

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

November 2, 2011

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

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

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

**RECOMMENDATION**

Staff recommends that your Commission:

- A. Open the Public Hearing.
- B. Receive public comments on the Draft Environmental Impact Report.
- C. Close the Public Hearing.

Public comment regarding the DEIR is encouraged before the Commission this evening. The public should note that the comment period is **September 29, 2011 through 4 PM November 14, 2011.**

**BACKGROUND**

The DEIR Executive Summary (ES) is attached. The ES provides your Commission with a concise overview of the DEIR, and a summary of potential impacts and proposed mitigation measures.

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

The DEIR may be reviewed and/or downloaded @ [www.saclafco.org](http://www.saclafco.org). Hard copy may be reviewed at the LAFCo offices, Elk Grove City Hall (8400 Laguna Palms Way,) the Elk Grove Library (8900 Elk Grove Blvd.) and the Franklin Community Library (10055 Franklin High Rd.)

To be considered, all comments must be received by the end of the public comment period (*September 29, 2011 through 4 PM November 14, 2011.*) Upon completion of the 45-day public review period, responses to all substantive comments concerning the adequacy of the DEIR will be prepared and incorporated into a Final EIR.

### **DRAFT ENVIRONMENTAL IMPACT REPORT**

A Notice of Availability was issued September 29, 2011 to over 100 interested parties, including agencies and members of the public. Sacramento LAFCo in consultation with the City of Elk Grove has prepared the Draft EIR addressing the following resource areas:

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

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

### **LAFCO ISSUES OF INTEREST**

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

- *Utilities:* Issues related to the project's impacts to local and regional water and wastewater treatment and conveyance, storm drainage, and electrical and natural gas facilities are discussed in this section.
- *Public Services:* Issues related to the project's impacts to police, fire, emergency, solid waste, school, and library services are discussed in this section.
- *Parks and Open Space:* Issues related to the project's provision and preservation of park and open space areas including the project's impacts to existing City, County and District park and open space resources are discussed in this section.

- *Hydrology, Drainage and Water Quality:* Issues related to the project's impacts relating to mapped floodplain, water quality and hydrology of the region are discussed in this section.
- *Agriculture:* Issues related to the project's impacts to existing agricultural resources, Williamson Act contracts, and adjacent agricultural operations are discussed in this section.
- *Alternatives:* Issues related to alternatives with different or lesser potential impacts than the proposed the SOI amendment are evaluated in this section.

To be considered, all comments must be received by the end of the public comment period (**September 29, 2011 through 4PM November 14, 2011.**) Upon completion of the 45-day public review period, responses to all substantive comments concerning the adequacy of the DEIR will be prepared and incorporated into a Final EIR. Written comments regarding the Draft EIR should be received **NO LATER THAN 4:00 P.M., November 14, 2011.** Written comments should be submitted to:

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 Sacramento LAFCo  
 1112 I Street, Suite 100  
 Sacramento, CA 95814-2836  
 FAX# (916)874-2937  
[Don.Lockhart@SacLAFCo.org](mailto:Don.Lockhart@SacLAFCo.org)

**PROPOSED PROJECT**

The proposed project consists of a request initiated by the Elk Grove City Council (Resolution #2008-54) to the Sacramento Local Agency Formation Commission (LAFCo) to amend the City of Elk Grove's SOI. The current SOI is coterminous with the City boundary. The application to amend the SOI includes 7,869 acres generally described as the areas south of Bilby Road/Kammerer Road and Grant Line Road. Current City of Elk Grove land use projections indicate that future growth may require additional lands outside of the current city boundary. The City's available residential, industrial, and commercial land inventory is in the process of building out and may be unable to accommodate all anticipated urban growth within the city limits. As a result, the City needs to establish a direction to accommodate its anticipated future growth by designating an area for long-term planning. For purposes of analyzing environmental impacts, your staff consulted with City staff, and has developed land use assumptions to allow LAFCo to understand environmental effects that may result from future anticipated growth during future annexations. No specific land use entitlements are proposed at this time in conjunction with the proposed SOI Amendment (SOIA). California Government Code Section 65300 provides that a city may comprehensively plan for lands outside of its jurisdiction without the area being within an approved SOI. However, while the Elk Grove City Council has expressed its desire to have the proposed SOIA Area master planned, the City Council has explicitly stated that no comprehensive planning of the area will occur until LAFCo approves the SOIA.

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

**EXECUTIVE OFFICER COMMENTS**

Public hearings are encouraged, but not required for the Draft EIR. Historically, LAFCo holds a hearing to receive public testimony on Draft Environmental Impact Reports. This hearing tends to be thirty or more days after issuance of the DEIR. However, the timing of the hearing can be flexible.

The Notice of Availability was issued September 29, 2011 and the Draft EIR for the proposed SOI Amendment for the City of Elk Grove was issued the same day. The Draft EIR has a minimum 45-day comment period, having been submitted to the State Clearinghouse for State agency review. The review period currently ends on November 14, 2011. It may be extended to sixty days, or more, in the event of unusual circumstances.

The purpose of the tonight's hearing is to present the Draft EIR and receive public comment on the project. **Affected agencies and the public will have the complete 45-day period during which to provide written comments to your Commission.**

Respectfully submitted,

***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***

Peter Brundage  
Executive Officer

Attachment

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