

# 1 INTRODUCTION

This chapter describes the proposed Sphere of Influence (SOI) Amendment (SOIA) (proposed project) background and the events leading to the proposed project; an overview of the California Environmental Quality Act (CEQA) process; the roles and responsibilities of the lead agencies; the content and organization of the environmental impact report (EIR); and the process and schedule for public and agency review of this EIR.

The project is a landowner-initiated proposal to amend the SOIs of the City of Elk Grove, the Sacramento Area Sewer District (SASD), and the Sacramento Regional County Sanitation District (SRCSD) to include the 1,156-acre proposed SOIA Area that abuts the southern portion of the City of Elk Grove’s existing jurisdictional boundary. Throughout this EIR, this area is also called “the project site” or the “SOIA Area.”

The project vicinity is shown on Exhibit 1-1 and the project location map is shown in Exhibit 1-2.

## 1.1 PREVIOUS APPLICATION

In 2008, the City of Elk Grove (City) applied to Sacramento Local Agency Formation Commission (Sacramento LAFCo) for a Sphere of Influence Amendment (LAFC#04-08) to the south and east of its current boundary consisting of approximately 10,536 acres, which was subsequently closed and a new application (LAFC#09-10) submitted by the City for 7,869 acres. The City withdrew its application in 2013. Both of these larger areas included the proposed SOIA Area addressed by the *current* proposed project.

This project is separate and distinct from the previous proposals.

## 1.2 OVERVIEW OF THE CEQA PROCESS

### 1.2.1 PURPOSE AND AUTHORITY

This EIR includes a program-level, or “first-tier,” analysis for future development, consistent with California Public Resources Code Sections 21093 and 21094 and CEQA Guidelines Sections 15152 and 15168. This EIR provides an evaluation of the potential environmental impacts of the proposed SOIA and future development in the area. The potential direct, indirect, and cumulative environmental impacts of the proposed project are analyzed in a way that is appropriate, given the level of detail provided to LAFCo in the SOIA application, in accordance with CEQA Guidelines Section 15146. This program-level or “programmatic” analysis relates to the broad environmental effects of future uses. It identifies performance standards (e.g., setbacks, measures to protect biological resources) and mitigation measures that would apply to subsequent projects. The program-level evaluation is warranted because no specific land use entitlements have been proposed. However, the EIR acknowledges future urbanization of those areas as a connected action and evaluates the potential environmental effects of potential future development in the SOIA Area. Thus, this EIR provides the public and agency decision makers with information on the potential impacts of future development. Future applications for development within the SOIA Area or annexation will require subsequent project-specific CEQA review.

CEQA Guidelines Section 15367 defines the lead agency as “the public agency which has the principal responsibility for carrying out or approving a project.” Sacramento LAFCo is the CEQA lead agency for the SOIA and related municipal services review. The City of Elk Grove is responsible for any general plan amendments that may be required to guide future planning and development in the SOIA Area, and would be the

lead agency for design review and land use permitting for development in the SOIA Area, if such development is proposed in the future.

This draft EIR was prepared by AECOM through a contract with LAFCo. The document was reviewed by LAFCo before its release and reflects the independent judgment of LAFCo and contracted resource area specialists and contacted agencies (see Chapter 7 of this EIR, “List of Preparers”).

## 1.2.2 LAFCo LEAD AGENCY AUTHORITY AND PROCEDURE

LAFCo’s authority is defined in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act). Government Code Section 56300 requires that each LAFCo establish policies to provide well-planned urban development, preservation of open space, and orderly formation of local agencies. Therefore, the proposed SOIA must be reviewed and approved by LAFCo (Government Code Section 56425[a], Public Resources Code Section 21067). The CHK Act contains the following specific “policy elements” for LAFCo review:

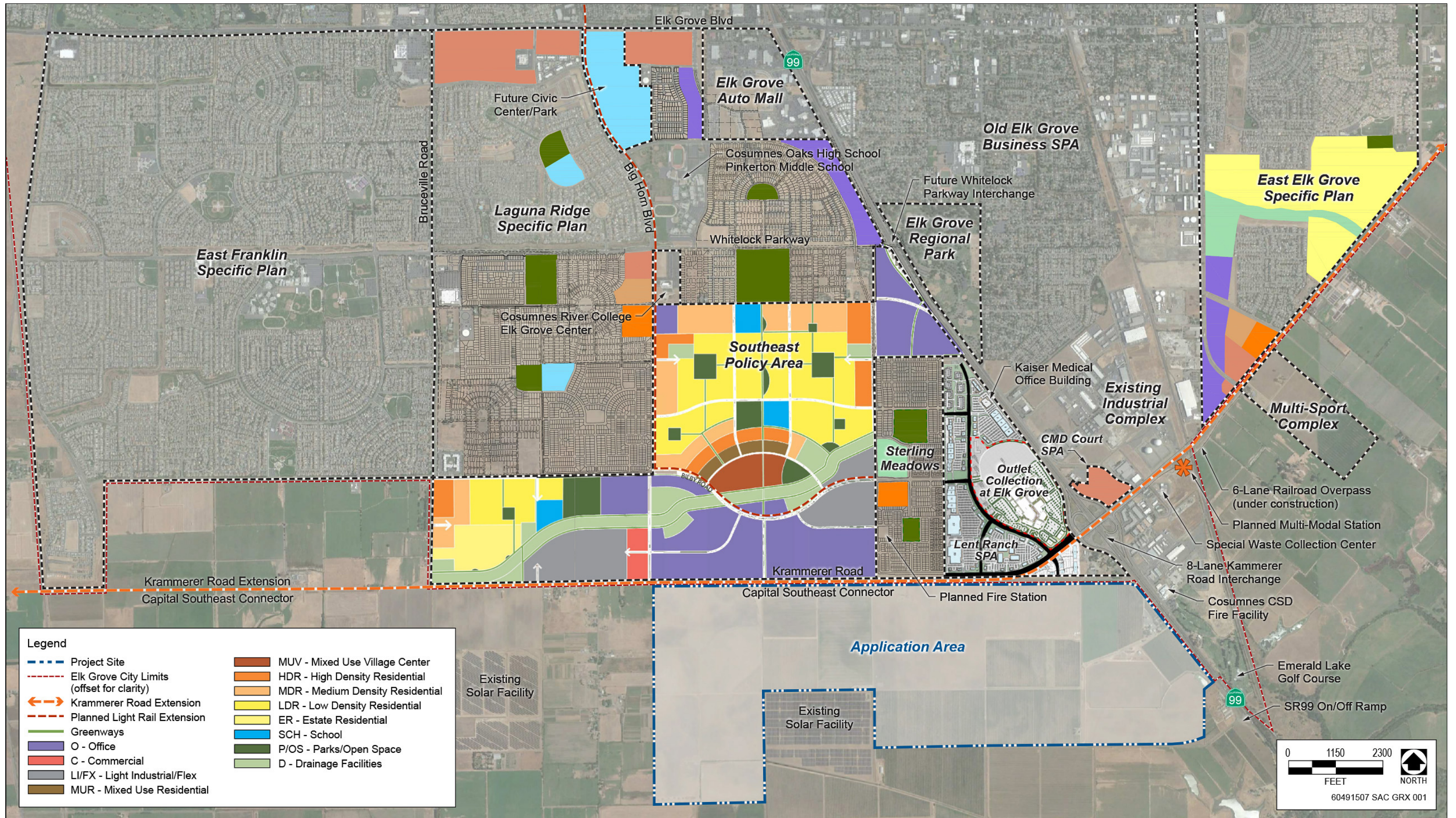
- ▶ Encourage orderly growth and development patterns (Government Code Section 56001);
- ▶ Discourage urban sprawl, preserve open-space and prime agricultural lands, efficiently provide government services, and encourage the orderly formation and development of local agencies based upon local conditions and circumstances (Government Code Section 56301); and
- ▶ Guide development away from open space and prime agricultural land uses unless such action would not promote planned, orderly, and efficient development (Government Code Section 56377).

LAFCo has review authority for annexations to, or detachment from, cities or special districts; formation or dissolution of districts; incorporation or disincorporation of cities; consolidation or reorganization of cities or districts; establishment of subsidiary districts; and development of, and amendments to, SOIs. LAFCo can approve, modify and approve, or disapprove applications and impose terms and conditions (Government Code Section 56885.5).

Sacramento LAFCo has adopted a *Policy, Standards, and Procedures Manual* (Manual) to guide its decision-making process on municipal annexations and other changes in municipal organization. The Manual includes both general standards for LAFCo decisions and standards specific to municipal annexations. LAFCo may make exceptions to its policies and standards if it determines that such exceptions are necessary because of unique circumstances or conflicts between general and specific standards; if the exceptions would result in improved quality or lower cost of services available; or if no feasible or logical alternative exists.

The factors considered by Sacramento LAFCo when reviewing a proposed SOIA are identified in Government Code Section 56425:

- (a) In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the sphere of influence of each city and each special district, as defined by Section 56036, within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.

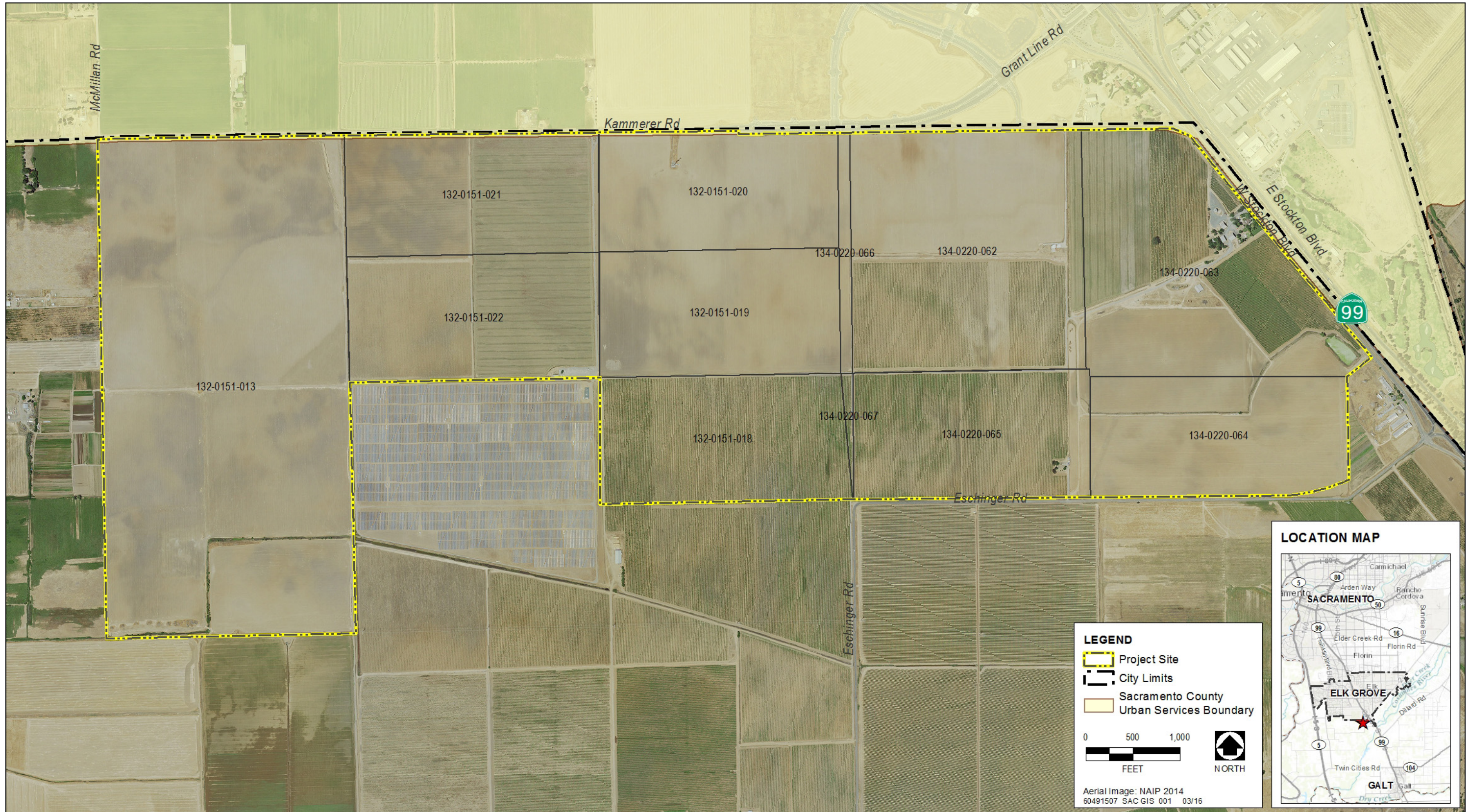


Source: City of Elk Grove 2016 and Sacramento County 2014 adapted by AECOM in 2016

Exhibit 1-1

Project Vicinity

This page intentionally left blank



Source: Sacramento County 2014 adapted by AECOM in 2016

Exhibit 1-2

Project Location Map

This page intentionally left blank

- (b) Prior to a city submitting an application to the commission to update its sphere of influence, representatives from the city and representatives from the county shall meet to discuss the proposed new boundaries of the sphere and explore methods to reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere. If an agreement is reached between the city and county, the city shall forward the agreement in writing to the commission, along with the application to update the sphere of influence. The commission shall consider and adopt a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section, and the commission shall give great weight to the agreement to the extent that it is consistent with commission policies in its final determination of the city sphere.
- (c) If the commission's final determination is consistent with the agreement reached between the city and county pursuant to subdivision (b), the agreement shall be adopted by both the city and county after a noticed public hearing. Once the agreement has been adopted by the affected local agencies and their respective general plans reflect that agreement, then any development approved by the county within the sphere shall be consistent with the terms of that agreement.
- (d) If no agreement is reached pursuant to subdivision (b), the application may be submitted to the commission and the commission shall consider a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section.
- (e) In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:
  - (1) The present and planned land uses in the area, including agricultural and open-space lands.
  - (2) The present and probable need for public facilities and services in the area.
  - (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
  - (4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
  - (5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.
- (f) Upon determination of a sphere of influence, the commission shall adopt that sphere.
- (g) On or before January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence.
- (h) In determining a sphere of influence, the commission may assess the feasibility of governmental reorganization of particular agencies and recommend reorganization of those agencies when reorganization is found to be feasible and if reorganization will further the goals of orderly development and efficient and affordable service delivery. The commission shall make all reasonable efforts to ensure wide public dissemination of the recommendations.

- (i) When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts.
- (j) When adopting, amending, or updating a sphere of influence for a special district, the commission may require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.

### 1.2.3 LAFCo CEQA POLICIES

#### POLICIES, STANDARDS, AND PROCEDURES MANUAL

Sacramento LAFCo’s Manual contains policies and procedures for implementing CEQA review and a list of standards for determining the significance of environmental impacts. The applicable policies for CEQA review and SOIA proposals are listed below (Sacramento LAFCo 2007).

#### Chapter III, “LAFCo General Policies”

- ▶ **Policy 1.** LAFCo will encourage participation in its decision-making process. LAFCo will contact community members through community councils, give published notice, and, where LAFCo determines appropriate, give mailed notice to the owners of property within 500 feet of a project site.
- ▶ **Policy 2.** LAFCo will encourage communication on actions among the County, cities, and special districts.
- ▶ **Policy 5.** CEQA requires that LAFCo assess the environmental consequences of its actions and decisions, and take actions to avoid or minimize a project’s adverse environmental impacts, if feasible, or approve a project despite significant effects because it finds overriding considerations exist. To comply with CEQA, the LAFCo will take one or more of the following actions:
  - a. At its discretion, approve a project without changes if environmental impacts are insignificant;
  - b. Require an applicant to modify a project;
  - c. Establish mitigating measures as a condition of its approval of the proposal;
  - d. Deny the proposal because of unacceptable adverse environmental impacts; or
  - e. Approve the project despite its significant effects by making findings of overriding concern.
- ▶ **Policy 7.** LAFCo will favorably consider those applications which improve the balance between jobs and housing.

#### Chapter IV, “General Standards”

##### Section A. Spheres of Influence

- ▶ **Standard A.3.** LAFCo will require that any agency making a proposal for action through LAFCo must have an updated Master Service Element [municipal services review] of its Spheres of Influence Plan. LAFCo will approve a proposal only if the proposed service provider is the most efficient provider of services with an acceptable cost, as demonstrated in the provider’s Master Service Element.



## **Section B. Conformance with Applicable General and Specific Plans**

- ▶ **Standard B.1.** LAFCo will approve changes of organization or reorganization only if the proposal is consistent with the General Plan and applicable Specific Plans of the applicable planning jurisdiction.
- ▶ **Standard B.2.** For purposes of the above policy, the applicable jurisdiction is as follows:
  - a. For annexations to a city, the applicable jurisdiction is the city to which annexation is proposed;
  - b. For applications for annexation to or detachment from a district all of whose territory lies within an adopted Sphere of Influence of a city, the General Plans of the city;
  - c. For an application for annexation to a special district for lands outside an adopted city Sphere of Influence, the Sacramento County General Plan;
  - d. For an application for annexation or detachment from a district whose territory lies in both the city and the unincorporated area of the county, the General Plan of the city unless the project lies outside of the city's Sphere of Influence; and
  - e. For application for incorporations, this standard is inapplicable.
- ▶ **Standard B.3.** For the purposes of this standard, the proposal shall be deemed consistent if the proposed use is consistent with the applicable General Plan designation and text, the applicable General Plan is legally adequate and internally consistent and the anticipated types of services to be provided are appropriate to the land use designated for the area.

## **Section E. Agricultural Land Conservation**

- ▶ **Standard E.1.** LAFCo will approve a change of organization or reorganization, which will result in the conversion of prime agricultural land in open space use to other uses, only if the Commission finds that the proposal will lead to the planned, orderly, and efficient development of an area. For purposes of this standard, a proposal leads to the planned, orderly, and efficient development of an area only if all of the following criteria are met:
  - a. The land subject to the change of organization or reorganization is contiguous to either lands developed with an urban use or lands which have received all discretionary approvals for urban development;
  - b. The proposed development of the subject lands is consistent with the Spheres of Influence Plan, including the Master Services Element of the affected agency or agencies;
  - c. Development of all, or a substantial portion of, the subject land is likely to occur within five years. In the case of very large developments, annexation should be phased whenever feasible. If the Commission finds phasing infeasible for the specific reasons, it may approve annexation if all or a substantial portion of the subject land is likely to develop within a reasonable period of time;
  - d. Insufficient vacant, non-prime lands exists within the applicable Spheres of Influence that are planned, accessible, and developable for the same general type of use;

- e. The proposal will have no significant adverse effect on the physical and economic integrity of other agricultural lands. In making this determination, LAFCo will consider the following factors:
  - 1. The agricultural significance of the subject and adjacent areas relative to other agricultural lands in the region;
  - 2. The use of the subject and the adjacent areas;
  - 3. Whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of adjacent or nearby agricultural land, or will be extended through or adjacent to, any other agricultural lands which lie between the project site and existing facilities;
  - 4. Whether natural or man-made barriers serve to buffer adjacent or nearby agricultural land from the effects of the proposed development; and
  - 5. Applicable provisions of the General Plan open space and land use elements, applicable growth-management policies, or other statutory provisions designed to protect agriculture.
- ▶ **Standard E.2.** LAFCo will not make the affirmative findings that the proposed development of the subject lands is consistent with the Spheres of Influence in the absence of an approved Sphere of Influence Plan. LAFCo will not make the affirmative findings that sufficient non- prime land exists within the Spheres of Influence Plan unless the applicable jurisdiction has:
  - a. Identified within its Spheres of Influence all “prime agricultural land” as defined herein;
  - b. Enacted measures to preserve prime agricultural land identified within its Sphere of Influence for agricultural use; and
  - c. Adopted as part of its General Plan specific measures to facilitate and encourage infill development as an alternative to development of agricultural lands.

***Section F. Application of the California Environmental Quality Act to Changes of Organization or Reorganization and Spheres of Influence***

The following standards will apply to LAFCo’s implementation of the California Environmental Quality Act (“CEQA”) in reviewing requests for changes of organization or reorganization and spheres of influence. ...

- ▶ **Standard F.1.** In general, LAFCo will function as a Lead Agency in situations where:
  - a. LAFCo is the first agency in time to act;
  - b. The primary decision relates to a change of organization or reorganization or sphere of influence;
  - c. The applicant agency is unable to act as the Lead Agency; or
  - d. There are no underlying land use approvals involved.
- ▶ **Standard F.2.** The Executive Officer shall have the authority to prepare or cause to be prepared the appropriate environmental documentation. LAFCo will not act upon any proposal for a change of organization until environmental documentation has been completed which adequately addresses the

requirements of CEQA. The Executive Officer of LAFCo shall serve as LAFCo's Environmental Coordinator and shall make an environmental determination per the requirements of CEQA.

- ▶ **Standard F.3.** LAFCo shall use its authority to comment on the Notice of Preparation and the EIR to ensure that an EIR prepared by another agency on a project which LAFCo will review complies with standard number 4 listed below. If the Lead Agency fails to notify LAFCo through the Notice of Preparation or provide substantially equivalent notification, LAFCo may assume the lead agency role (CEQA Guidelines sections 15052, 15096). Applicants for projects which will require LAFCo approval are encouraged to consult with LAFCo early in the application process and independently notify LAFCo of the initiation of environmental review.
  
- ▶ **Standard F.4.** In preparing an Initial Study for a project subject to LAFCo review, LAFCo will generally consider the project to have the potential to significantly affect the environment if one or more of the following situations exists:
  - a. Any of the circumstances referred to in Appendix G of the state CEQA Guidelines exist;
  - b. If buildout of the project may result in the capacity of any public service or facility being exceeded or substantially affected<sup>1</sup>;
  - c. If the project would physically divide an existing community or other area having identifiable social and economic homogeneity;
  - d. If the project is inconsistent with the applicable Spheres of Influence and no amendment is applied for;
  - e. If the project has substantial growth-inducing potential because it would result in:
    - 1. extending a major roadway into an undeveloped area;
    - 2. extending a sewer trunk line to a substantial area not currently served;
    - 3. extending water service to a substantial area not currently served;
    - 4. providing electric service to a substantial area not currently served;
    - 5. providing or requiring flood control or other public facility which will protect the public safety so as to permit new development in an area substantially larger than the proposed project;
    - 6. providing any other public service or facility to a substantial area which could not grow without such service; and
    - 7. encouraging or fostering growth in a substantial area;

---

<sup>1</sup> For purposes of this provision, public facilities or services include, but are not limited to: sewage disposal, water service, flood control facilities, drainage facilities, law enforcement, fire protection, school, parks, libraries, gas and electric service and solid waste disposal. A public service or facility shall be considered "substantially affected" if the additional demand generated by the project would result in the facility or service exceeding 110 percent of its design capacity, or 120 percent of the available capacity.

- f. If the project, in conjunction with other past, present and reasonably foreseeable future projects would result in significant cumulative environmental impacts;
  - g. If the project would result in substantial noncontiguous urban development; and
  - h. If the project would conflict with open space goals and policies of a community.
- **Standard F.5.** An EIR completed on a project subject to LAFCo review shall contain a discussion of the following topics:
- a. County-wide or cumulative impacts which concern LAFCo; and
  - b. Where the EIR identifies significant effects, a description of the range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project. The range of alternatives to be considered shall include, at a minimum, the “no-action” alternative, alternative boundary locations, and a discussion of using other agencies to provide the facility or service proposed to be provided as a result of the proposed change of organization or reorganization.

## **Chapter V, “Specific Standards by Type of Action”**

### ***Section H. Sphere of Influence Plans***

A Sphere of Influence plan is a plan for the probable, ultimate physical boundaries and service areas of a local agency. This section of the LAFCo Manual sets forth the required contents of a Sphere of Influence Plan, the procedures for submittal and approval of Sphere of Influence Plans and amendments thereto, and the use of Sphere of Influence Plans in LAFCo determinations.

- **Standard H.1:** The Sphere of Influence Plan for all government agencies within the LAFCo’s jurisdiction, shall contain the following:
- a. A map defining the probable boundary of its service area;
  - b. A statement of the present and planned land uses in the area, including agricultural and open space lands;
  - c. The present and probable need for public facilities and services in the area;
  - d. The present capacity of public facilities and adequacy of public services, which the agency provides or is authorized to provide;
  - e. The existence of any relevant social or economic communities of interest in the area; and
  - f. With respect to all cities, sewer districts, water districts, community service districts, drainage districts, and multi-purpose districts within the jurisdiction of Sacramento LAFCo, a Master Services Element as defined in paragraph H.2 below. Other agencies may prepare a Master Services Element.
- **Standard H.2.** A Master Service Element shall contain the following:

- a. A projection of the geographic extent of service capabilities during the next 20 years denominated in 5-year increments. In the case of cities, a shorter time frame may be appropriate if the applicable General Plan has a shorter planning period.
  - b. Projected level of service capabilities in the same time frames and geographical areas.
  - c. Actual and projected costs of services to consumers. This shall include a statement of actual and projected allocation of the cost of services between existing and new residents.
  - d. The Service Element shall contain sufficient information concerning current and projected capital improvement programs, revenues, costs, rate structures and financing, and other information necessary to support the projected service capabilities for those areas set forth in the element.
- ▶ **Standard H.3.** LAFCo may, at its discretion, designate a geographic area beyond the Sphere of Influence as an Area of Concern to the local agency. An Area of Concern is a geographic area beyond the Sphere of Influence in which land use decisions or other governmental actions of the County impact directly or indirectly upon the local agency. For example, a development project outside the limits or Sphere of Influence of a local agency may result in that local agency providing services or adjusting its planning assumptions.
  - ▶ **Standard H.4.** LAFCo will adopt, amend, or revise Sphere of Influence Plans after a public hearing and pursuant to the procedures set forth in section 56427 and 56428 of the Cortese-Knox Act. Sphere of Influence Plans shall be revised as necessary, but in all cases at least every five years.
  - ▶ **Standard H.10.** In the case of a Sphere of Influence Plan which contains a Master Services Element, if the evidence demonstrates that an agency is unable to provide an adequate level of service within a portion of its ultimate service area boundaries, the Sphere of Influence Plan shall be amended pursuant to the procedures for periodic review such that the ultimate service boundaries are consistent with the Master Services Element. If the Master Services Element projections demonstrate an adequate level of service beyond the ultimate service boundary, the Sphere of Influence Plan may be amended accordingly.

### ***Section I. Amendments to Spheres of Influence***

- ▶ **Standard I.1.** The LAFCo will generally treat a proposed amendment to an agency's Sphere of Influence similarly to an application for approval of a Sphere of Influence. The LAFCo's policies will be applied to applications planned for the mid- to long-range future. For that reason, each of the following sets of policies will apply to applications for amendment to Spheres of Influence:
  - a. General policies;
  - b. Specific policies and standards for annexations to cities and special districts; and
  - c. Specific policies and standards for amendments for amendments to Spheres of Influence.
- ▶ **Standard I.2.** The Sphere of Influence Master Services Element must be current before additions to a Sphere of Influence will be approved by LAFCo.
- ▶ **Standard I.3.** The Sphere of Influence amendments shall precede applications for annexations.

- ▶ **Standard I.7.** A phased plan for annexation of Sphere of Influence territory should be included in the Sphere of Influence proposal.
- ▶ **Standard I.8.** No amendments to a Sphere of Influence Plan will be approved unless a Master Services Element of the Sphere of Influence Plan exists that has been prepared by a local agency and adopted by LAFCo if required.
- ▶ **Standard I.10.** The LAFCo will approve a proposed amendment to a Sphere of Influence only if the subject agency will be the most logical and prospectively most efficient provider of services to the subject territory.

## **LAFCo DEFINITION OF OPEN SPACE**

Sacramento LAFCo uses the following criteria to define open space:

- ▶ According to Section 56059, “Open Space,” of the Cortese-Knox Act, open space means any parcel or area of land or water which is substantially unimproved and devoted to an open-space use, as defined in Section 65560.
- ▶ Section 65560 of the *Planning, Zoning, and Development Laws 2011* further defines open space as follows:
  - a. “Local open-space plan” is “the open-space element of a county or city general plan adopted by the board or council. ...”
  - b. “Open-space land” is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:
    1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
    2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
    3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
    4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the

protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

### **1.3 SCOPE OF THE EIR**

Pursuant to Section 15082 of the CEQA Guidelines, Sacramento LAFCo prepared a CEQA notice of preparation (NOP) and provided copies directly by mail and through the Governor's Office of Planning and Research (State Clearinghouse) to CEQA responsible and natural resource trustee agencies, involved federal agencies, local municipalities, interested persons, organizations, agencies, and landowners. The NOP was circulated for a 30-day public review and comment period. The NOP is contained in Appendix A of this draft EIR. In response, LAFCo received comments on the scope and content of the EIR as summarized below. The comment letters are listed in Table 1-1 and provided in Appendix A of this draft EIR.

During the 30-day comment period, LAFCo held public scoping meetings on March 22, 2016 in Elk Grove and April 6, 2016 at the regularly scheduled Commission meeting. The verbal comments provided at the meeting are listed in Table 1-2.

Based on the NOP responses and review by the Sacramento LAFCo, the lead agency has determined that there could be significant environmental impacts involving the following resource areas and they require further analysis in the EIR:

- ▶ Aesthetics
- ▶ Agricultural Resources
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Energy
- ▶ Geology, Soils, Minerals, and Paleontological Resources
- ▶ Greenhouse Gas Emissions
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use, Population, Housing, Employment, Environmental Justice, and Disadvantaged Unincorporated Communities
- ▶ Noise and Vibration
- ▶ Public Services and Recreation
- ▶ Transportation
- ▶ Utilities and Service Systems

This page intentionally left blank



Table 1-1. Notice of Preparation Comment Letters				
Date	Respondent	Organization	Topics	NOP Response
March 10, 2016	Matthew G Darrow, PE, TE, PTOE	DOT	Transportation	<ul style="list-style-type: none"> <li>• Future urbanization will affect rural roadways. The City should participate in bringing any affected roadways up to standard.</li> <li>• The City should enter into a maintenance and operations agreement for the public roadway infrastructure and shared public roadway facilities.</li> <li>• Frontage improvements should be the responsibility of future development projects at the time future annexation occur. We do not anticipate making any financial contributions towards roadway widening of shared roads.</li> <li>• The City should enter into a cross jurisdictional reciprocal funding agreement with the County to assess impacts and mitigation measures.</li> <li>• The County's impacted roadways should be mitigated and improvements installed according to the County's standards.</li> <li>• The traffic study in the environmental document should analyze all impacted roadways and intersections in both the existing and cumulative conditions. It's anticipated that these will include Grant Line Road, Kammerer Road, West Stockton Boulevard, Bruceville Road, Bilby Road, Franklin Boulevard, Hood Franklin Road, etc. and associated intersections at a minimum.</li> <li>• The City should enter into a maintenance and operations agreement for the public roadway infrastructure and shared public roadway facilities.</li> <li>• The City should enter into a cross jurisdictional reciprocal funding agreement with the County to assess impacts and mitigation measures.</li> </ul>
March 14, 2016	Sarena Moore	Regional San/SASD	Utilities	<ul style="list-style-type: none"> <li>• SASD will provide local sewer service for the proposed project area. Regional San provides conveyance from local trunk sewers to the Sacramento Regional Wastewater Treatment Plant (SRWTP) through large pipelines called interceptors.</li> <li>• Please review the Interceptor Sequencing Study (ISS), SRCSD Master Plan 2000, 2010 System Capacity Plan Update (SCP).</li> <li>• Per the SCP, the project area lies adjacent to the Laguna Ranch expansion trunk shed. Developers can seek reimbursement for these facilities.</li> <li>• Regional San and SASD are not land use authorities; they design their sewer systems using information provided by land use authorities.</li> <li>• Currently, no SASD trunk facilities are located in or planned to serve the project. Pipelines are not designed to accommodate additional flows.</li> <li>• Comments about the process for wastewater treatment and the requirements of the NPDES discharge permit. Regional San does not have any planned facilities that could provide recycled water to the proposed project or its vicinity. In addition, Regional San is not a water purveyor and any use of recycled water must be coordinated between key stakeholders.</li> <li>• Customers are responsible for rates and fees. The SASD and Regional San Ordinances are available on their websites.</li> <li>• The developer must complete a sewer study that includes connection points and phasing information to assess the capacity of the existing sewer system, including any on-site or off-site impacts associated with constructing facilities.</li> <li>• In order to receive services, the developer will need to construct new facilities or upgrade existing ones, working closely with SASD development services.</li> </ul>
March 17, 2016	Salen Singh	None (Homeowner)	Project	<ul style="list-style-type: none"> <li>• Would like all land fronting the east side of Rau Road to be included in the SOIA application.</li> <li>• Fully support the effort</li> </ul>
March 17, 2016	Dr. Verghese Mathew, Dr. Elisabeth Mathew	None (Homeowner)	Project	<ul style="list-style-type: none"> <li>• Would like all land fronting the east side of Rau Road to be included in the SOIA application.</li> <li>• Fully support the effort</li> </ul>
March 21, 2016	Sharaya Souza	Native American Heritage Commission	Cultural Resources	<ul style="list-style-type: none"> <li>• <i>Regulatory information on AB 42, SB 18, and Section 106.</i></li> <li>• The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.</li> <li>• Recommend avoidance and preservation of the resources in place.</li> <li>• Treating the resource with culturally-appropriate dignity.</li> <li>• Permanent conservation easement.</li> <li>• Include measures for identification and evaluation of inadvertently discovered archaeological resources, recovered cultural items, and human remains.</li> </ul>
March 30, 2016	Stephanie Tadlock	Central Valley Regional Water Quality Control Board	Hydrology	<ul style="list-style-type: none"> <li>• <i>Information on regulatory framework and permitting requirements</i></li> </ul>
March 31, 2016	Scot Finley	Friends of the Stone Lakes National Wildlife Refuge	Biological resources, cumulative impacts	<ul style="list-style-type: none"> <li>• <i>Provided info on the Stone Lakes Refuge.</i></li> <li>• The Refuge borders the western edge of Interstate 5, just west of the project area. The Refuge will therefore be directly impacted by the project.</li> <li>• The project area includes significant acreages of important agricultural lands which provide foraging habitat for many waterfowl and raptor species.</li> <li>• The annexation and development of additional land within the watershed draining into the Stone Lakes NWR could impact flood flow patterns and water quality of water entering the Refuge.</li> <li>• The EIR must look at the growth inducing impacts of the project and cumulative impacts. Note the Kammerer Road Extension Project, the potential casino at Lent Ranch.</li> <li>• Approval of the project will conflict with the Refuge's Comprehensive Conservation Plan. Development of the project area would impact the Refuge because it would increase land values, reduce the opportunity to acquire fee title and conservation easements, and increase urban use conflicts with resource management activities.</li> <li>• A requirement that Elk Grove demonstrate prior to annexation that its proposed development plan will not change the amount, timing and quality of water entering the Refuge.</li> <li>• Require that any annexation proposal include provisions for securing the acquisition of development rights for a buffer.</li> </ul>

Table 1-1. Notice of Preparation Comment Letters				
Date	Respondent	Organization	Topics	NOP Response
April 1, 2016	Tom Zlotkowski	Capital Southeast Connector JPA	Traffic, air quality, noise	<ul style="list-style-type: none"> <li>• <i>Provided information on the Connector Project</i></li> <li>• It appears that the Connector Project may provide the primary access to the proposed SOIA Area and therefore the planned uses could introduce significant additional trips on the Connector Project, which was never intended to serve urban uses south of Kammerer Road.</li> <li>• Please sure that the trip generation provided by the traffic model is utilized to evaluate the traffic, air quality, and noise impacts for the Connector Project as both and peak hours of travel, Level of Service and Vehicle Miles Travelled, to the extent possible.</li> </ul>
April 2, 2016	John R. Fletcher	John R. Fletcher Law Offices on behalf of Suburban Propane	Hazards and hazardous materials	<ul style="list-style-type: none"> <li>• The vision and scope of the proposed project are fantastic for a different location.</li> <li>• Consider cumulative impacts of the Sports Complex SOI and this project.</li> <li>• <i>Information provided on Suburban Propane facility, history, accident-free operation, etc.</i></li> <li>• The City must consider the proximity of 24 million gallons of propane to 5,000 residential units and 20,000 new employees on the proposed site. Consider under Hazards and Hazardous Materials the effect that a catastrophe at Suburban Propane will have on the proposed development.</li> <li>• The developers are small but the scope is impressively large. Their motivation is profit.</li> <li>• Fire Chiefs of Elk Grove are opposed to any residential or dense development near Suburban Propane.</li> <li>• <i>Information provided on past expert analysis of risks from Suburban Propane.</i></li> <li>• The City was influenced by a developer-selected consultant (Quest) and rejected the reports of all other consultants, including the report prepared by the Joint Task Force, paid for by the County of Sacramento. The City did not consider any information or findings that were contrary to the findings of Quest.</li> <li>• It is ill advised to allow any development which brings dense populations within 1 mile of the facility.</li> <li>• Suburban Propane has also opposed the 2006 Waterman Park project, the Triangle Point 75 Project, and the Lent Ranch marketplace. These arguments are applicable to the SOIA Amendment and should be reviewed.</li> <li>• Although Suburban Propane has safety mechanisms and redundancies to lower the risk of accidents to that of statistical insignificance, neither Suburban Propane nor any governmental agency can guarantee that there will never be an intentional act which impacts the facility. Having a senior development, youth soccer tournament, County fair, or the proposed project with 5,000 residential units is ill-advised.</li> </ul>
April 3, 2016	Paul Lindsay	None	Water, Traffic, Cumulative effects	<ul style="list-style-type: none"> <li>• The City is currently reviewing its general plan and it is clear that the City intends to submit piecemeal applications for SOI decisions that basically include the entirety of its 2013 withdrawn application. The EIR must look at the city's expressed desire to include this and other areas designated as study areas for potential impacts in all the study areas.</li> <li>• The EIR should include a water supply assessment. The applicant has stated his desire to mirror the proposed development to the north of Kammerer road.</li> <li>• Similarly, the Transportation/traffic section states that it is not possible to estimate traffic. Consider the context in which this application appears.</li> </ul>
April 4, 2016	Lynn Wheat, Allenya Kirby	Elk Grove Grasp	Water, Traffic, Cumulative effects	<ul style="list-style-type: none"> <li>• The EIR must look at the broader context of development in Elk Grove. This SOIA is only one piece in a series of study areas that the City contemplates developing. The General Plan includes 4 separate study areas that mirror the failed attempt in 2013 to establish a SOI for approximately 8,000 acres on the southern border.</li> <li>• The memo prepared for the scoping session was contradictory and failed to address larger issues. In some sections, development was assumed and the EIR was scoped to include this development. In Water and Transportation, the EIR was not scoped to include development.</li> <li>• It is almost self-evident, especially given a private application for an SOI change, that the applicant's intent is to develop the land.</li> <li>• Given recent drought, it is imperative that the EIR discuss water availability.</li> <li>• The transportation/traffic impacts must be discussed. The main form of transportation is the automobile. E-Tran has had to cut back on services due to budget cuts. The City lacks the financial capability to maintain its existing roadways and is experiencing an 8 million dollar deficit each year. Transit cannot serve as mitigation.</li> <li>• Consider the proposed usage of the Corridor (i.e., Kammerer Road) as the potential I-5 to US 50.</li> <li>• The EIR should classify the SOIA as having an unavoidable significant impact on the City's fiscal ability to provide and maintain urban roadways in the project area.</li> </ul>
April 5, 2016	Eric Fredericks	Office of Transportation Planning-South Branch	Traffic	<ul style="list-style-type: none"> <li>• The Institute of Transportation Engineers (ITE) book indicates that total trips generated by this development are approximately 5,000 trips for the A.M. peak hour and 6,000 trips for the P.M. peak hour. This increase in total trips generated will increase congestion on SR 99 and I-5 during the peak periods. Specifically, Caltrans has concerns regarding the Hood Franklin/I-5 interchange. <ol style="list-style-type: none"> <li>1. On the Hood Franklin/I-5 interchange: <ol style="list-style-type: none"> <li>a. Any queue which creates a speed differential on freeway from off ramp</li> <li>b. Any queue that over-fills its allocated storage</li> <li>c. Any storage which blocks a driveway or intersection</li> <li>d. Signal Warrants</li> <li>e. Impacts for bicyclists and pedestrians</li> </ol> </li> <li>2. We recommend that the project applicant identify traffic impacts in terms of Vehicle Miles Traveled (VMT), including the following: <ol style="list-style-type: none"> <li>a. Peak hour zone to zone Origin-Destination (O-D) matrixes</li> <li>b. Peak hour VMT Calculation based on O-D matrixes and trip generation</li> <li>c. Weekday zone to zone O-D matrixes</li> <li>d. Weekday VMT calculation based O-D matrixes and trip generation</li> </ol> </li> </ol> </li> <li>• Measures that would decrease VMT impacts on the State Highway System should be included in the analysis.</li> <li>• Caltrans would like to know if the City plans on using the I-5 SCMP, a voluntary impact fee that is used to fund a set of transportation improvements.</li> </ul>

Table 1-1. Notice of Preparation Comment Letters				
Date	Respondent	Organization	Topics	NOP Response
April 5, 2016	Tanya Sheya	California Department of Fish and Wildlife	Biological resources	<ul style="list-style-type: none"> <li>Although the SSHCP is not yet finalized, the proposed project would make it unlikely that the SSHCP would be able to meet the required mitigation standards.</li> <li>Comments on the biological scope of the EIR and CDFW standard suggestions for the study (i.e., CNDDDB records search, jurisdictional delineation, site surveys, etc.).</li> <li>The proposed project is high-quality foraging habitat for Swainson's Hawk. The potential impact to the SWHA as a result of the increase of the City's SOI is significant.</li> <li><i>Attached comment on previous project from Tina Bartlett dated May 20, 2013 had the following comments:</i></li> <li>The proposed project is high-quality foraging habitat for Swainson's Hawk. The project area contains a high population of Swainson's hawk.</li> <li>Proposed mitigation measures such as a reconnaissance level survey.</li> <li>Although the SSHCP is not yet finalized, the proposed project would make it unlikely that the SSHCP would be able to meet the required mitigation standards.</li> <li>Support no project alternative.</li> <li>Measures for Swainson's hawk, jurisdictional waters, migratory birds and birds of prey.</li> <li>Fees as necessary.</li> <li>Reconnaissance survey</li> </ul>
April 5, 2016	Charlene McGhee	Sacramento Metropolitan Air Quality Management District	Air Quality	<ul style="list-style-type: none"> <li>SMAQMD staff looks forward to the opportunity to review and comment on the Draft EIR when it is released.</li> </ul>
April 5, 2016	Rob Ferrera	Sacramento Municipal Utility District	Utilities	<ul style="list-style-type: none"> <li>SMUD is the primary energy provider for Sacramento County and the proposed project location.</li> <li>The proposed Kammerer Road/Highway 99 Sphere of Influence Project will have a significant impact on SMUD's electrical system. This increase in the load could require a new substation site in the vicinity.</li> <li>The following specific electrical requirements should be considered for the Kammerer Road/Highway 99 Sphere of Influence Amendment Project NOP and project design: <ol style="list-style-type: none"> <li>Maintain existing PUE on Kammerer Road for existing and future 12/69KV overhead electrical facilities.</li> <li>Provide new PUE if SMUD facilities are relocated.</li> </ol> </li> <li>SMUD has 230kV overhead transmission lines and structures located inside and within the immediate vicinity of the proposed project.</li> <li>Any proposed SMUD transmission facilities modifications/relocations by the project owner shall be performed under an executed cost recovery agreement. Project owner shall provide 18 months' timeframe to allow for design and construction of identified facilities.</li> <li>Project owner shall provide detailed engineering drawings for any improvements that are proposed within the SMUD transmission line easement. SMUD engineering will review the plans and provide comments as required.</li> <li>Under no circumstance shall any grading or construction activities be permitted within SMUD's transmission line easements without the conveyance of rights from SMUD's real estate department.</li> <li>Project owner or contractor shall comply with the clearance requirements between the proposed rail tracks and SMUD overhead transmission lines per G.O 95. Project owner or contractor shall abide the clearance requirements from all CAL-OSHA Title 8 approach distance as stated in Subchapter 5, Group 2, Article 37, during project construction.</li> <li>SMUD reserves the right to construct new or move existing facilities as necessary within its legal easement. Any developments installed by owner or assignees within this easement may need to be removed or modified as a result of the new or existing installed facilities.</li> <li>SMUD reserves the right to use any portion of its easement and shall not be responsible for any damages to the developed property within said easement.</li> </ul>
April 6, 2016	Michael Monasky	None	Land use, biological resources, utilities, hazards and hazardous materials, transportation/traffic	<ul style="list-style-type: none"> <li>Consider the cumulative impacts of the soccer facility SOI request as well as the General Plan update study areas.</li> <li>There is vacant, undeveloped land within the city limits and many shuttered businesses.</li> <li>There will be a land use change or taxation jurisdiction change if the SOIA is approved.</li> <li>The project will have direct and immediate effects associated with probably future urbanization of the area.</li> <li>Homo sapiens are endangered and should be included in the Commission's reports.</li> <li>The EIR should include a water supply assessment.</li> <li>The EIR should include a Health Impact Assessment.</li> <li>The EIR should analyze particular buildings or uses.</li> <li>Where will the project obtain water for its 18,000–20,000 employees and 4,000–5,000 homes?</li> <li>The Commission is purposefully unclear when it states that the analysis of policy inconsistency will be necessarily be conceptual.</li> <li>The Commission should be able to estimate traffic.</li> <li>Suggestion that the Commission review biologist E.O. Wilson remarks about contiguous preserves.</li> <li>The NOP/EIR should study a consideration of this and the other "study areas" in development for wildlife and farmland buffers dedicated to such uses in perpetuity. Such development could include commercial farming, eco-tourism, wildlife research, recreation, establishment of refuges, and agricultural education programs. An economic study should be conducted.</li> <li>Develop on vacant land instead.</li> </ul>
April 6, 2016	Jeff Ramos	Cosumnes Community Services District	Public services	<ul style="list-style-type: none"> <li>This future potential development will have an impact on parks, recreation and fire services provided by the Cosumnes Community Services District. The CCSD requests that these potential development impacts be considered.</li> <li><i>The commenter also provided recommended changes to the language from the Elk Grove previous SOI application that described fire protection services.</i></li> </ul>

Table 1-1. Notice of Preparation Comment Letters				
Date	Respondent	Organization	Topics	NOP Response
April 7, 2016	George E. Phillips on behalf of Dale and Pat Mahon and the Kautz family (homeowners)	Phillips Land Law, Inc.	Cumulative effects	<ul style="list-style-type: none"> <li>• Mahon and Kautz are homeowners within the South of Grant Line (SoGL) visioning.</li> <li>• The EIR should consider cumulative effects with respect to the multisport complex and the SoGL visioning area.</li> </ul>
April 7, 2016	Robert Pierce	Elk Grove Unified School District	Public services	<ul style="list-style-type: none"> <li>• Any future intensification of land use within the proposed SOIA would have an impact on the EGUSD.</li> <li>• It is imperative that the EGUSD be included in the preparation of the DEIR, in particular the analysis of the increased demand on public services, specifically schools. Additionally, we strongly recommend that transportation and traffic analysis in the DEIR include impacts related to school siting and supporting infrastructure.</li> </ul>
April 7, 2016	Brandon Rose	Environmental Council of Sacramento (ECOS)	Biological resources, agricultural resources, water supply, greenhouse gases, growth inducement and cumulative impacts.	<ul style="list-style-type: none"> <li>• The EIR must provide a need. The previous application did not and we do not feel the situation has changed.</li> <li>• A detailed accounting of Elk Grove's holding capacity must be included in the DEIR with thorough justification for the need for expansion.</li> <li>• The DEIR must address Farmlands of Local Importance and provide appropriate mitigation.</li> <li>• The DEIR should justify why the reasons for establishing the Urban Services Boundary are no longer appropriate and applicable.</li> <li>• This DEIR must clearly establish that this SOIA is inconsistent with the Metropolitan Transportation Plan / Sustainable Communities Strategy (MTP/SCS) and the Air Quality Attainment Plan (AQAP). If this property were to be developed, achieving or maintaining greenhouse gas reductions or federal ozone standards would be seriously impaired. The DEIR must not only address these two plans, but it must also quantify impacts to greenhouse gas reductions targets and federal ozone standards, and provide appropriate mitigation.</li> <li>• Water supply is also an issue. An adequate water supply must address the Sacramento County Water Agency's ability to provide water to any subsequent project.</li> <li>• The DEIR must include an analysis of the SOIA's potential to directly and indirectly induce growth using all available modeling tools and address the MOU between Sacramento County and Elk Grove that specifically proposes transitional land uses to mitigate for growth inducing impacts.</li> <li>• Consider also the Southeast Connector Project.</li> <li>• The EIR should consider the Stone Lakes National Wildlife Refuge to the west and the Cosumnes River Preserve to the south, upland foraging habitat during flooding events, the effect of climate change on the North Delta (the project site is high ground).</li> <li>• We caution against using any portion of the biological resources chapter from the previous SOI application.</li> <li>• We caution against relying too heavily on the CNDDDB, which is notoriously incomplete. Balance the CNDDDB records with data from eBird and the Christmas Counts, as well as species lists from the Refuge and Preserve.</li> <li>• The EIR should explain how the development of this project will impact the conservation strategy of the SSHCP.</li> <li>• <i>Brandon Rose also provided a copy of their comments on the DEIR for the previous SOIA (November 18, 2011). However, the majority of these comments are about the adequacy of that document, not the scope of the project. Relevant comments have been summarized below.</i></li> <li>• The majority of the SOIA expansion area would make very suitable foraging habitat for greater sandhill crane as long as some roosting sites are established which could be easily accomplished by shallowly flooding some harvested fields.</li> <li>• Use mapping and species accounts from the SSHCP.</li> <li>• Consider Farmland of Local Importance.</li> <li>• Add a water supply analysis. Assumptions regarding water conservation should be in line with targets established by the Water Forum Agreement.</li> <li>• Need to include analysis of how SOIA GHG emissions will affect the County's overall ability to meet State GHG and SACOG reduction requirements, must also address flooding impacts due to climate change when considering alternatives.</li> <li>• GHG mitigation measure insufficient.</li> <li>• Must review MTP/SCS for consistency.</li> <li>• The City must consider GHG emissions countywide and how the SOIA will affect the baselines.</li> <li>• Consider flooding impacts due to climate change.</li> <li>• Population and housing section contains outdated population counts and projections.</li> <li>• Analysis of growth inducing impacts is inadequate, mitigation measure is inadequate.</li> <li>• Include information on the MOU between Elk Grove and Sacramento County which proposed an agricultural residential buffer.</li> <li>• Cumulative impacts analysis is inadequate and incomplete: does not identify enough projects (Folsom annexation request, Bay Delta Conservation Plan), the agricultural air quality, biological resources, hydrology, population and housing sections are not adequate. Cumulative impacts should be analyzed as if the entire SOIA Area would be developed.</li> <li>• MM-GHG-1: Prior to annexation of any or part of the SOIA, the City of Elk Grove shall amend or augment the City's greenhouse gas emissions inventory projections to account for development of the SOIA Area.</li> <li>• Emission factors used by the City shall be submitted for public review and concurrence to the SMAQMD and the ARB. The City shall assess the potential emission reductions from development of the SOIA Area consistent with the City's Sustainability Element, Climate Action Plan; other applicable General Plan policies, and applicable city, county, and/or state programs that reduce GHG's. The City shall demonstrate that development of the SOIA will be consistent with the SACOG MTP/SCS, any future GHG thresholds adopted by the Sacramento Metropolitan Air Quality District, and with SB97, AB32, S-3-05, and SB375 regional emission reduction targets, or other emission reduction targets adopted by the State of California or regional agencies in effect at the time of application for annexation.</li> </ul> <p>The Mitigation Measure for growth inducing impacts should be revised to be enforceable mitigation as follows:</p>

Table 1-1. Notice of Preparation Comment Letters				
Date	Respondent	Organization	Topics	NOP Response
				<ul style="list-style-type: none"> <li>At the time of submittal of any application to annex territory within the SOIA Area, the city of Elk Grove shall demonstrate consistency with the Sacramento Area Council of Government's Metropolitan Transportation Plan and Sustainable Communities Strategy.</li> </ul>
April 8, 2016	P. Scott Browne on behalf of the Cypress Abbey Company.	Law Office of P. Scott Browne	Scope	<ul style="list-style-type: none"> <li>We would like to keep the door open to possible expansion of the SOIA and EIR to include the Cypress Abbey Company property, at least the portion above the 100 year floodplain line.</li> <li>The property is adjacent to the railroad tracks with good access to Hwy 99 over the recently upgraded Grant Line Road. It is particularly suitable for employment related business and industrial development which could assist the City in improving its jobs-housing balance. In addition, a substantial portion of the Cypress Abbey Company property could be available for consideration for permanent agricultural and habitat conservation as a mitigation for development of other property within the Sphere Amendment territory.</li> </ul>
April 8, 2016	Leighann Moffitt	Department of Community Development, Sacramento County	Cumulative impacts, Alternatives	<ul style="list-style-type: none"> <li>The EIR should include analysis of potential impacts on the proposed SSHCP.</li> <li>Given the SSHCP and General Plan policy goals, the EIR should include an alternative that provides a buffer between urban development and the potential future USB location. This buffer could be used for habitat restoration or agricultural activities.</li> <li>If the project is approved, an amendment to the Sacramento County General Plan will be necessary to move the USB.</li> <li><i>Information on the South of Grant Line (SoGL) Visioning.</i></li> <li>The project may have growth-inducing impacts. The SoGL land use visioning process must be considered under cumulative impacts.</li> </ul>
April 8, 2016	Suzanne Pecci	None	Water	<ul style="list-style-type: none"> <li>The proposed project is within the Sacramento County Water Agency (SCWA) Zone 40. The application area is also within the 2030 Water Study Area. Although there is no public service to the SOIA Area at this time, the domestic and agricultural wells that exist in the area fall under SCWA's regulatory authority to charge fees, tax, and fine.</li> <li>A letter of agreement from SCWA should be filed in order to reflect that the area will be served by SCWA.</li> <li>Bruce Kamilos is on the Advisory Committee of Florin Resources Research and Conservation District /Elk Grove Water District and was appointed 8-27-10 by Resolution of the Elk Grove City to SCWA.</li> <li>Mark Madison, manager of the Elk Grove Water District, stated in January that the city planned to remain in SCWA and did not have plans to form a local water agency.</li> <li>One of the applicants is Gerry Kamilos. I feel the relationship between the two Kamilos should be a matter of inquiry by LAFCo to dispel any appearance of conflict of interest.</li> <li>Information provided on the Groundwater Sustainability Management Act (SGMA).</li> <li>The SOIA will cause the SCWA to be split and require modification to existing groundwater management plans.</li> <li>The EIR should be in compliance with the SGMA.</li> </ul>
<p>0-D = Origin-Destination            AB = Assembly Bill            CDFW = California Department of Fish and Wildlife            City = City of Sacramento            CNDDDB = California Natural Diversity Database            County = Sacramento County            DEIR = Draft Environmental Impact Report            DOT = California Department of Transportation            EIR = Environmental Impact Report            GHG = greenhouse gas            I-5 = Interstate 5            ISS = Interceptor Sequencing Study            ITE = Institute of Transportation Engineers            kV = kiloVolt            MOU = memorandum of understanding            NAHC = Native American Heritage Commission            NOP = Notice of Preparation</p> <p>NPDES = National Pollutant Discharge Elimination System            NWR = National Wildlife Refuge            PUE = power usage effectiveness            SACOG = Sacramento Area Council of Governments            SASD = Sacramento Area Sewer District            SB = Senate Bill            SCMP = Subregional Corridor Mitigation Program            SMAQMD = Sacramento Municipal Air Quality Management District            SMUD = Sacramento Municipal Utility District            SOI = Sphere of Influence            SOIA = Sphere of Influence Amendment            SR 99 = State Route 99            SSHCP = South Sacramento Habitat Conservation Plan            SWHA = Swainson's Hawk            SWRTP = Sacramento Regional Water Treatment Plant            US 50 = U.S. Highway 50            USB = urban service boundary</p>				

Source: Data compiled by AECOM in 2016

<b>Table 1-2. Scoping Meeting Comments</b>	
<b>Commenter</b>	<b>Comment/Question</b>
<b>Commissioners</b>	How does the Sphere of Influence (SOI) Amendment action relate to the future set of actions that would be required prior to urban development?
	Why wouldn't LAFCo wish to review a Municipal Services Review (MSR) prior to preparing an environmental impact report (EIR) to make sure that there is a feasible potential future project first?
	Will we discuss the potential impacts of changing the County of Sacramento County Urban Services Boundary (USB)? Would it be appropriate in the EIR to discuss potential future changes to the USB?
	Can we get input from the City of Elk Grove?
	When is timeline for completion of the EIR?
	How will you look at the impacts of the no-project alternative? Will you consider the impacts associated with employment development elsewhere if it does not occur in the proposed SOI Amendment Area? Jobs/Housing Ratio implications should be considered.
	What are the parameters that would be used for habitat mitigation and conservation/restoration goals now that Elk Grove is no longer part of the South Sacramento Habitat Conservation Plan?
<b>Public Testimony</b>	Consider relationship between project, the proposed multi-sports complex, and the City's ongoing General Plan Update
	Concern about land speculation
	Disagreement that the project does not have land use change
	City of Elk Grove should focus development in existing vacant and new businesses should go to buildings that are currently vacant
	LAFCo should study direct impacts associated with home building activities that could occur in the future on the project site
	LAFCo should consider impacts of the SOI Amendment on humans
	Commenter disagrees that a water supply assessment will not be prepared
	Commenter believes that a health impact assessment should be prepared
	Discussion of most of the development within the SOI Amendment Area being focused along the future Capital Connector corridor
	EIR should study hydrology and water quality effects associated with development of the SOI Amendment Area
	Commenter disagrees that without a land use plan, traffic along specific facilities cannot be estimated
	The EIR should consider withdrawal of the City of Elk Grove from the South Sacramento County Habitat Conservation Plan and cumulative effects associated with development of other areas on wildlife
	The EIR should consider dedicating the SOI Amendment Area and other study areas to farmland, eco-tourism, wildlife research, recreation, establishment of refuges, and agricultural education programs and the EIR should include an economic study describing and investigating the viability of these options, including through regional conservation partnerships
LAFCo should review biologist E.O. Wilson's writings about setting aside large areas for natural open space	
Source: Data compiled by AECOM in 2016	

## 1.4 ENVIRONMENTAL ISSUES DETERMINED NOT TO BE SIGNIFICANT

Based on the NOP responses, review by LAFCo of the proposed project, and the resources at the site and in the region, no impacts would occur in the following areas and the lead agency has determined that no further analysis is required:

- ▶ Substantial damage to scenic resources within a designated state scenic highway (Aesthetics)
- ▶ Conflict with existing zoning for agricultural use (Agriculture)
- ▶ Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timberland production (Agriculture)
- ▶ Result in the loss of forest land or conversion of forest land to non-forest use (Agriculture)
- ▶ Conflict with Williamson Act contract in the SOIA Area (Agriculture)
- ▶ Wildlife nursery sites or migratory routes (Biological Resources)
- ▶ Safety hazard for people in a project area located within 2 miles of a public airport (Hazards and Hazardous Materials)
- ▶ Seiche, tsunami, and mudflow (Hydrology and Water quality)
- ▶ Physically divide an established community (Land Use, Population, Housing, Employment, Environmental Justice, and Unincorporated Disadvantaged Communities)
- ▶ Displace substantial numbers of people or existing housing (Land Use, Population, Housing, Employment, Environmental Justice, and Unincorporated Disadvantaged Communities)
- ▶ Adversely affect a low-income or minority population (Land Use, Population, Housing, Employment, Environmental Justice, and Unincorporated Disadvantaged Communities)
- ▶ Excessive noise from an airport (Noise and Vibration)
- ▶ Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks (Transportation)

An explanation of the reason(s) that each issue has been determined not to be significant is provided in the section indicated in parentheses.

## 1.5 ORGANIZATION OF THE EIR

As required by CEQA, the EIR describes existing conditions and evaluates the potential environmental effects of the proposed project and a reasonable range of alternatives, including the No Project Alternative. It addresses the proposed project's direct, reasonably foreseeable indirect, and cumulative effects. The EIR identifies feasible mitigation measures, if available, to reduce potentially significant impacts.

This draft EIR is organized into the following main sections:

- ▶ **Executive Summary.** This section orientates the reader to the LAFCo-specific matters of jurisdiction and concern. It also includes a summary of the proposed project and alternatives addressed in the draft EIR, as well as a summary of the project’s environmental impacts, required mitigation measures, and level of significance after mitigation.
- ▶ **Chapter 1, “Introduction.”** This chapter provides an introduction and overview describing the project background, objectives, agency roles and responsibilities, and organization of the EIR.
- ▶ **Chapter 2, “Project Description.”** This chapter includes a detailed description of the proposed project, including its location and land use assumptions developed for the purpose of analysis in this EIR. It also describes the intended uses of the draft EIR, potential responsible agencies, and the needed permits and approvals.
- ▶ **Chapter 3, “Environmental Impact Analysis.”** This chapter analyzes the environmental impacts of the proposed project. Impacts are organized into major topic areas. Each topic area includes a description of the environmental setting, methodology, significance criteria, impacts, mitigation measures, and significance after mitigation. The following specific environmental topics are addressed in Chapter 3:
  - **3.1 Aesthetics**—The EIR evaluates existing visual conditions and the potential impacts on scenic vistas, scenic resources, and visual character that may result from possible future development.
  - **3.2 Agricultural Resources**—The EIR describes existing agricultural resources and evaluates potential impacts from conflicts with existing zoning, and from conversion to urban uses of lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and any lands within a Farmland Security Zone.
  - **3.3 Air Quality**—The EIR discusses the regional and local air quality setting and quantifies project-related air pollutant emissions. Emissions of criteria pollutants are compared with the significance thresholds developed by the Sacramento Metropolitan Air Quality Management District. The impact analysis also evaluates potential exposure of sensitive receptors to substantial pollutant concentrations.
  - **3.4 Biological Resources**—The EIR defines the biological resources in the vicinity of the SOIA Area and surrounding habitats and evaluates potential effects on wetlands, other sensitive natural communities (e.g., riparian habitat), and special-status species (e.g., raptors and other migratory birds). This section also addresses the relationship between the proposed project and the proposed *South Sacramento Habitat Conservation Plan*, based on publicly available draft materials.
  - **3.5 Cultural Resources**—The EIR describes existing cultural resources and evaluates potential impacts on those resources, including the potential to affect undiscovered resources during future excavation and grading. The EIR also documents consultation with California Native American tribes to assess potential impacts on tribal cultural resources.
  - **3.6 Energy**—The EIR describes current electricity and natural gas utility providers and evaluates whether the project would affect local or regional energy supplies, peak energy demand, energy resources, transportation energy use, and compliance with energy standards. As shown on Exhibit 1-1, the project site is adjacent to an existing solar facility.



- **3.7 Geology, Soils, Minerals, and Paleontological Resources**—The EIR describes the geological setting and potential environmental effects on geological, soil, mineral, and paleontological (fossil) resources. This section outlines design measures and best management practices to minimize impacts on people or structures from seismic activity. The EIR also identifies any potential impacts from loss of mineral resources and on undiscovered fossils.
- **3.8 Greenhouse Gas Emissions**—The EIR presents the current state of climate change science and GHG emissions sources in California; summarizes applicable regulations; and describes project-generated GHG emissions and their contribution to global climate change.
- **3.9 Hazards and Hazardous Materials**—The EIR identifies potential impacts from the transport, use, or disposal of hazardous materials; risk of upset or accident conditions from releases of hazardous materials; impairment of an adopted emergency response or evacuation plan; and exposure to wildland fires.
- **3.10 Hydrology and Water Quality**—The EIR evaluates hydrologic and water quality conditions and potential future short-term construction-related effects on water quality from stormwater runoff, as well as longer-term effects on stormwater drainage and maintenance effects on water quality (e.g., fertilizers). This section also evaluates potential impacts on groundwater supply and on surface water hydrology from the addition of impervious surfaces associated with possible future development. This section describes the proposed project’s consistency with regional flood protection planning.
- **3.11 Land Use, Population, Housing, Employment, Environmental Justice, and Unincorporated Disadvantaged Communities**—The EIR describes existing land uses and evaluates the potential for conflicts with existing, adopted land use and natural resource plans or regulations (such as the adopted *Elk Grove General Plan* and *Sacramento County General Plan*. Pursuant to LAFCo requirements, this section also addresses potential impacts on open space resources, as defined in Government Code Section 65560, and consistency with the Sacramento Area Council of Governments’ Blueprint and the most recently adopted version of the Metropolitan Transportation Plan/Sustainable Communities Strategy. This section also documents the existing population, housing, and employment conditions in the city of Elk Grove and Sacramento County. Finally, this section discusses existing low-income and minority populations and disadvantaged unincorporated communities within and in the vicinity of the SOIA and potential disproportionate effects on these populations.
- **3.12 Noise and Vibration**—The EIR describes existing noise and vibration conditions and the potential impacts of possible future development within the SOIA Area. Noise levels from traffic, as well as possible future uses are estimated and are compared with existing ambient noise levels and applicable noise standards and policies.
- **3.13 Public Services and Recreation**—The EIR analyzes existing public services and potential increases in demand, and evaluates whether those demands would require new facilities (e.g., schools, fire protection, and law enforcement) that could result in environmental impacts.
- **3.14 Transportation**—The EIR evaluates existing traffic conditions and potential traffic impacts related to a conflict with one or more applicable transportation plans, ordinances, or policies; conflicts with applicable congestion management plans; hazards due to a design feature or incompatible use; inadequate

emergency access; or conflicts with adopted plans, policies, or programs regarding public transit, bicycle, or pedestrian facilities.

- **3.15 Utilities and Service Systems**—The EIR describes existing utility systems and evaluates impacts related to the need for new utilities and pressure on existing utilities, such as for water supply, stormwater drainage, wastewater treatment, and solid waste disposal. This section addresses any effects of annexing the SOIA Area into new utility provider jurisdictions (e.g., Sacramento Area Sewer District).
- ▶ **Chapter 4, “Alternatives.”** This chapter compares the impacts of the proposed project with two alternatives: the No Project Alternative and a Reduced Size Alternative. An environmentally superior alternative is identified.
- ▶ **Chapter 5, “Other CEQA Considerations.”** This chapter provides a summary of significant environmental impacts; significant and unavoidable impacts; growth-inducing effects; and cumulative impacts.
- ▶ **Chapter 6, “References.”** This chapter contains the list of references used in preparing the draft EIR.
- ▶ **Chapter 7, “Preparers.”** This chapter contains a list of preparers of the EIR.
- ▶ **Appendices:** The appendices include notices and other procedural documents pertinent to the draft EIR, as well as technical material prepared to support the analysis.

## 1.6 REVIEW OF THE DRAFT EIR

Upon completion of the draft EIR, the Sacramento LAFCo filed a notice of completion (NOC) with the Governor’s Office of Planning and Research to begin the public review period (Public Resources Code Section 21161). Concurrent with the NOC, this draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as to all parties requesting a copy of the draft EIR, in accordance with Public Resources Code Section 21092(b)(3). During the public review period, the draft EIR, including the technical appendices, is available for review at the Sacramento LAFCo offices, located at the address provided below. Written comments on this draft EIR should be addressed to:

Don Lockhart, AICP, Assistant Executive Officer  
Sacramento Local Agency Formation Commission  
1112 I Street, Suite 100  
Sacramento, CA 95814  
Phone: (916) 874-2937  
Fax: (916) 854-2939  
Email: [Don.Lockhart@SacLAFCo.org](mailto:Don.Lockhart@SacLAFCo.org)

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to comments will be prepared and made available for review by the commenting agencies at least 10 days before the public hearings before the Commission, at which the certification of the final EIR will be considered. The comments and responses will be included as part of the record for consideration by the Commission.