

4 ERRATA

This chapter contains changes to the text of the Draft EIR and Recirculated EIR. The changes are presented in the order in which they appear and are identified by page number. Text deletions are shown in strikethrough (strikethrough) and additions are shown in underline (underline). These edits provide clarifications or additional supportive information and do not change the analysis or conclusions of the Draft EIR or Recirculated EIR.

CHAPTER 1, INTRODUCTION

Page 1-2 of the Draft EIR has been revised as follows.

The CHK Act contains the following specific “policy elements” for LAFCo review:

- ▶ ~~Encourage orderly growth and development patterns~~ It is the policy of the state to encourage orderly growth and development which are essential to the social, fiscal, and economic well-being of the state. The Legislature recognizes that the logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services. The Legislature also recognizes that providing housing for persons and families of all incomes is an important factor in promoting orderly development. Therefore, the Legislature further finds and declares that this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible. The Legislature recognizes that urban population densities and intensive residential, commercial, and industrial development necessitate a broad spectrum and high level of community services and controls. The Legislature also recognizes that when areas become urbanized to the extent that they need the full range of community services, priorities are required to be established regarding the type and levels of services that the residents of an urban community need and desire; that community service priorities be established by weighing the total community service needs against the total financial resources available for securing community services; and that those community service priorities are required to reflect local circumstances, conditions, and limited financial resources. The Legislature finds and declares that a single multipurpose governmental agency is accountable for community service needs and financial resources and, therefore, may be the best mechanism for establishing community service priorities especially in urban areas. Nonetheless, the Legislature recognizes the critical role of many limited purpose agencies, especially in rural communities. The Legislature also finds that, whether governmental services are proposed to be provided by a single-purpose agency, several agencies, or a multipurpose agency, responsibility should be given to the agency or agencies that can best provide government services (Government Code Section 56001);

CHAPTER 2, PROJECT DESCRIPTION

The following revision has been incorporated on page 2-2 of the Recirculated Draft EIR:

Following is a description of the vicinity of the SOIA Area.

- ▶ **North:** Existing Kammerer Road (south boundary of the City of Elk Grove) and the planned Capital Southeast Connector, a 35-mile, multi-lane, limited access roadway connecting I-5 at the Hood-Franklin interchange south of Elk Grove to U.S. Highway 50 at the Silva Valley Parkway interchange in El Dorado Hills. Existing and approved development within the city along this boundary includes: (1) the 295-acre Lent Ranch Marketplace Special Planning Area consisting of a proposed regional shopping center, community commercial, medical, office, entertainment, visitor commercial and high-density residential land uses; (2) the 200-acre Sterling Meadows residential subdivision; and (3) the approximately 1,200-acre Southeast Policy Area, consisting of about 350 acres of office, light industrial, and commercial land uses bordering the Capital Southeast Connector alignment. The Grant Line Road/Kammerer Road/Highway 99 interchange is located just northeast of the project site and was constructed in 2008 to accommodate 8 lanes of traffic. In addition, the Federal Bureau of Indian Affairs has identified the northwest portion of the intersection of Grant Line Road and SR 99 as the preferred location for the Wilton Rancheria Casino Resort. A draft of the Environmental Impact Statement has been released for this possible future project. The Elk Grove alternative consists of a proposed 611,055 square-foot hospitality and entertainment facility, including a 12-story, 302-room hotel, a 48,150 square-foot convention center, six restaurants and bars, and a 110,260 square-foot gaming floor (City of Elk Grove 2016). The City is also currently preparing a feasibility study for a future multimodal station. Options include the eastern Union Pacific Railroad corridor (Fresno Subdivision) or other locations along the western Union Pacific Railroad corridor (Sacramento Subdivision).
- ▶ **East:** SR 99 (also part of the south boundary of Elk Grove). Existing development within the city along the east side of SR 99 includes commercial, heavy rail-served industrial and public facilities, including the Suburban Propane refrigerated storage facility, the Cosumnes CSD fire training facility, and recreational facilities. In late 2014, the City relocated its proposed rail/multimodal transportation station into this area. An area southeast of the existing City limits and northeast of the SOIA Area is identified by the City's General Plan update EIR Notice of Preparation as the East Study Area. It encompasses approximately 1,773 acres of land southeast of Grant Line Road and east of the Union Pacific Railroad. The Elk Grove Multi-Sports Complex is proposed for the western portion of the East Study Area and the proposal includes a multi-sports complex with associated sports fields and amphitheater. Although no future development beyond the sports complex is proposed, future development could consist primarily of commercial and industrial uses. In the central and northeastern portions of the East Study Area, uses would transition to more residential in nature (City of Elk Grove 2017). The area northeast of the proposed Multi-Sports Complex SOIA Area is part of a pending visioning process for Sacramento County. (City of Elk Grove 2017).
- ▶ **South:** Eschinger Road, agricultural operations, and solar energy generation facilities.
- ▶ **West:** Future extension of McMillan Road/Big Horn Boulevard, and agricultural/residential land uses. West of the existing City limits and west of the SOIA Area is an area identified by the City's General Plan update EIR Notice of Preparation as the West Study Area. It comprises 1,982 acres outside the existing City limits and is bound by Bilby Road on the north, the Union Pacific Railroad on the west, Bruceville Road on the east, and Core and Eschinger Roads on the south. An application

has been submitted to LAFCo for the Bilby Ridge SOIA (Sacramento LAFCo Application #04-16). The Bilby Ridge SOIA Area is north of the proposed Kammerer Road extension project, ~~and is proposed to include a range of residential densities, including medium density residential apartments and townhomes, low density residential development, and Estate Residential development; commercial uses; and light industrial uses (City of Elk Grove 2017). The City has defined Estate Residential development as having densities between 1 and 4 units per acre. The alignment of land uses is not currently defined. (City of Elk Grove 2017).~~

The following revision has been incorporated on page 2-3 of the Recirculated Draft EIR:

After the Draft EIR, on June 23, 2017, the City of Elk Grove released a Notice of Preparation (NOP) for an EIR to address the City’s General Plan update and an update to the City’s Climate Action Plan. The SOIA Area is identified in the City’s preferred alternative land use diagram as a portion of the “South Study Area.” The City’s intent is that the Study Areas may be developed in accordance with annexation policies that will be identified in the updated General Plan and an additional layer of more detailed planning (e.g., specific plan) (City of Elk Grove 2017).

On page 2-11 of the Draft EIR, Table 2-1 has been revised as follows:

Table 2-1 Conceptual Land Use Scenario			
Land Use	Jobs	Acreage	Dwelling Units
Multi-Family Residential	-	90	1,790
Single-Family Residential	-	430	3,200
Commercial	1,600	50	-
Office	15,000	330	-
Industrial	3,500	130	-
School (2,696 3,287 students)	190	309 0	-
Parks/Open Space, Trails	-	110	-
Total	20,000	1,156	5,000
Note: Totals do not add due to rounding.			
Source: AECOM 2016			

SECTION 3.1, AESTHETICS

On page 3.1-12 of the Draft EIR, the following revised text has been incorporated under Impact 3.1-1:

The Elk Grove Zoning Code designates SR 99 as a Special Sign Corridor, which regulates the type, size, and location of signs within the view of the traveling public.

SECTION 3.3, AIR QUALITY

On Page 3.3-12 of the Draft EIR, the following revised text has been added:

SMAQMD recommends operational best management practices that reference existing regulations, including compliance with District rules related to wood burning devices, boilers, water heaters, and generators; California Building Energy Efficiency Standards; Building Code requirements; and State anti-idling regulations. For more information, please see: <http://www.airquality.org/LandUseTransportation/Documents/ch4OperationalBMPS-PMFINAL8-2016.pdf>.

On Page 3.3-25 of the Draft EIR, the following revised text has been incorporated under Impact 3.3-2:

Mitigation Measures 3.3-2a and 3.3-2b would assist in reducing operational air quality impacts and is similar to the City's Policy CAQ-30, which requires an emissions reduction of 15 percent or greater for new development projects (although the policy does not specify the pollutants that should be the focus of this emission reduction requirement). In the past, for projects that are not a part of a city or county's general plan, SMAQMD has recommended a target of a 35 percent reduction in ozone precursor emissions when a significance threshold would be exceeded. If development is proposed in the future within the proposed SOIA Area, and if between present and when such development is proposed, the MTP is revised to include the SOIA Area for development consistent with future development, SMAQMD may only request a 15 percent reduction, rather than 35 percent. Depending on the reduction value of reduction measures built into future land use and transportation plans and project designs, along with measures added through Mitigation Measure 3.3-2a, SMAQMD may recommend the use of offsets. Mitigation measures to reduce particulate matter emissions should be identified and included in the Air Quality Management Plan for ozone precursor emissions since many ozone precursor mitigation measures will also result in operational particulate matter emissions reductions.

SECTION 3.4, BIOLOGICAL RESOURCES

On page 3.4-2, the following text been incorporated in the Recirculated Draft EIR:

The Cosumnes River Preserve (Preserve), located approximately ~~seven~~ 0.5 miles ~~southwest~~east of the SOIA Area, consists of approximately 45,859 acres of wildlife habitat and agricultural lands owned by seven land-owning partners.

On page 3.4-28 of the Recirculated Draft EIR, the following revision has been incorporated to Mitigation Measure 3.4-1:

- Develop a mitigation and monitoring plan to compensate for the loss of special-status plant species found during preconstruction surveys, if any. The mitigation and monitoring plan shall be submitted to CDFW or USFWS, as appropriate depending on species status, for review and comment. The City shall ~~coordinate~~ consult with these entities, as appropriate depending on species status, before approval of the plan to determine the appropriate mitigation measures for impacts on any special-status plant population. Mitigation measures may include preserving and enhancing existing on-site populations, creation of off-site populations on project mitigation sites through seed collection or

transplantation, and/or preserving occupied habitat off-site in sufficient quantities to offset loss of occupied habitat or individuals.

On page 3.4-29, the following text been incorporated in the Recirculated Draft EIR:

Exhibits 3.4-4~~3~~, 3.4-4, 3.4-5, and 3.4-6, ~~and 3.4-7~~ show the location of the SOIA Area in relation to western burrowing owl, Swainson's hawk, white-tailed kite, ~~and northern harrier~~, ~~and burrowing owl~~ occurrences, respectively.

The following text has been added on page 3.4-30 of the Recirculated Draft EIR to clarify that not all of the SOIA area is modeled as high value foraging habitat in the SSHCP:

Although some of the SOIA Area is currently planted in vineyards that are not considered suitable foraging habitat for Swainson's hawk, the entire SOIA Area is currently zoned AG-80 and is therefore assumed to provide 100 percent foraging habitat value according to the Sacramento County Department of Environmental Review and Assessment. The draft SSHCP (Sacramento County et al. 2017a) modeled the SOIA Area as high-value foraging habitat for Swainson's hawk, except for those areas planted in vineyards, and also as foraging habitat for white-tailed kite. Although burrowing owls are found within the agricultural landscape of Sacramento County (Exhibit 3.4-3) and the species is known to inhabit agricultural field borders and forage in cultivated fields, the SOIA Area is not modeled in the draft SSHCP as either wintering or nesting habitat for western burrowing owl. Following the ultimate conversion of the SOIA Area to urban uses, the SOIA Area would retain zero foraging habitat value for all of these special-status raptor species.

On page 3.4-39 in the Recirculated Draft EIR, the following revision has been incorporated to Mitigation Measure 3.4-2a:

- Impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. No project activity shall commence within the buffer areas until a qualified biologist has determined, in consultation ~~coordination~~ with CDFW, the young have fledged, the nest is no longer active, or reducing the buffer would not result in nest abandonment. The buffer distance for Swainson's hawk nests shall be determined by a qualified biologist and the City, in consultation ~~coordination~~ with CDFW, based on the distance required to avoid adversely affecting the nest(s).

On pages 3.4-40 and 3.4-41 in the Recirculated Draft EIR, the following revision has been incorporated to Mitigation Measure 3.4-2b:

- If an active burrow is found during the nonbreeding season (September 1 through January 31), owls will be relocated to suitable habitat outside of the project area using passive or active methodologies developed in consultation ~~coordination~~ with CDFW and may include active relocation to preserve areas if approved by CDFW and the preserve managers. No burrowing owls will be excluded from occupied burrows until a burrowing owl exclusion and relocation plan is developed by the project applicant and approved by CDFW.

- If an active burrow is found during the breeding season (February 1 through August 31), occupied burrows will not be disturbed and will be provided with a 150- to 1,500-foot protective buffer unless a qualified biologist verifies through noninvasive means that either: (1) the birds have not begun egg laying, or (2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. The size of the buffer will depend on the time of year and level of disturbance, as outlined in the CDFW Staff Report (2012, pg 9) or the most recent CDFW protocols. Once the fledglings are capable of independent survival, the owls will be relocated to suitable habitat outside the project area in accordance with a burrowing owl exclusion and relocation plan developed in consultation ~~coordination~~ with CDFW and the burrow will be destroyed to prevent owls from reoccupying it. No burrowing owls will be excluded from occupied burrows until a burrowing owl exclusion and relocation plan is approved by CDFW. Following owl exclusion and burrow demolition, the site shall be monitored by a qualified biologist to ensure burrowing owls do not recolonize the site prior to construction.
- The project applicants shall transfer said burrowing owl mitigation land, through either conservation easement or fee title, to a third-party, nonprofit conservation organization (Conservation Operator), with the City and CDFW named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City, after coordination with CDFW. The City, after consultation ~~coordination~~ with CDFW and the Conservation Operator, shall approve the content and form of the conservation easement. The City, CDFW, and the Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to ensure compliance with the terms of the easement.

On pages 3.4-41 and 3.4-42 in the Recirculated Draft EIR, the following revision has been incorporated to Mitigation Measure 3.4-2c:

- Before the approval of grading and improvement plans or before any ground-disturbing activities, whichever occurs first, preserve suitable Swainson's hawk foraging habitat to ensure 1:1 mitigation for Swainson's hawk foraging habitat value lost as a result of the project. Loss of foraging habitat resulting from possible future off-site improvements shall be compensated by preserving suitable Swainson's hawk foraging habitat to ensure 1:1 replacement of habitat value, ~~based on zoning of the affected land,~~ lost as a result of the project. The habitat value of the affected land and the suitability of preservation habitat shall be determined by the City after consultation ~~coordination~~ with CDFW and a qualified biologist and shall be located within the geographical foraging area of the local nesting population as determined acceptable to CDFW.
- Before approval of such proposed mitigation, the City shall consult ~~coordinate~~ with CDFW regarding the appropriateness of the mitigation. If mitigation is accomplished through conservation easement, then such an easement shall ensure the continued management of the land to maintain Swainson's hawk foraging values, including but not limited to ongoing agricultural uses and the maintenance of all existing water rights associated with the land. The conservation easement shall be recordable and

shall prohibit any activity that substantially impairs or diminishes the land's capacity as suitable Swainson's hawk foraging habitat.

- The project applicants shall transfer said Swainson's hawk mitigation land, through either conservation easement or fee title, to a third-party, nonprofit conservation organization (Conservation Operator), with the City and CDFW named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City, after consultation ~~coordination~~ with CDFW. The City, after coordination with CDFW and the Conservation Operator, shall approve the content and form of the conservation easement. The City, CDFW, and the Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement.
- The project applicants, after consultation ~~coordination~~ with the City, CDFW, and the Conservation Operator, shall establish an endowment or some other financial mechanism that is sufficient to fund in perpetuity the operation, maintenance, management, and enforcement of the conservation easement. If an endowment is used, either the endowment funds shall be submitted to the City to be distributed to an appropriate third-party nonprofit conservation agency, or they shall be submitted directly to the third-party nonprofit conservation agency in exchange for an agreement to manage and maintain the lands in perpetuity. The Conservation Operator shall not sell, lease, or transfer any interest of any conservation easement or mitigation land it acquires without prior written approval of the City and CDFW.
- For development projects of less than 40 acres, project proponents may mitigate for the loss of Swainson's hawk foraging habitat through payment of an impact mitigation fee that will provide funds to acquire available land with suitable Swainson's hawk foraging habitat values as determined by the City in consultation ~~coordination~~ with CDFW.
- The City of Elk Grove shall not approve alternative mitigation measures for Swainson's hawk foraging habitat losses in the SOIA Area that are less robust or accept lower mitigation ratios than described herein, and cannot allow a deficit of mitigation lands to exist for any future development that occurs within the SOIA Area. The City of Elk Grove shall ensure that future project applicants purchase and preserve appropriate replacement foraging habitat prior to the approval of grading and improvement plans or before any ground-disturbing activities, and will consult ~~coordinate~~ with CDFW in assessing the habitat quality of the proposed replacement lands and in developing a plan for management of those lands.

On page 3.4-47 in the Recirculated Draft EIR, the following revision has been incorporated to Mitigation Measure 3.4-3:

- If an active nest of loggerhead shrike, song sparrow, other special-status bird species, or common bird species protected by the Migratory Bird Treaty Act or California Fish and Game Code is found, the qualified biologist shall establish a buffer around the nest. No construction activity shall commence

within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation ~~coordination~~ with CDFW. Buffer size is anticipated to range from 50 to 500 feet, depending on the species of bird, nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances, as determined by a qualified biologist in consultation ~~coordination~~ with CDFW.

The revisions below on page 3.4-51 and 3.4-52 of the Recirculated Draft EIR add information about the source of the 103,085-acre calculation, and clarify that not all of the 103,085 acres should be considered high value foraging habitat for greater sandhill cranes:

Converting land in the SOIA Area from agricultural to urban land uses would result in removal of approximately 750 acres of cropland (hayfields and fallow fields) that provides potential winter foraging habitat for the State-federally listed and Fully Protected greater sandhill crane, as well as California species of special concern, lesser sandhill crane. Sandhill cranes were observed flying over the SOIA Area and heard calling nearby during the reconnaissance survey conducted in March 2016. It is unknown if they were greater or lesser sandhill cranes since both subspecies winter in the Sacramento Valley. For greater sandhill crane, the two most important wintering sites in California are in the Sacramento-San Joaquin Delta (Delta) at Woodbridge Ecological Reserve, Staten Island, and the Cosumnes River Floodplain, and the Butte Sink area north of Sutter Buttes (Littlefield and Ivy 2000, Small 1994). The SSHCP models show that most of the SOIA Area is within high-value foraging habitat for greater sandhill cranes. Those areas planted as vineyards in the SOIA are not modeled as high value foraging habitat in the SSCHP. Exhibit 3.4-9 shows the location of the SOIA Area in relation to greater sandhill crane occurrences. No greater sandhill crane roosting sites have been documented in the SOIA Area, but roosting occurrences have been recorded in the Cosumnes River Preserve approximately 0.5 miles to the southeast.

Greater sandhill cranes forage and roost in low-lying areas that are subject to cyclical flooding during wet winters. The undammed Cosumnes River floods the Cosumnes River basin on a regular basis, and low elevation areas in the Stone Lakes National Wildlife Refuge are also flooded in wet winters. While greater sandhill crane will forage and roost in shallow flooded fields, areas that are deeply inundated are not suitable for foraging, and sandhill cranes are dependent on unflooded or shallowly flooded upland areas for foraging. As shown in Exhibit 3.4-10 ~~the SOIA Area, even with inundation of the 100-year floodplain, 103,085 acres of upland habitat is available within two miles of sandhill crane roosts and occurrences in the SSCHP area.~~ ~~extensive unflooded upland habitat is still available; in the SOIA Area In addition, a~~ ~~Approximately 103,085 acres of high value upland foraging habitat for cranes habitat occurs outside of the 100 year floodplain within the SSCHP plan area. Therefore, plenty of high value upland crane foraging habitat is available even during wet winters, for birds to forage.~~

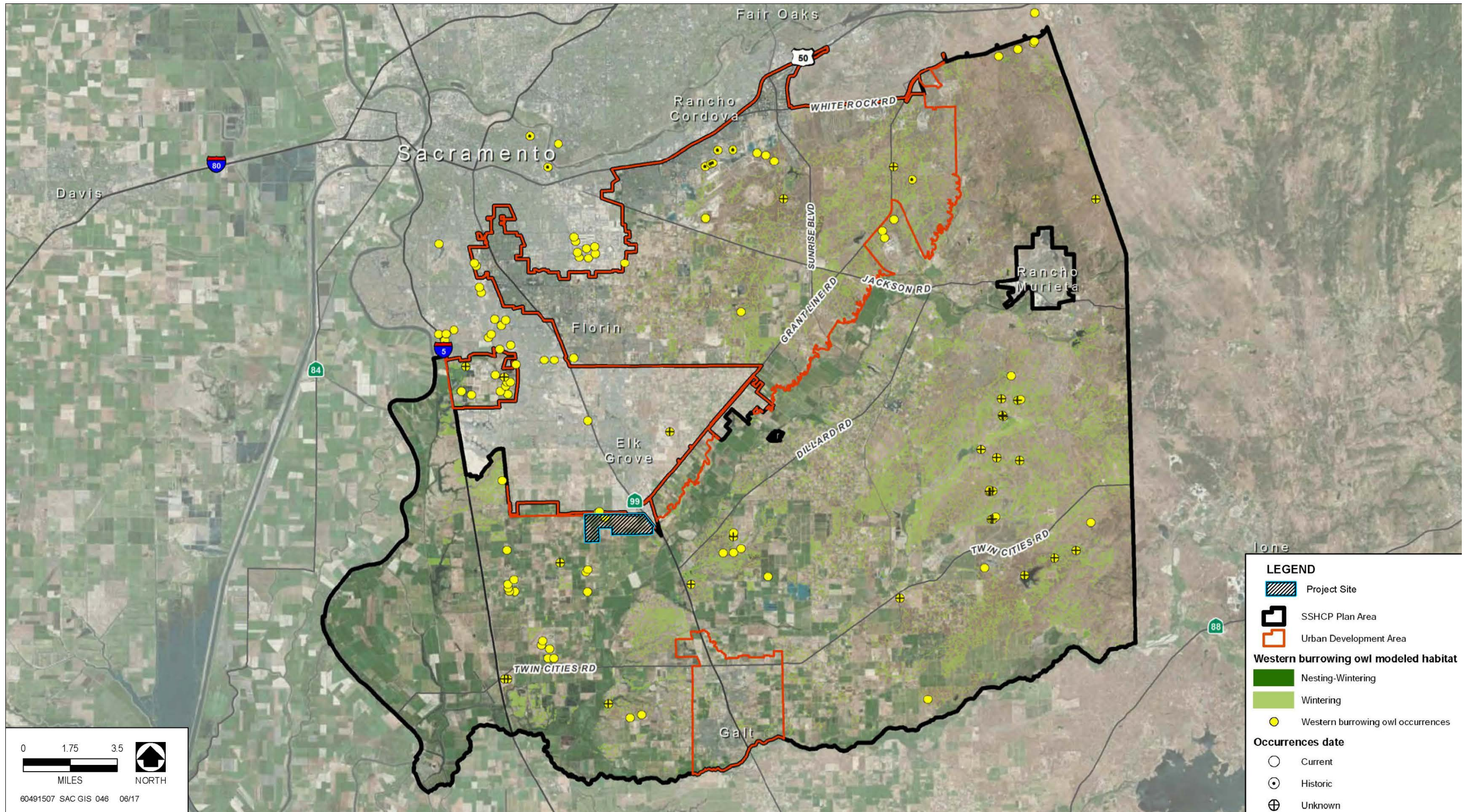
On page 3.4-52 in the Recirculated Draft EIR, the following revision has been incorporated to Mitigation Measure 3.4-4:

- Before approval of such proposed mitigation, the City shall consult ~~coordinate~~ with CDFW regarding the appropriateness of the mitigation. If mitigation is accomplished through conservation easement, then such an easement shall ensure the continued management of the land to maintain sandhill crane

foraging values, including but not limited to ongoing agricultural uses and the maintenance of all existing water rights associated with the land. The conservation easement shall be recordable and shall prohibit any activity that substantially impairs or diminishes the land's capacity as suitable sandhill crane foraging habitat.

- The project applicants shall transfer said sandhill crane mitigation land, through either conservation easement or fee title, to a third-party, nonprofit conservation organization (Conservation Operator), with the City and CDFW named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City, after consultation ~~coordination~~ with CDFW. The City, after consultation ~~coordination~~ with CDFW and the Conservation Operator, shall approve the content and form of the conservation easement. The City, CDFW, and the Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement.

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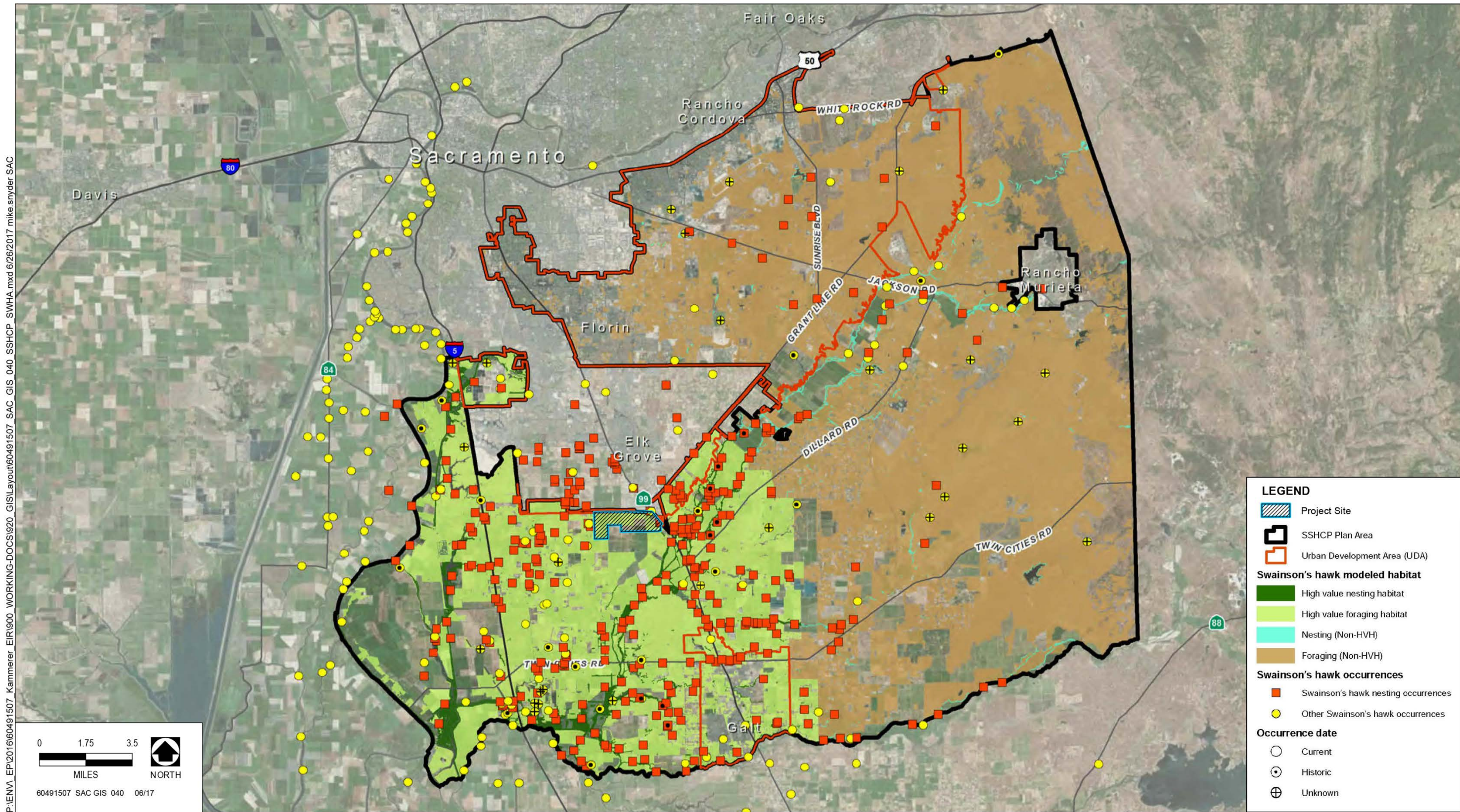


Source: SSHCP 2017

Exhibit 3.4-3

SSHCP Western Burrowing Owl Occurrences

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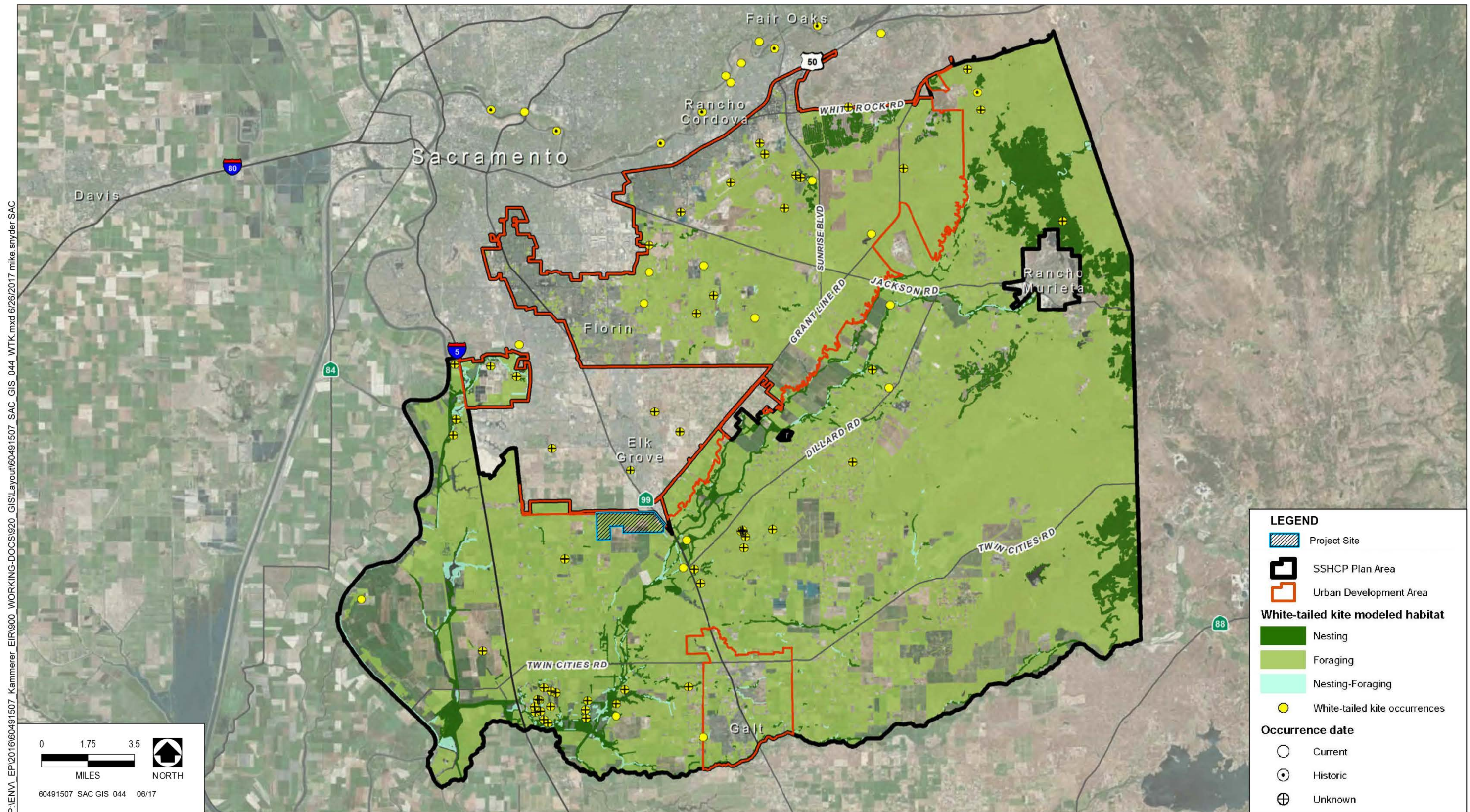
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Source: SSHCP 2017

Exhibit 3.4-4

SSHCP Swainson's Hawk Occurrences

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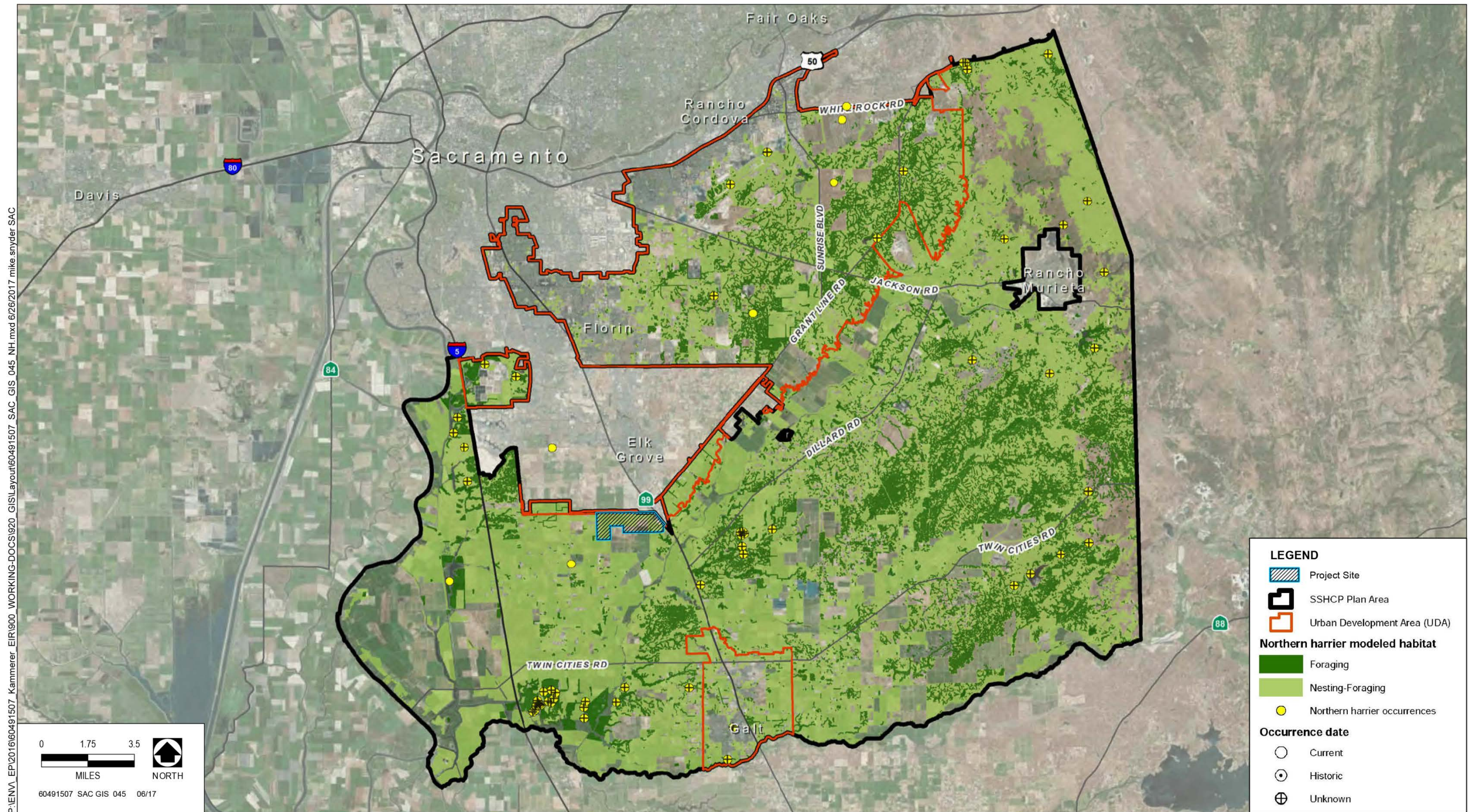


Source: SSCHP 2017

Exhibit 3.4-5

SSHCP White-Tailed Kite Occurrences

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Source: SSHCP 2017

Exhibit 3.4-6

SSHCP Northern Harrier Occurrences

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On page 3.4-50, the following revision has been incorporated in the Recirculated Draft EIR:

IMPACT 3.4-9 Conflicts with the provisions of an adopted habitat conservation plan. *If there is development in the SOIA Area and associated off-site improvement areas in the future after the SSHCP is adopted, the City of Elk Grove will consult ~~coordinate~~ with CDFW regarding acquisition of mitigation lands, as described in Mitigation Measures 3.4-2c and 3.4-4. The City, in coordination with CDFW, would assess whether those projects would compete with, or impede, implementation of the SSHCP Conservation Strategy. In addition, Mitigation Measures 3.4-1 through 3.4-6 and 3.4-11b are consistent with the avoidance, minimization and mitigation measures for covered species described in the draft SSHCP. Therefore, development in the SOIA Area and associated off-site improvement areas in the future are not likely to conflict with the provisions of the SSHCP, if it is adopted prior to annexation and development of the SOIA Area. This impact is considered less than significant.*

On page 3.4-51, the following revision has been incorporated in the Recirculated Draft EIR:

Possible future development of the 1,156-acre SOIA Area, with associated acquisition of mitigation lands in the SSHCP plan area, is unlikely to interfere with the ability to successfully implement the SSHCP Conservation Strategy given the extensive acreage (250,038 acres) of the SSHCP area outside of the UDA boundaries. The SSHCP does not categorize specific ~~areas~~ properties to acquire for preservation lands and would rely on purchasing suitable land from willing sellers anywhere within the undeveloped portions of the plan area. While it is possible that a specific parcel in the south County may be targeted for acquisition by both the SSHCP and a proposed project within the SOIA Area, the overall availability of land is not likely to limit overall achievement of conservation goals (36,282 acres out of 250,038 acres or 14 percent of land in the area outside of the UDA; 9,750 of 95,196 or 10 percent of the acreage in Preserve Planning Unit 6). Furthermore, if a parcel was acquired for mitigation for Swainson's hawk (or other covered species) by a project in the SOIA Area, it would contribute to the overall preservation of land in the south County and the overall conservation of the species in the area. Even though the parcel would not be counted towards the SSHCP preserve area, it would not "preclude" the SSHCP from achieving its goals, which is the long-term conservation of covered species.

On page 3.4-51, the following revision has been incorporated in the Recirculated Draft EIR:

~~At the time of submittal of any application to annex territory within the SOIA Area following adoption of the SSHCP, the City of Elk Grove will coordinate with CDFW regarding acquisition of mitigation lands, as described in Mitigation Measures 3.4-2c and 3.4-4. CDFW, one of the SSHCP's Permitting Agencies and a member of the SSHCP's Technical Advisory Committee, would review any property acquisition proposal for mitigation, and would have an opportunity at that time to assess whether acquisition would meet targeted SSHCP objectives and preserve acquisition criteria, and to also reject proposed mitigation that would compete with, or impede, the SSHCP's mitigation acquisitions.~~

Mitigation Measure 3.4-7 in the Recirculated Draft EIR has been revised as follows:

At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall require that applicants implement the following measures to mitigate the potential loss of waters:

- Conduct a delineation of waters of the United States according to methods established in the USACE wetlands delineation manual (Environmental Laboratories 1987) and Arid West Supplement (Environmental Laboratories 2008) or applicable guidance manual that is in place at the time of application for proposed development that could adversely affect waters of the State or United States. The delineation shall map and quantify the acreage of all aquatic habitats in the SOIA Area and associated off-site improvement areas, and shall be submitted to USACE for verification and jurisdictional determination.

On page 3.4-70, the following revision to 3.4-10 has been incorporated in the Recirculated Draft EIR:

If riparian habitat or other sensitive natural communities are present in off-site improvement areas and cannot feasibly be avoided, the project applicant shall consult ~~coordinate~~ with the City of Elk Grove and CDFW to determine appropriate mitigation for removal of riparian habitat and sensitive natural communities resulting from project implementation. Mitigation measures may include restoration of affected habitat on-site, habitat restoration offsite, or preservation and enhancement of existing habitat/natural community offsite. The compensation habitat shall be similar in composition and structure to the habitat/natural community to be removed and shall be at ratios adequate to offset the loss of habitat functions in the affected off-site improvement area.

On Page 3.4-71, the following revision to Mitigation Measure 3.4-11a has been incorporated in the Recirculated Draft EIR:

Mitigation Measure 3.4-11a: Implement Mitigation Measures 3.4-5, 3.4-6, 3.4-7, and 3.4-8b, ~~and 3.4-9~~

SECTION, 3.5 CULTURAL RESOURCES

On page 3.5-16, the following text has been incorporated in the Draft EIR:

Compliance with California Health and Safety Code, California Public Resources Code, and the applicable City General Plan policies and actions would reduce potential impacts on previously undiscovered human remains. ~~LAFCo would condition future annexation on compliance with Mitigation Measure 3.5-4.~~ Implementing Mitigation Measure 3.5-4 ensures that any cultural resources, including archaeological features or potential human remains, encountered during construction would be treated in an appropriate manner under CEQA and other applicable laws and regulations. If the discovery could potentially be human remains, compliance with Health and Safety Code Section 7050 et seq. and Public Resources Code Section 5097.9 et seq. would be required. However, because the extent of potential construction-related impacts associated with damage or destruction of presently undocumented cultural resources is not known since any such cultural resources are undiscovered, this impact is considered **significant and unavoidable**.

SECTION 3.6, ENERGY

On page 3.6-2, Table 3.6-2 and associated text has been incorporated in the Recirculated Draft EIR:

As shown in Table 3.6-2, in 2014~~6~~, SMUD received ~~2541~~ percent of its electricity from natural gas-fired power plants; 0 percent from nuclear generation; ~~2720~~ percent from eligible renewable resources, such as biomass, solar, wind, geothermal, and small hydroelectric power plants that

generate 30 megawatts (MW) or less of electricity; ~~10~~23 percent from large hydroelectric power plants; and ~~23~~16 percent from other unspecified power sources (i.e., electricity that is not traceable to specific generation sources by any auditable contract) (SMUD 20165b).¹

Electrical Sources	Percent
Natural Gas	25 <u>41</u>
Nuclear	0
Renewable ¹	27 <u>20</u>
Large Hydroelectric	10 <u>23</u>
Other Unspecified ²	23 <u>16</u>
Notes:	
¹ Renewable energy sources include biomass & waste, geothermal, solar, wind, and small hydroelectric power plants that generate 30 MW or less of electricity. These energy sources are considered eligible to meet California's renewable portfolio standard of 33 percent renewable energy generation by 2020.	
² Other unspecified sources refer to electricity that is not traceable to specific generation sources by any auditable contract.	
Source: SMUD 201 <u>65b</u>	

SECTION 3.11, LAND USE, POPULATION, HOUSING, EMPLOYMENT, ENVIRONMENTAL JUSTICE, AND UNINCORPORATED DISADVANTAGED COMMUNITIES

On pages 3.11-1 and 3.11-2, the following revisions have been incorporated in the Recirculated Draft EIR:

The SOIA Area is located adjacent to the southern boundary of the Elk Grove City limits within an unincorporated area of Sacramento County, California. The SOIA Area currently consists of approximately 1,156 acres of agricultural land west of State Route 99, south of Kammerer Road and east of McMillan Road. The City of Elk Grove's Sphere of Influence (SOI) boundaries are currently coterminous with the City limits.

The SOIA Area is part of the larger 3,675-acre area identified in the Elk Grove General Plan update as the South Study Area. The South Study Area is located to the south of the existing City limits and is bound by Kammerer Road on the north, State Route 99 on the east, Eschinger Road on the south, and Bruceville Road on the west. The planning objective for the South Study Area is to create a new major employment center that builds off of the proposed Southeast Policy Area's (SEPA's) business parks, comprising high-intensity office, industrial flex space, and light industrial uses (City of Elk Grove 2017a).

~~The General Plan update EIR NOP presents two land plan program scenarios for the South Study Area. Table 3.11-1 shows the General Plan Update's proposed land use designations for the South Study Area and a percent range of total acreage for each land use. In addition, Table 3.11-1 compares the applicant's proposed conceptual land use scenario for the SOIA Area and the percent of proposed acreage for each land use. As shown in Table 3.11-1, the conceptual land use plan's multi-family residential land uses (8 percent), commercial land uses (4 percent), schools (3 percent), and parks (10 percent) are generally in the range of both scenarios, while the percent~~

¹ Renewable energy sources for the purposes of California's renewable portfolio standard of 33 percent renewable energy generation by 2020 include biomass, solar, wind, geothermal, and small hydroelectric power plants that generate 30 MW or less of electricity.

of single family residential land uses (37 percent) and industrial land uses (11 percent) exceed Scenario 1 but are within the range of Scenario 2. However, the percent of the SOIA Area potentially designated for office land uses (29 percent) exceeds the range of both scenarios.

Table 3.11-1. City of Elk Grove South Study Area Proposed General Plan Update Land Uses			
Land Use Designation	Scenario 1 (Percent)	Scenario 2 (Percent)	SOIA Area (Percent)
Commercial and Employment			
Community Commercial	1-5	2-10	4
Regional Commercial			
Employment Center	5-10	15-25	29
Light Industrial	3-5	8-15	11
Mixed Use			
Village Center Mixed Use	1-5	1-5	0
Residential Mixed Use			
Public/Quasi-Public and Open Space			
Public Services	As need to support planned uses	As need to support planned uses	3
Parks, Open Space, and Resource Management	2-10 of total acreage, or as necessary to meet general siting criteria	2-10 of total acreage, or as necessary to meet general siting criteria	10
Residential			
Rural Residential			
Estate Residential	25-30	25-40	37
Low Density Residential			
Medium Density Residential	8-15 or higher if needed to comply with RHNA obligations	8-15 or higher if needed to comply with RHNA obligations	8
High Density Residential			
Other			
Agriculture	20-30	N/A	N/A
Notes: RHNA = Regional Housing Needs Allocation; N/A = not applicable. Sources: City of Elk Grove 2017a			

On page 3.11-3, the following revisions have been incorporated in the Recirculated Draft EIR:

The East Study Area is located southeast of the existing City limits and northeast of the SOIA Area. It encompasses approximately 1,773 acres of land southeast of Grant Line Road and east of the Union Pacific Railroad. The Elk Grove Multi-Sports Complex is proposed for the western portion of the East Study Area and the proposal includes a multi-sports complex with associated sports fields and amphitheater.² The area northeast of the proposed Multi-Sports Complex SOIA Area is part of a pending visioning process for Sacramento County (City of Elk Grove 2017). Although no future development beyond the sports complex is proposed, future development could consist of commercial and industrial uses. In the central and northeastern portions of the

² A Draft EIR is currently being prepared for the Elk Grove Multi-Sports project; however, there is currently no timeline for public review.

East Study Area, uses transition to more residential in nature (City of Elk Grove 2017a). ~~The General Plan update EIR NOP presents two land plan program scenarios for the East Study Area, and both scenarios focus on designating 40 to 60 percent of the study area's acreage to residential land uses and designating 15 to 25 percent of the acreage to parks and open space, with commercial and industrial land uses comprising 1 to 10 percent and 7 to 12 percent, respectively, of the study area's acreage (City of Elk Grove 2017a).~~

The West Study Area comprises 1,982 acres outside the existing City limits and is bound by Bilby Road on the north, the Union Pacific railroad line on the west, Bruceville Road on the east, and Core and Eschinger roads on the south. An application has been submitted to LAFCo for the Bilby Ridge SOIA (Sacramento LAFCo Application #04-16). The alignment of land uses within Bilby Ridge SOIA Area is not currently defined ~~proposed to include a range of residential densities, including medium density residential apartments and townhomes, low density residential housing, and Estate Residential homes; commercial uses; and light industrial uses. Other lower density residential neighborhoods will provide a buffer between agricultural land south of the Bilby Ridge neighborhoods and employment centers (City of Elk Grove 2017a). The General Plan update EIR NOP presents two land plan program scenarios for the East Study Area. Scenario 1 focuses on designating up to 15 percent of the study area's acreage to residential land uses and up to 8 percent as commercial and employment center land uses, while conserving up to 70 percent of agricultural land (City of Elk Grove 2017a). Scenario 2 focuses on a greater acreage designated for residential land uses (up to 80 percent) and a greater acreage designated for commercial and employment land uses (up to 18 percent) (City of Elk Grove 2017a).~~

On page 3.11-6, the following revision has been incorporated under “Jobs/Housing Balance” in the Recirculated Draft EIR:

The Center for Strategic Economic Research calculated a ratio between jobs and housing units in the City of Elk Grove at 0.86 ~~0.43~~ in 2013. ~~2013~~ (Center for Strategic Economic Research 2016 ~~2014:15A-3~~). The SACOG MTP/SCS forecast projects a ratio between jobs and households at 0.8 in 2036 (SACOG 2016). Full buildout of the Laguna Ridge Specific Plan, Lent Ranch Market Place, the Southeast Policy Area, and the Triangle Special Plan as well as other currently planned development is anticipated to increase the City's ratio between jobs and households to approximately 1.4 (SACOG 2016).

On page 3.11-21, the following revisions have been incorporated in the Recirculated Draft EIR:

The City of Elk began preparing a comprehensive update to its General Plan in July 2015. On June 23, 2017, the City released a notice of preparation for the Environmental Impact Report for the City of Elk Grove General Plan Update (State Clearinghouse No. 2017062058) circulated for a 30-day public review period (City of Elk Grove 2017). A public draft General Plan update and Draft EIR are anticipated to be available in ~~late 2017~~ early 2018. Adoption of the General Plan update and certification of the Final EIR is anticipated in mid-2018. The update is intended to ensure that “the guiding policy document remains a useful tool, keeps pace with change, and provides workable solutions to current and future issues” (City of Elk Grove 2017b). The SOIA Area is identified in the City's preferred alternative land use diagram as a portion of the “South

Study Area.” The City’s intent is that the Study Areas may be developed in accordance with annexation policies that will be identified in the General Plan and an additional layer of more detailed planning (e.g., specific plan).

SECTION 3.15, UTILITIES AND SERVICE SYSTEMS

On page 3.15-20 in the Recirculated Draft EIR, the following revisions have been incorporated into Mitigation Measure 3.15-1:

Mitigation Measure 3.15-1: Prepare a Plan for Service that Demonstrates Adequate Water Supplies and On-Site and Off-Site Water System Facilities are Available before the Annexation of Territory within the SOIA Area.

At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall prepare a Plan for Services as required by Government Code Section ~~56668~~ ~~56430~~, or its successor. The Plan for Services shall demonstrate that SCWA water supplies are adequate to serve the amount of future development identified in the annexation territory in addition to existing and planned development under normal, single dry, and multiple dry years, without adverse impacts to existing ratepayers. The Plan for Services shall demonstrate that the SCWA is a signatory to the Water Forum Agreement, that groundwater management would occur consistent with the Central Sacramento County Groundwater Management Plan, and that groundwater will be provided in a manner that ensures no overdraft will occur. The Plan for Services shall depict the locations and appropriate sizes of all on-site water system facilities to accommodate the amount of development identified for the annexation territory, demonstrate SCWA has modified its service area boundary to include the territory within its Zone 40 and Zone 41 service area, and demonstrate adequate SCWA off-site water facilities are available to accommodate the amount of development identified in the annexation territory or that fair share funding will be provided for the construction of new or expansion and/or improvement of existing off-site water system facilities with no adverse impacts on existing ratepayers.

On page 3.15-22, in the Recirculated Draft EIR, the following revisions have been incorporated into Mitigation Measure 3.15-2:

Mitigation Measure 3.15-2: Prepare a Plan for Service that Demonstrates Adequate On-Site and Off-Site Wastewater Collection and Conveyance Facilities and Wastewater Treatment Facilities are Available ~~before the Annexation of Territory within the SOIA Area.~~

At the time of submittal of any application to annex territory within the SOIA Area, the City of Elk Grove shall provide a Plan for Services that that depicts the locations and appropriate sizes of wastewater collection and conveyance facilities to accommodate the amount of development identified for the annexation territory. ~~The Plan for Services shall demonstrate SCSD and SRCSD have annexed the territory into their respective service areas.~~ The Plan for Services shall demonstrates that SCSD and SRCSD wastewater collection and conveyance facilities and that the SRWTP will have sufficient capacity to accommodate the amount of development identified for the annexation territory or that fair-share funding will be provided for the expansion and/or improvement of existing wastewater facilities, as needed, to accommodate the increase in demand resulting from development of the annexation territory with no adverse impact to existing ratepayers.

CHAPTER 4, ALTERNATIVES

On page 4-4, the following revisions have been incorporated in the Recirculated Draft EIR:

~~4.2.3 CONSISTENCY OF THE SOIA AREA'S LAND USE DESIGNATIONS WITH THE CITY'S GENERAL PLAN UPDATE~~

~~The SOIA Area is part of the larger 3,675-acre area identified in the General Plan Update as the South Study Area (City of Elk Grove 2017). The General Plan updated EIR NOP presents two land plan program scenarios for the South Study Area. Table 3.11-1 in Section 3.11 shows the proposed General Plan Update land use designations for the South Study Area and a percent range of total acreage for each land use. In addition, Table 3.11-1 compares the applicant's proposed conceptual land use scenario for the SOIA Area and the percent of proposed acreage for each land use. As shown in Table 3.11-1, the conceptual land use plan's proposed multi-family residential land uses (8 percent), commercial land uses (4 percent), schools (3 percent), and parks (10 percent) are in the range of both scenarios, while the percent of single-family residential land uses (37 percent) and industrial land uses (11 percent) exceed Scenario 1 but are within the range of Scenario 2. However, the percent of the SOIA Area potentially designated for office land uses (29 percent) exceed the range of both scenarios.~~

~~It is not known how closely the future land use designations for the SOIA Area would reflect those of the conceptual land use plan. Furthermore, a final General Plan Update land plan program scenario has not been selected; therefore, the proposed SOIA Area conceptual land use plan cannot be accurately compared to the City General Plan Update land use program scenarios. LAFCo has elected not to examine any alternative uses of the project site in detail.~~

On Page 4-19, the total has been updated in Table 4-2.

Table 4-2. Comparison of Significant Environmental Effects of the Alternatives to the Proposed Project		
Environmental Issue Area	Alternative 1: No-Project Alternative (No Development)	Alternative 2: Reduced Size Alternative
Aesthetics	Reduced	Reduced
Agricultural Resources	Reduced	Reduced
Air Quality	Reduced	Reduced
Biological Resources	Reduced	Reduced
Cultural Resources	Reduced	Reduced
Energy	Reduced	Reduced
Geology, Soils, Minerals, and Paleontological Resources	Reduced	Reduced
Greenhouse Gas Emissions	Reduced	Reduced
Hazards and Hazardous Materials	Reduced	Reduced
Hydrology and Water Quality	Reduced	Reduced
Land Use, Population, Housing, Employment, Environmental Justice, and Unincorporated Disadvantaged Communities	Reduced	Reduced
Noise and Vibration	Reduced	Reduced
Public Services and Recreation	Reduced	Reduced
Transportation and Traffic	Reduced	Reduced
Utilities and Service Systems	Reduced	Reduced
Total Reduced Impact Topics	15	<u>915</u>
Note: Some environmental issue areas are split into subsections. In this case, if any of the subsections had reduced or increased impacts, the entire environmental issue is shown as reduced or increased (even if another subsection had similar impacts).		