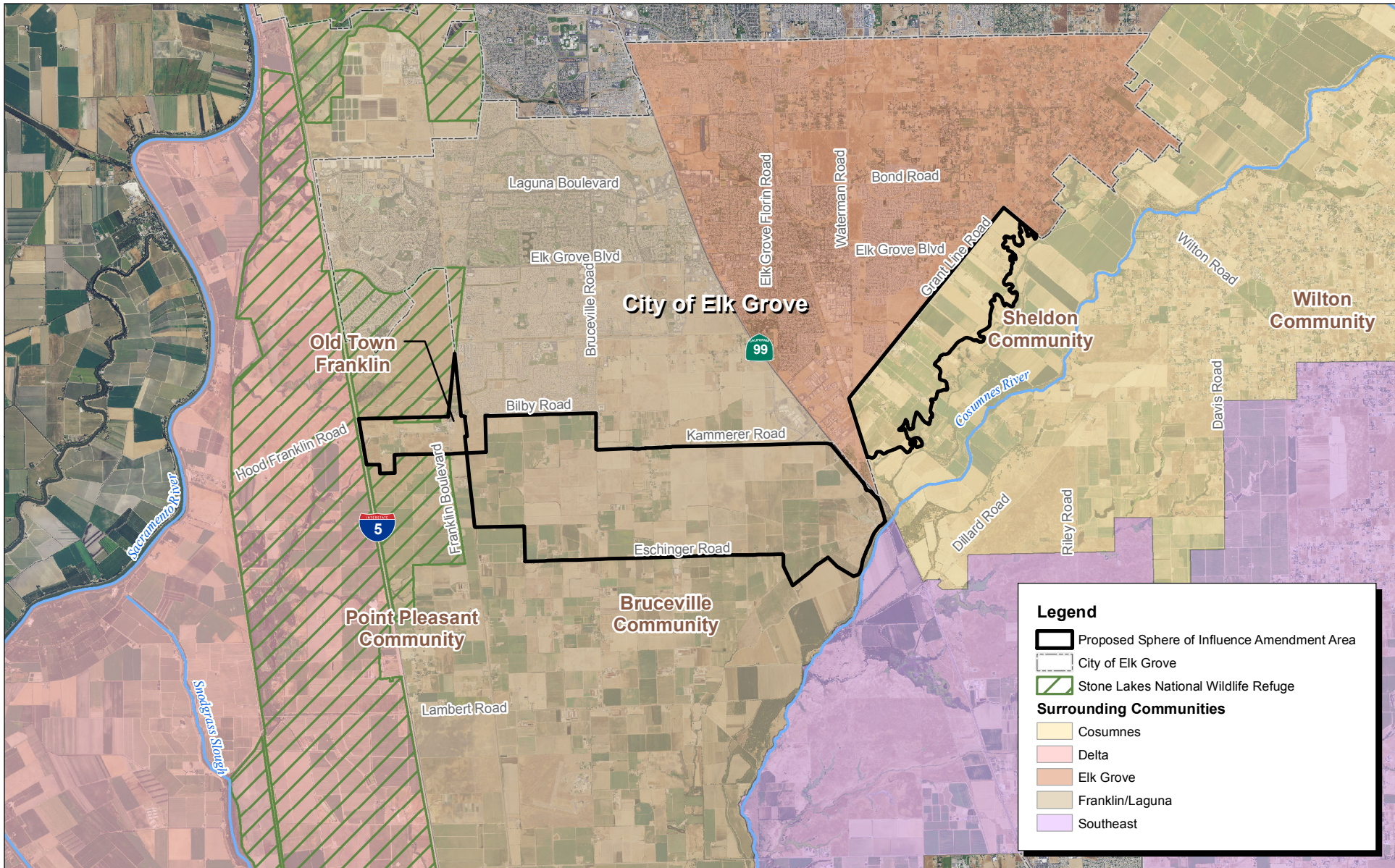
Nearby communities of interest include the unincorporated communities of Bruceville, Old Town Franklin, Point Pleasant, Sheldon, and Wilton. Bruceville and Point Pleasant are south of the proposed SOIA Area. Old Town Franklin is immediately adjacent to the City and is included within the proposed SOIA Area. Wilton is located across the Cosumnes River, outside of the proposed SOIA Area.

The City of Elk Grove and the County of Sacramento have continued to work collaboratively to establish a “joint vision” shared between the City and County regarding the future planning and preservation activities within the City’s proposed SOIA Area. The proposed SOIA is consistent with these ongoing discussions.

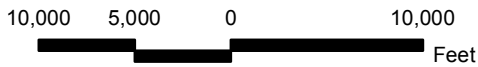
**Land Use Assumptions**

The following land use assumptions are intended to provide a general program level concept of the future and potential impacts that may result from future development in the SOIA Area. As previously stated, these assumptions have been developed by LAFCo for the purposes of understanding possible environmental effects that should be considered with future annexation proposals. They do not necessarily represent the City’s vision for land use distribution in the SOIA Area. In consultation with LAFCo, the City has provided anticipated growth and land needs outside its existing City limits/SOI. As shown in Table 2-4, the City expects that it would require a total of 6,327 acres outside of the city limits to accommodate the City’s projected job and housing growth to 2035. The amount of land projected for employment-oriented land uses would be 34 percent and residential uses 66 percent. The proposed SOIA Area incorporates 7,869 acres of which only 6,882 is developable as discussed earlier. Assuming the same percentages, land available for employment-generating uses would be 2,340 acres, and land available for residential uses would be 4,542 acres within the SOIA Area.





Source: Sacramento County NAIP, 2009, County of Sacramento, City of Elk Grove, 2009. USFWS National Cadastral Data, 2011.



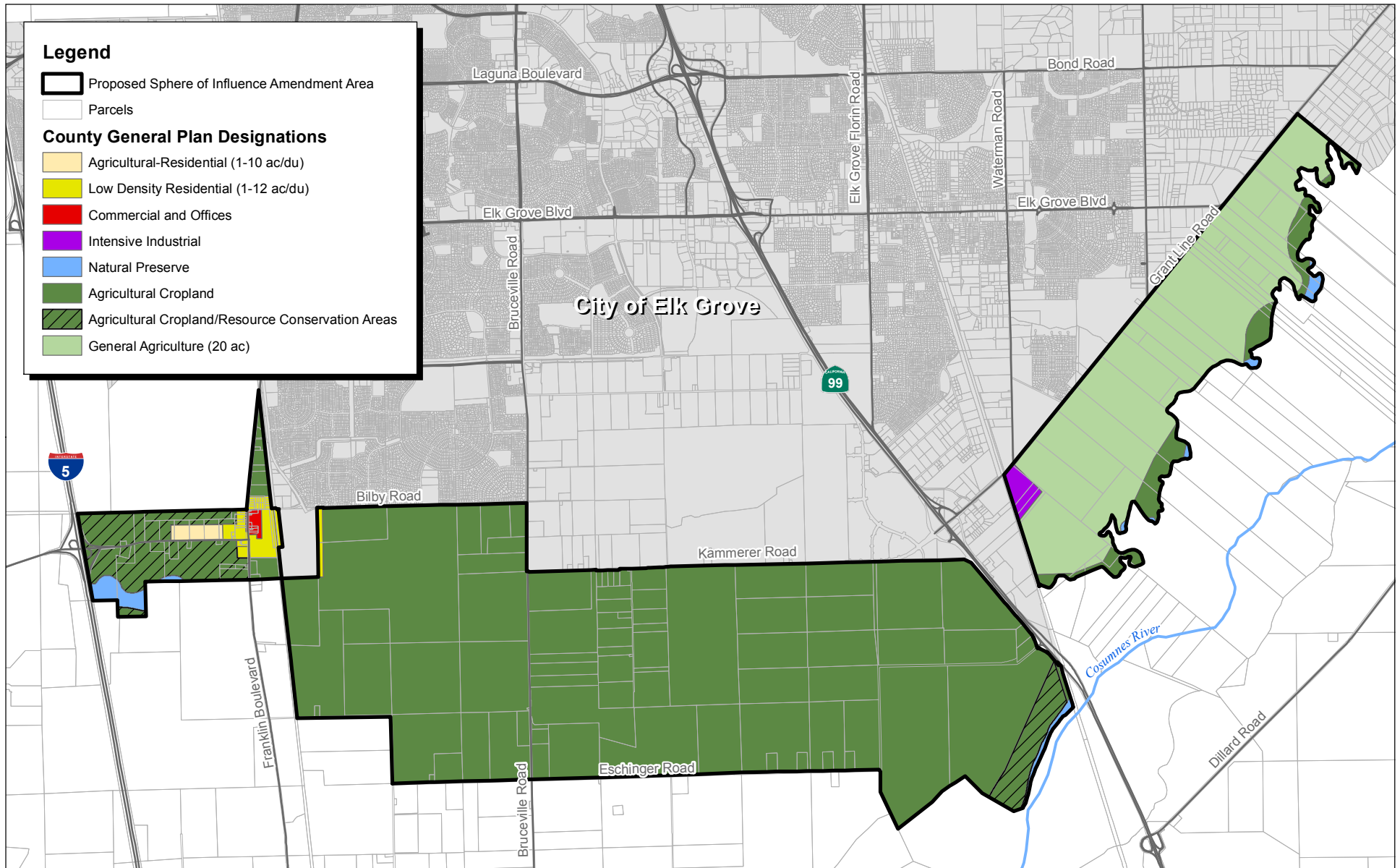
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## Exhibit 2-6 Surrounding Communities





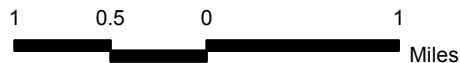


Source: Sacramento County NAIP, 2009, County of Sacramento, City of Elk Grove, 2009.



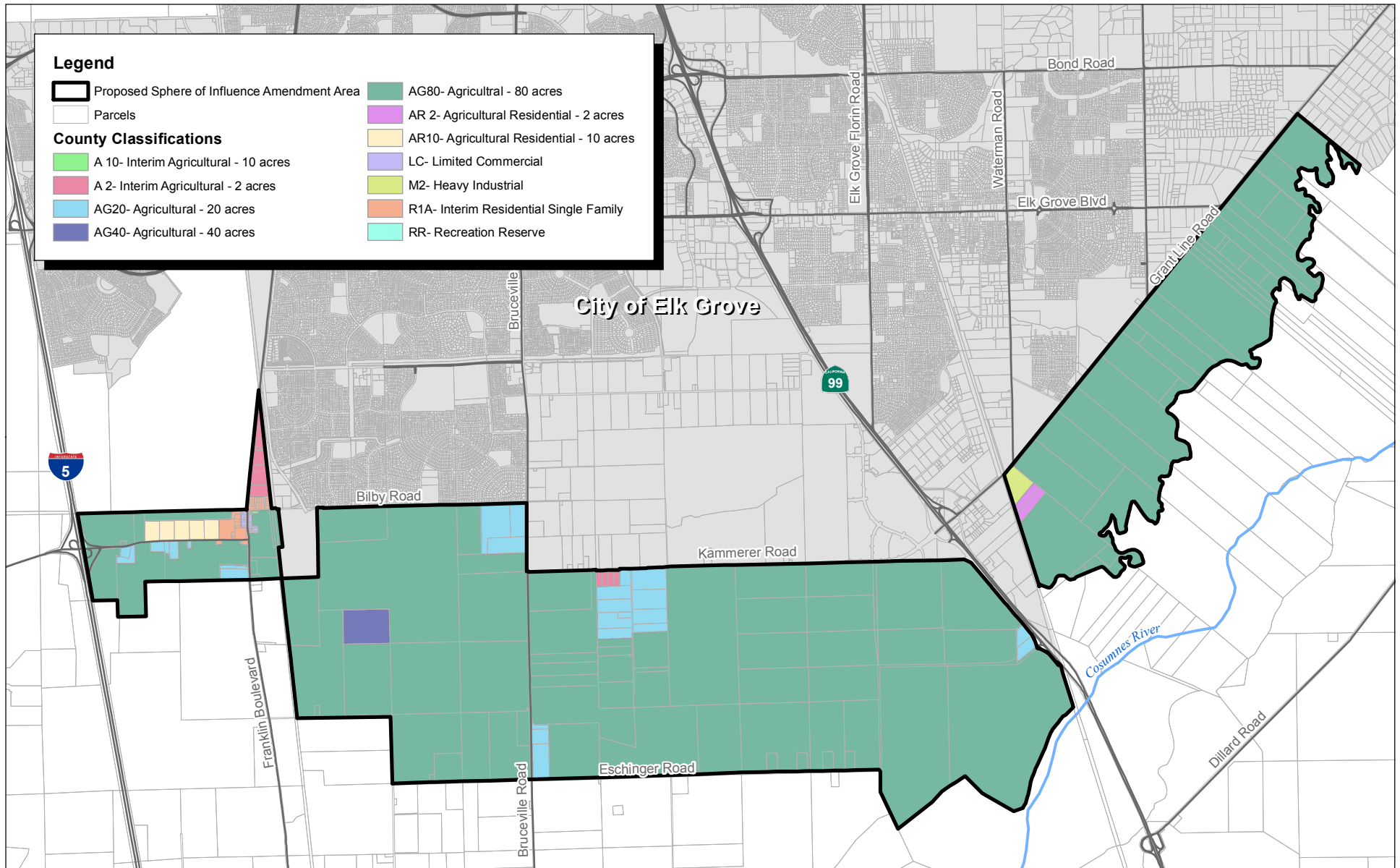
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## Exhibit 2-7 Existing County General Plan Land Use Designations



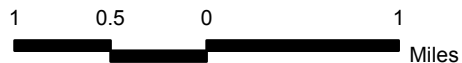


Source: Sacramento County NAIP, 2009, County of Sacramento, City of Elk Grove, 2009.



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## Exhibit 2-8 Existing County Zoning Classifications



**Table 2-4: City of Elk Grove Future Land Demand Projections**

Land Demand Projections	City of Elk Grove Projected Scenario
Existing employment land acres	4,708
Employees percent difference from 2008	68%
Projected 2035 employment land acres*	7,888
<b>Employment land acreage needed outside the existing city boundary</b>	<b>3,180</b>
Existing dwelling land acres	17,493
Dwelling units percent difference from 2008	35%
Projected 2035 dwelling land acres*	23,559
<b>Dwelling land acreage needed outside the existing city boundary</b>	<b>6,065</b>
New growth acreage needed	9,246
Available vacant land within existing City	2,918
<b>Total acreage needed outside the existing city boundary</b>	<b>6,327</b>
Notes: Calculated by Elk Grove Staff * Assumes Sterling Meadows Policy Area, Southeast Area Specific Plan, Laguna Ridge Specific Plan, and Elk Grove Triangle Policy areas, plus 500 acres of other areas within the City are currently vacant Source: City of Elk Grove	

The land use assumptions used for the proposed SOIA Area are based on the buildout assumptions used for the 2003 City of Elk Grove General Plan Update DEIR and shown in Table 2-5. The same percentages of development are used for the identified land use categories and are applied to develop a land use scenario for the SOIA Area, as shown in Table 2-6.

**Table 2-5: City of Elk Grove General Plan Land Use Summary at Buildout within the City Limits (General Plan 2003 DEIR)**

Land Use Category	Acreage	Percentage
Rural Residential (0.1 to 0.5 du/acre)	5,256	36
Estate Residential (0.6 to 4.0 du/acre)	1,034	7
Low Density Residential (4.1 to 7.0 du/acre)	7,729	53
Medium Density Residential (7.1 to 15.0 du/acre)	425	3
High Density Residential (15.1 to 30.0 du/acre)	247	2
<b>Total</b>	<b>14,691</b>	<b>100</b>

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**Table 2-5 (cont.): City of Elk Grove General Plan Land Use Summary at Buildout within the City Limits (General Plan 2003 DEIR)**

Land Use Category	Acreage	Percentage
Office/Multi-Family (20.0 du/ac maximum)	206	6
Commercial/Office	39	1
Commercial/Office/Multi-Family (20.0 du/ac maximum)	45	1
Commercial	932	28
Office	65	2
Public Schools	683	21
Institution	160	5
Public/Quasi Public	325	10
Light Industry	350	11
Heavy Industry	505	15
<b>Total</b>	<b>3,310</b>	<b>100</b>
Note: These acreages do not include acreages within Policy Areas and Open Space Land designations shown on the Land Use Map.		

**Table 2-6: Proposed Land Use Projections within the SOIA Area**

Land Use Category	Acres Proposed within the SOIA
Rural Residential (0.1 to 0.5 du/acre)	1,625
Estate Residential (0.6 to 4.0 du/acre)	320
Low Density Residential (4.1 to 7.0 du/acre)	2,390
Medium Density Residential (7.1 to 15.0 du/acre)	131
High Density Residential (15.1 to 30.0 du/acre)	76
<b>Total</b>	<b>4,542</b>
Office/Multi-Family (20.0 du/ac maximum) <sup>2</sup>	146
Commercial/Office <sup>2</sup>	28
Commercial/Office/Multi-Family (20.0 du/ac maximum) <sup>2</sup>	32
Commercial	659
Office	46
Public Schools	483
Institution	113

**Table 2-6 (cont.): Proposed Land Use Projections within the SOIA Area**

Land Use Category	Acres Proposed within the SOIA
Public/Quasi Public	230
Light Industry	247
Heavy Industry	357
<b>Total</b>	<b>2,340</b>
<b>Open Space<sup>1</sup></b>	<b>987</b>
<b>Total SOIA Area</b>	<b>7,869</b>
Note: <sup>1</sup> Area limited FEMA 100-year floodplain. <sup>2</sup> Mixed-use designations have been calculated as a percentage of total acres available for employment. Source: Michael Brandman Associates, 2011	

### Roadways

A diversity of local roadways and facilities exist within or adjacent to the SOIA Area. The major roads serving the area include Bilby Road, Kammerer Road, Hood-Franklin Road, Grant Line Road, Eschinger Road, and Bruceville Road. Hood-Franklin Road, Kammerer Road, and Grant Line Road provide direct access to I-5 and SR-99. No new roads or road improvements are proposed as part of this application.

The SOIA Area currently requires minimal circulation and roadway services, as the area remains primarily agricultural. Since no specific land use plan has been defined, existing uses are expected to remain largely unchanged. Existing service providers are expected to continue the current service level. Addition of the SOIA Area would cause no additional, immediate demand for circulation service and roadway infrastructure; however, it is reasonably foreseeable, based on land use assumptions, to accommodate development that is due to land and job growth in the region that would lead to an increased demand for circulation service and roadway infrastructure in the future.

### Utilities

The full array of service considerations are more fully discussed in the Municipal Services Review, which is not considered a project under CEQA.

### Storm Drainage

The SOIA Area currently requires minimal storm drainage services, as the area remains primarily agricultural. Since no specific land use plan has been defined, existing uses are expected to remain the same. Existing service providers are expected to continue the current service level. Addition of the SOIA Area would cause no additional, immediate demand for municipal storm drainage service and infrastructure. Accordingly, no new storm drainage infrastructure is proposed; however, it is reasonably foreseeable, based on land use assumptions, to accommodate development that is due to

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land and job growth in the region that would lead to an increased demand for storm drainage infrastructure in the future.

**Water**

The SOIA Area currently requires minimal municipal water services, as the area remains primarily agricultural. Since no specific land use plan has been defined, existing uses are expected to remain the same. Existing service providers are expected to continue the current service level. Addition of the SOIA Area would cause no additional immediate demand for municipal water service, water supplies, and infrastructure. Accordingly, no new water infrastructure is proposed; however, it is reasonably foreseeable, based on land use assumptions, to accommodate development that is due to land and job growth in the region that would lead to an increased demand for municipal water service, water supplies, and infrastructure in the future.

Sacramento County Water Agency (SCWA) is the logical municipal water service provider for residents in the SOIA Area. SCWA would need to plan for the financing and extension of infrastructure and services to fully serve the entire SOIA Area as part of the comprehensive planning for the area. However, this is not a part of the subject SOIA application and is beyond the scope of this EIR.

**Wastewater**

The SOIA Area currently does not require or receive any existing municipal wastewater services, as the area remains primarily agricultural. Since no specific land use plan has been defined, existing uses are expected to remain the same. Existing service providers are expected to continue the current service level. Addition of the SOIA Area would cause no additional immediate demand for municipal wastewater service and infrastructure. Accordingly, no new wastewater infrastructure is proposed; however, it is reasonably foreseeable, based on land use assumptions, to accommodate development that is due to land and job growth in the region that would lead to an increased demand for municipal wastewater and infrastructure in the future.

The Sacramento Area Sewer District (SASD) may be the future local sanitary sewer collection and transmission service provider for residents in the SOIA Area. The Sacramento Regional County Sanitation District (SRCSD) may be the wastewater treatment service provider, under a similar scenario. The SOIA Area is not within the existing Sphere of Influence of either district. If future annexation proposals include these service providers, the City of Elk Grove would need to annex into the SRCSD and SASD service areas. The districts would need to extend infrastructure and services to fully serve the entire SOI Amendment area. However, this is not a part of the subject SOIA application and is beyond the scope of this EIR.



## **Electricity and Natural Gas**

Sacramento Municipal Utility District (SMUD) and Pacific Gas and Electricity (PG&E) are the service providers in the SOIA Area and would remain the logical electrical and natural gas service providers if the SOIA is approved. Since no land use changes are proposed, there is no change in the existing level of electricity and natural gas services in the area. Accordingly, no new electrical or natural gas infrastructure is proposed; however, it is reasonably foreseeable, based on land use assumptions, to accommodate development that is due to land and job growth in the region that would lead to an increased demand for electricity and natural gas services in the future.

### **2.2.1 - Construction Activities**

The proposed project does not include any land development activity. The project may indirectly result in indirect future construction activities; however, there is currently not enough information to estimate or project future construction at this time.

### **2.2.2 - Project Background**

Over the course of 2007, the Elk Grove City Council initiated the process of comprehensively planning the Urban Study Areas as outlined in the City's General Plan. The initially identified boundary for the City's SOI was the same as the Urban Study Area boundary, extending south of the existing city limits to the edge of the 100-year flood plain boundary of the Cosumnes River. However, prior to submitting its application to LAFCo, the City and County met and conferred regarding the proposed boundaries, development standards, and planning and zoning requirements with the County, pursuant to Government Code Section 56425(b). The City complied with this requirement by meeting with County staff during four City-County meetings between December 2007 and February 2008. During the meetings, the City and County staff discussed a number of mutual concerns, including lands needed to accommodate projected growth, drainage and flooding issues, future growth outside of the 100-year floodplain, infrastructure and municipal services, habitat and open space preservation, agricultural users, and coordination with the South Sacramento Habitat Conservation Plan (SSHCP). Based on those discussions, the SOIA boundaries were modified to the proposed SOIA boundaries, extending only as far as Eschinger Road to the south and terminating at the edge of the 100-year floodplain of the Cosumnes River.

The proposed SOIA Area includes the area that connects to I-5 at the Hood-Franklin interchange. This area was not included in the Urban Study Area, but it is proposed by the City to be included in the proposed SOIA application to serve as a gateway from I-5 to the City.

### **2.2.3 - Proposed General Plan and Zoning**

The City's General Plan designates the affected territory as an Urban Study Area. The Urban Study Area designation envisions the areas in which future growth, to some extent, could occur. The General Plan does not identify a formal land use plan for these areas, but it describes the following

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policies to guide the study of future development in cooperation with the public and other agencies and parties:

- **Policy LU-16:** The areas designated in the Planning Area as “Urban Study Areas” are envisioned as areas in which urbanization to some extent could occur, generally in compliance with the following criteria:
  - Development should be limited to areas outside of the 100-year flood- plain. Development should take place in compliance with the goals and policies of this General Plan.
  - Any study of potential land uses in these areas should be accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with ownership or jurisdiction of lands in and near the study area.
  - Any study of land uses in these areas should be accompanied by an environmental evaluation of the potential impacts of development.
  - Prior to the completion of land use studies, the City’s policy is that County of Sacramento land use designations in effect as of December 31, 2002, are retained.
  
- **Policy LU-17:** Implement a comprehensive and city-wide strategy for the preservation of open space, habitat and agriculture, both inside and outside the City’s existing city limits.

A growth scenario is envisioned in Table 2-6. However, no specific land use designation or rezoning is proposed or required at this point. Current County General Plan land use designations are anticipated to remain the same until such land planning by the City occurs, in conjunction with a General Plan amendment, rezoning, and annexation application. Land use jurisdiction of the SOIA Area would not change, and any related development entitlements would not take effect until such time as an annexation may be approved.

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### **2.3 - Project Objectives**

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The objectives of the proposed project are to:

- 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.
- To implement the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 consistent with public service conditions present or reasonably foreseeable in the proposed SOI Amendment area.
- To establish a logical boundary within which future and timely annexation requests by the City of Elk Grove may be considered.

- To establish an SOI for the City of Elk Grove that will facilitate the protection of important environmental, cultural, and agricultural resources.

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## **2.4 - Intended Uses of This Draft EIR**

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This Draft EIR is being prepared by Sacramento LAFCo to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the Sacramento LAFCo is the lead agency for the proposed project and has discretionary authority over the proposed project and approval of the City's SOIA request. This Draft EIR is intended to serve as an informational document for the public agency decision makers and the public regarding the proposed project. This document is not intended as a programmatic document for use to "tier" the CEQA analysis for future projects.

### **2.4.1 - Discretionary and Ministerial Actions**

Discretionary approval is required by the Sacramento LAFCo for implementation of the proposed project. The project application would require the following discretionary approval and action:

- Sphere of Influence Amendment – Sacramento Local Agency Formation Commission

### **2.4.2 - Responsible and Trustee Agencies**

The Sacramento Local Agency Formation Commission is granted sole authority to consider local agency reorganizations under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. As stated in Section 1, Introduction, this document is not intended as a programmatic document for use to tier the CEQA analysis for future projects.

There may be a number of agencies who may serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively during future planning or development activities. These agencies may include but are not limited to the following:

- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- California Department of Fish and Game
- California Department of Transportation
- California Department of Conservation
- Central Valley Regional Water Quality Control Board
- Sacramento County Water Agency
- Sacramento Area Sewer District
- Sacramento Regional County Sanitation District

