

This Draft Environmental Impact Report (DEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The City of Elk Grove is the lead agency for the environmental review of the proposed Sheldon Road/State Route 99 General Plan Amendment and Rezone project (to be known as the Sheldon/99 GPA and Rezone project) evaluated herein and has the principal responsibility for approving the project. This DEIR assesses the expected environmental impacts resulting from adoption of the proposed project and associated impacts from subsequent development under the project.

1.1 PURPOSE OF THE DEIR

The City of Elk Grove (City), acting as the lead agency, has prepared this DEIR to provide the public, trustee agencies, and responsible agencies with information about the potential environmental effects of the proposed project. As described in the CEQA Guidelines Section 15121(a), an EIR is a public informational document that assesses potential environmental effects of a proposed project and identifies mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. Public agencies are charged with the duty to consider and minimize environmental impacts of proposed development, where feasible, and an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

CEQA requires the preparation of an environmental impact report prior to approving any project which may have a significant adverse effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the City has determined that the proposed project is a "project" within the definition of CEQA.

1.2 TRUSTEE AND KNOWN RESPONSIBLE AGENCIES

For the purposes of CEQA, a "trustee" agency has jurisdiction by law over natural resources that are held in trust for the people of the State of California (CEQA Guidelines Section 15386). The California Department of Fish and Game is a trustee agency with regard to the fish and wildlife of the state and designated rare or endangered native plants. The term "responsible agency" includes all public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project (CEQA Guidelines Section 15381). The following agencies are identified as potential responsible agencies:

- Sacramento Metropolitan Air Quality Management District (SMAQMD);
- Regional Water Quality Control Board (RWQCB);
- U.S. Army Corps of Engineers ;
- U.S. Fish and Wildlife Service (USFWS); and
- California Department of Fish and Game (CDFG).

1.3 TYPE OF DOCUMENT

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This DEIR has been prepared as a Program EIR pursuant to CEQA Guidelines Sections 15168. Program EIRs are defined by the CEQA Guidelines (Section 15168) as follows:

A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

1.0 INTRODUCTION

- 1) *Geographically,*
- 2) *As logical parts in the chain of contemplated actions,*
- 3) *In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or*
- 4) *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

This DEIR will be used to evaluate subsequent activities, including development projects, that are consistent with the project description, assumptions, and environmental analysis of the proposed project. Additional environmental review under CEQA may be required and would be generally based on the subsequent projects' consistency with the General Plan and the analysis in this DEIR, as required under CEQA.

1.4 INTENDED USES OF THE DEIR

This DEIR is intended to evaluate the environmental impacts of the proposed project to the greatest extent possible. This DEIR should be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with development projects located on the parcels that comprise the Sheldon/99 GPA and Rezone site. Subsequent actions that may be associated with the project are identified in Section 3.0, Project Description.

1.5 RELATIONSHIP TO THE CITY OF ELK GROVE GENERAL PLAN AND PREVIOUS ENVIRONMENTAL REVIEW

The General Plan, adopted in 2003 and amended through 2007, acts as the official policy statement of the City and guides public and private development within the City in a manner that maximizes the social and economic benefits for all citizens. In addition, the General Plan also provides policy direction that guides land use development within the City, as well as providing protection for existing natural resources.

Previous programmatic environmental review for the land use designations, policies, and actions associated with the General Plan was included in the Elk Grove General Plan EIR (State Clearinghouse Number 2002062082). On November 19, 2003, the City Council approved Resolution 2003-216 certifying the Elk Grove General Plan Final EIR and adopting the associated Findings of Fact regarding environmental effects. A Statement of Overriding Considerations was adopted for the following impacts that were identified as significant and unavoidable:

- Loss of important farmland;
- Agriculture/urban interface conflicts;
- Cumulative conversion of important farmland and agriculture/urban interface conflicts;
- Cumulative conflicts with land use plans or study areas outside the city limits;
- Unacceptable levels of service on area roadways during the A.M. and P.M. peak hours;

- Unacceptable levels of service on State Route 99 northbound and southbound between Eschinger Road and Grant Line Road during the A.M. and P.M. peak hours;
- Unacceptable levels of service on area roadways during the A.M. And P.M. peak hours under cumulative conditions;
- Temporary noise increases that would exceed the City's noise standards;
- Increased traffic noise levels in excess of the City's noise standards;
- Cumulative impacts to regional noise attenuation levels;
- Increased air quality emissions related to construction activities;
- Increased air pollution emissions from operational activities of land uses within the City;
- Contribution to cumulative regional air quality impacts;
- Increased demand for water supply to the City;
- Cumulative increased demand for water supply services;
- Direct and indirect impacts on special-status wildlife species and their associated habitats;
- Cumulative impacts related to the loss of special-status plant and wildlife species and their associated habitat;
- Cumulative wastewater impacts related to serving the Urban Study Areas;
- Alteration of views; and
- Cumulative contribution to conversion of the region's rural landscape to residential, commercial, and other land uses resulting in alteration of visual conditions.

This DEIR analyzes the potentially significant environmental impacts resulting from the proposed amendment to the adopted General Plan land use designations and concurrent rezones. See Section 3.0, Project Description, for a complete discussion of the proposed land use designations and zoning designations for the project site.

1.6 ORGANIZATION AND SCOPE

Sections 15122 through 15132 of the CEQA Guidelines identify the content requirements for Draft and Final EIRs. An EIR must include a description of the environmental setting, an environmental impact analysis, mitigation measures, alternatives, significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The environmental issues addressed in this DEIR were established through review of environmental documentation developed for the project, environmental documentation for nearby projects, preparation of an initial study and public agency responses to the Notice of Preparation (NOP).

This DEIR is organized in the following manner:

1.0 INTRODUCTION

SECTION 1.0 – INTRODUCTION

Section 1.0 provides an introduction and overview describing the intended uses of the DEIR, type of DEIR, and scope of the DEIR, including identification of environmental issues that would not have a significant impact, and the review and certification process.

SECTION 2.0 - EXECUTIVE SUMMARY

This section summarizes the purpose of the DEIR, characteristics of the proposed project, areas of controversy, and alternatives to the proposed project. The summary also provides a concise summary matrix of the project's environmental impacts and associated mitigation measures.

SECTION 3.0 - PROJECT DESCRIPTION

This section provides a brief history of the project and its location and setting, identifies objectives of the project, and provides a detailed description of the project's characteristics. This section also identifies agencies that are expected to use the DEIR in their decision-making process as well as regulatory requirements, permits, and approvals that may be associated with subsequent development requests.

SECTION 4.0 - ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

Section 4.0 contains an analysis of environmental topic areas as identified below. Each section contains a description of the existing setting of the project sites, identifies project-related impacts, and recommends mitigation measures.

The following major environmental topics are addressed in this section:

- Land Use (Section 4.1)
- Population/Housing/Employment (Section 4.2)
- Biological and Natural Resources (Section 4.3)
- Geology and Soils (Section 4.4)
- Traffic and Circulation (Section 4.5)
- Noise (Section 4.6)
- Air Quality (Section 4.7)
- Hydrology and Water Quality (Section 4.8)
- Cultural and Paleontological Resources (Section 4.9)
- Public Services and Utilities (Section 4.10)
- Visual Resources/Aesthetics (Section 4.11)

SECTION 5.0 - CUMULATIVE IMPACTS SUMMARY

This section summarizes the cumulative impacts that were identified in association with the proposed project. As required by CEQA Section 15130, this DEIR will discuss cumulative impacts when the project's incremental effect is cumulatively considerable.

SECTION 6.0 - ALTERNATIVES TO THE PROJECT

This section describes a range of reasonable alternatives to the proposed project which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project, as required by CEQA Guidelines Section 15126.6. This section discusses

alternatives to the proposed project and provides a comparative analysis between the proposed Sheldon/99 GPA and Rezone project and several alternatives.

SECTION 7.0 - LONG-TERM IMPLICATIONS OF THE PROJECT

This section contains discussions and analysis of various topical issues mandated by CEQA. These include significant environmental effects that cannot be avoided if the project is implemented, significant irreversible environmental changes, and growth-inducing impacts.

SECTION 8.0 - REPORT PREPARERS

This section lists all authors and agencies that assisted in the preparation of the report by name, title, and company or agency affiliation.

APPENDICES

This section includes the NOP and responses to the NOP, as well as technical material upon which this analysis relied.

ISSUES NOT ADDRESSED FURTHER IN THIS DEIR

The NOP for the Sheldon/99 GPA and Rezone project identified that the project would not result in any new significant impacts not adequately addressed in the previous environmental analyses provided in the Elk Grove General Plan EIR (SCH No. 2002062082) relative to agricultural resources; seiche, tsunami, and mudflow; mineral resources; hazardous materials; airports and airstrips; changes in air traffic patterns; and use of septic systems. The NOP also identified the following impacts resulting from the proposed project that would be less than significant: new sources of light and glare, create objectionable odors, interference with wildlife movement or conflicts with local policies, ordinances, or adopted habitat conservation plan; expose people to fault rupture, groundshaking, liquefaction, landslides, erosion, or expansive soils; create a hazard to the public through routine transport, use, and disposal of hazardous materials, hazardous materials upset, or hazardous emissions; violate water quality standards, expose people to flooding, groundborne vibration, displace existing housing and people, require new recreational facilities, change air traffic patterns, increase hazards due to design features, result in inadequate emergency access and parking capacity, and conflict with adopted policies, plans, or programs regarding alternative transportation. These impacts are identified below, along with a brief explanation of why the impact will not be discussed further in this DEIR.

Aesthetics

The Notice of Preparation (NOP) determined that the project is located in an urbanized area and that the proposed project site and surrounding area does not contain any significant visual resources. In addition, the NOP identified that there were no scenic vistas in the vicinity of the site. Therefore, the NOP found that the proposed project would result in no impacts to scenic vistas, and this issue is not addressed further in the DEIR.

The NOP also determined that the project site is not located within a state scenic highway. Future development of the site consistent with the proposed land use designations could result in the removal of native and non-native trees. Specific development applications would be subject to the City of Elk Grove Tree Preservation Ordinance. Rock outcroppings are not normally found in the City of Elk Grove. There are no identified rock outcroppings within or in the

1.0 INTRODUCTION

vicinity of the Sheldon/99 GPA and Rezone project site. There are no registered historical buildings located on the proposed project site. Future development of the site would require removal of existing structures which are currently located on several of the parcels. None of these structures are located within a state-designated scenic highway. Therefore, the proposed project would result in less than significant impacts to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. This issue will not be discussed further in this DEIR.

The NOP determined that compliance with the City's Design Guidelines and the Calvine/Hwy. 99 Special Planning Area (SPA) standards regarding light and glare would ensure that light and glare impacts resulting from future development would be less than significant. Development of the site would create new sources of nighttime lighting resulting from on-site lighting fixtures, security lighting, and vehicle headlights going to and from the site. Future development of commercial and residential uses would also result in the potential for daytime glare from new buildings containing glass or unpainted/reflective surfaces. Individual development projects would be subject to the City of Elk Grove Design Guidelines. The City's Design Guidelines contain standards to minimize the effects of light and glare from new development. The Design Guidelines require that exterior lighting be designed so that the light is not directed off the site and the light source is shielded downward. In addition, the Design Guidelines require exterior lighting to be shielded so that no light source from the project is visible beyond the property line. Therefore, the NOP identified light and glare impacts to be less than significant, and those issues will not be discussed further in this DEIR.

Agricultural Resources

The proposed project site was anticipated to be developed on the Elk Grove General Plan Land Use Policy Map and does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Figure 4.1-1 of the Elk Grove General Plan EIR (SCH #2002062082) identifies important farmland in the City of Elk Grove and identifies the proposed project site as Urban and Built-Up Land and Grazing Land. The proposed project site is not under a Williamson Act Contract as shown in Figure 4.1-2 of the Elk Grove General Plan EIR (SCH #2002062082). In addition, there are no agricultural uses or lands under Williamson Act Contracts adjacent to the project site. Therefore, the project would have no impact to agricultural resources and this issue will not be discussed further in this DEIR.

Air Quality

Land uses associated with the proposed Sheldon/99 GPA and Rezone project would be commercial and residential in nature and would not be anticipated to result in the creation or generation of objectionable odors. Therefore, impacts associated with creation of objectionable odors are considered less than significant and will not be discussed further in this DEIR.

Biological Resources

As stated in the NOP, the proposed Sheldon/99 GPA and Rezone project area is surrounded by urban development. The potential for the site to interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, is considered low. No streams or waterways are located on the project parcels, so the project is not anticipated to interfere with migratory fish species. Therefore, impacts to migratory wildlife corridors and native wildlife nursery sites are considered less than significant and will not be discussed further in the DEIR.

No habitat conservation plans or natural community conservation plans are in place or applicable to the City. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, the NOP found that the project would result in no impact in this regard and this issue will not be discussed further in this DEIR.

Cultural Resources

The Elk Grove Old Town Historic District (which is approximately 2.8 miles southeast of the project site) contains the majority of historically significant buildings and historic resources in the City. There are no registered historical buildings located on any of the parcels comprising the project site. Future development of the project site would not result in any changes to historical resources or buildings in the City. Therefore, the project would not be expected to result in impacts to the significance of historical resources. Impacts would be less than significant and will not be discussed further in this DEIR.

Geology and Soils

The NOP prepared for the project found that the proposed project would result in less than significant impacts regarding seismic hazards, including rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, and landslides. No active or potentially active faults underlie the City of Elk Grove, and the City is not located within an Alquist-Priolo Fault Study Zone. In addition, future development resulting from implementation of the proposed project would be required to conform to the Uniform Building Code (UBC). UBC requirements for Seismic Zone 3 are intended to be sufficient to prevent significant damage from ground shaking during seismic events. Furthermore, based upon known soil types, groundwater, and ground shaking conditions throughout the City, the potential for liquefaction, ground lurching, differential settlement, and lateral spreading is also considered low. Therefore, seismic hazards were found to be less than significant and will not be discussed further in this DEIR.

The NOP also found that impacts related to substantial soil erosion or the loss of topsoil would be less than significant due to the fact that all residential and commercial development constructed on the project site subsequent to approval of the proposed Sheldon/99 GPA and Rezone project would be required to comply with the City's Land Grading and Erosion Control Ordinance as well as the requirements of the Clean Water Act. The City's National Pollutant Discharge Elimination System (NPDES) permit requires that all development projects adhere to City-imposed water quality and watershed protection measures throughout construction. Applicants would gain coverage under the City's permit by filing a Notice of Intent and a Storm Water Pollution and Prevention Plan (SWPPP) for review and approval prior to the start of construction. The SWPPP would identify best management practices (BMPs) to be administered throughout all phases of grading and project construction to ensure that water quality would be maintained and that soil erosion and loss of topsoil would be reduced to the fullest extent feasible. Therefore, impacts related to substantial soil erosion or the loss of topsoil would be reduced to a less than significant level.

The Sacramento Regional County Sanitation District is the agency responsible for providing sewer service within Elk Grove. The proposed Sheldon/99 GPA and Rezone project does not propose specific development projects and would not require additional sewer service at this time. Future development resulting from implementation of the proposed project would be reviewed and conditioned by CSD-1 to connect to the District's sewer system and to comply with Sacramento County Improvement Standards during construction of the connection to the sewer. Any existing septic tanks would be removed pursuant to County Health Department

1.0 INTRODUCTION

standards and regulations. Therefore, the NOP found that no impacts related to wastewater disposal and sewer service would occur as a result of the Sheldon/99 GPA and Rezone project.

Hazards and Hazardous Materials

The proposed project site is not included in the EnviroStor database, which includes hazardous materials sites that meet Cortese list requirements, including Federal Superfund sites, State Response sites, Voluntary Cleanup sites, Hazwaste sites, GeoTracker Leaking Underground Fuel Tank (LUFT) sites, and GeoTracker Spills, Leaks, Investigations, and Cleanups (SLIC) sites. No hazardous material sites or occurrences were identified as being located on the proposed project site either presently or in the past. In addition, land uses proposed by the project are generally not associated with the use, storage, disposal, or transport of hazardous materials. Therefore, it is anticipated that hazardous material impacts would not occur in association with past uses or as part of the land uses proposed as part of the Sheldon/99 GPA and Rezone project. Therefore, this impact will not be discussed further in this DEIR.

The Sheldon/99 GPA and Rezone project site is not located within 2 miles of a public or private airstrip. Figure 4.4-2 of the Elk Grove General Plan EIR (SCH #2002062082) illustrates that the proposed project site is not located within an airport land use plan and does not encroach into the clear, approach/departure, and overflight zones of any air strip. Therefore no impact would occur in relation to airport hazards and this impact will not be discussed in this DEIR.

Hydrology and Water Quality

As discussed in the NOP prepared for the Sheldon/99 GPA and Rezone project, development resulting from approval of the Sheldon/99 GPA and Rezone project would be required to comply with the adopted Elk Grove General Plan policies aimed at reducing impacts to water quality and waste discharge. Compliance with the provisions of the NPDES, SWPPP, BMPs, and the City's Land Grading and Erosion Control Ordinance would ensure that impacts associated with water quality standards and discharge requirements would be reduced to a less than significant level. Therefore, impacts associated with the proposed project are considered less than significant and will not be discussed further in this DEIR.

The NOP also identified impacts associated with erosion as less than significant. Future development projects would be required to obtain an NPDES General Construction Activity Storm Water Permit requiring a SWPPP to be prepared specifying BMPs to reduce erosion to disturbed soils. Development projects would also be subject to the City's Land Grading and Erosion Control Ordinance, which controls erosion, sedimentation, disruption of existing drainage, and related environmental damage caused by land clearing activities, grading, filling, and land excavation. Compliance with the provisions of the NPDES, SWPPP, BMPs, and the City's Land Grading and Erosion Control Ordinance would ensure that impacts associated with erosion would be less than significant.

The NOP identified that the proposed is located in Zone X, which is outside the 100-year flood hazard area and therefore would not place structures in a 100-year flood hazard area which would impede or redirect flood flows. No impact would result from the 100-year floodplain, and this impact will not be discussed further in this DEIR.

The proposed Sheldon/99 GPA and Rezone project would not cause a significant risk from the exposure of people or structures to severe flooding, including from the failure of a levee or dam. There is no levee or dam located in the vicinity of the project site. The proposed project would not result in a greater impact than what was previously discussed in the Elk Grove General Plan

EIR (SCH #2002062082). The General Plan concluded that flood hazard impacts could be mitigated through implementation of General Plan policies and Action Items (CAQ-11, CAQ-12, SA-12, SA-13, SA-14, SA-15, SA-16, SA-17, SA-18, SA-19, SA-20, SA-21, and SA-22). Therefore, potential for exposure to flooding is considered less than significant and will not be discussed further in this DEIR.

The proposed project site is not located near any ocean, coast, or seiche hazard areas and therefore would not be subject to inundation by seiche or tsunami. Also, the project is not located in the vicinity of any physical or geological features that would pose a mudflow hazard. Therefore, no impact is anticipated and this impact will not be discussed further in this DEIR.

Land Use Planning

The NOP for this project found that the implementation of the project would not result in the division of an established community as the proposed Sheldon/99 GPA and Rezone project site is located in an urban area that is already surrounded by and/or designated by the General Plan for development. The proposed project would not physically divide an established community and would instead create a cohesive area available for future commercial development with high-density developments providing a buffer between future commercial uses and existing single-family residential developments.

Mineral Resources

There are no known mineral resources on or in the vicinity of the project site. The proposed project would not involve the use or extraction of any mineral resources. Therefore, this issue will not be discussed further in this DEIR.

Noise

Construction activities can result in varying degrees of groundborne vibration, depending on the equipment used and activities being performed. The General Plan EIR (SCH #2002062082) identified construction noise impacts as being significant and unavoidable, and a Statement of Overriding Considerations was adopted in association with these impacts on November 19, 2003 (Resolution 2003-216). The proposed Sheldon/99 GPA and Rezone project would not create new noise impacts from exposure to groundborne vibrations, or temporary construction noise, that were not previously addressed in the Elk Grove General Plan EIR. Therefore, groundborne vibrations, or temporary construction noise impacts, are considered less than significant and will not be addressed further in the DEIR.

Population and Housing

The NOP determined that impacts relative to displacing substantial numbers of existing housing and people would be considered less than significant. The proposed Sheldon/99 GPA and Rezone site consists primarily of rural residences. Property owners would be allowed to stay in their property until such time as they choose to utilize the development rights that would be given to the properties as a result of this project. The proposed project would designate each of the parcels for high-density residential or commercial development. When the parcels are ultimately developed, there would be more housing in the City than currently exists. As a result, substantial numbers of people will not be displaced and no replacement housing would be necessary.

1.0 INTRODUCTION

Transportation/Traffic

The project site is not located in the vicinity of any airports or airstrips. Therefore, no impacts are anticipated relative to conflicts with such uses and the proposed project would not result in any impacts to air traffic patterns. This issue will not be discussed further in this DEIR.

1.7 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the DEIR will involve the following general procedural steps:

NOTICE OF PREPARATION AND INITIAL STUDY

In accordance with Section 15082 of the CEQA Guidelines, the City prepared an Initial Study for the proposed Sheldon/99 GPA and Rezone project. The conclusions of the Initial Study supported preparation of an DEIR for the project. The Initial Study and NOP of a Draft EIR (DEIR) were released for public review on December 14, 2007. The NOP focused the environmental analysis of the DEIR on potentially significant and significant environmental impacts that could occur from the project beyond those addressed in the Elk Grove General Plan EIR (SCH No. 2002062082). The NOP was circulated to the public and local, state, and federal agencies, as well as to other interested parties to solicit comments on the proposed project. The City was identified as the lead agency for the proposed project. A scoping meeting was held on January 17, 2008, to receive additional comments. Concerns raised in response to the NOP were considered during preparation of this DEIR. The NOP, Initial Study, and responses by interested parties are presented in their entirety in **Appendix A**.

DRAFT EIR

This document constitutes the DEIR. The DEIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives. Upon completion of the DEIR, the City will file the Notice of Completion (NOC) with the State Clearinghouse to begin the public review period (Public Resources Code, Section 21161).

PUBLIC NOTICE/PUBLIC REVIEW

Concurrent with filing of the NOC, the City will provide public notice of the availability of the DEIR for public review and invite comment from the general public, agencies, organizations, and other interested parties. The public review and comment period should be no less than thirty (30) days and no longer than sixty (60) days. The review period in this case is forty-five (45) days. Public comment on the Draft EIR will be accepted both in written form and orally at a public hearing. Although no public hearing to accept comments on the DEIR is required by CEQA, the City expects to hold a public meeting during the forty-five (45) day review period to accept comments on the adequacy and completeness of the DEIR prior to consideration of the project and certification of the EIR. Notice of the time and location of the hearing will be published prior to the hearing. All comments or questions regarding the DEIR should be addressed to:

Taro Echiburu
City of Elk Grove
Development Services, Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

RESPONSE TO COMMENTS/FINAL EIR

Following the public review period, a Final EIR will be prepared. The Final EIR will respond to written comments received during the public review period and to oral comments made at any public hearing.

CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

The Planning Commission will review and consider the Final EIR and make a recommendation to the City Council regarding certification of the Final EIR. If the City Council finds that the Final EIR is "adequate and complete," the City will certify the Final EIR. Upon review and consideration of the Final EIR, the Elk Grove City Council may take action to approve, revise, or reject the project. A decision to approve the project would be accompanied by written findings in accordance with CEQA Guidelines Section 15091 and Section 15093. A mitigation monitoring program, as described below, will be adopted for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment. This mitigation monitoring program will be designed to ensure that these measures are carried out during project implementation.

MITIGATION MONITORING

CEQA Section 21081.6(a) requires lead agencies to adopt a mitigation monitoring program to include all mitigation measures that have been adopted in order to mitigate or avoid significant effects on the environment. The specific "reporting or monitoring" program required by CEQA is not required to be included in the EIR; however it will be presented to the City Council for adoption.

1.8 SCOPE OF THE DRAFT EIR

Pursuant to State CEQA Guidelines, the scope of this DEIR includes specific issues and concerns identified as potentially significant physical effects on the environment. Based on both the Initial Study and the comments received in response to the NOP, this DEIR addresses the following topics in depth:

- Land Use
- Population/Housing/Employment
- Biological and Natural Resources
- Geology and Soils
- Traffic and Circulation
- Noise
- Air Quality
- Hydrology and Water Quality
- Cultural and Paleontological Resources
- Public Services and Utilities
- Visual Resources/Aesthetics

The City of Elk Grove determined that the preparation of an DEIR was appropriate due to potentially significant environmental impacts that could be caused by implementation of the proposed Sheldon/99 GPA and Rezone project. This DEIR evaluates the existing environmental resources in the vicinity of the project area, analyzes potential impacts on those resources due to the proposed project, and identifies mitigation measures that could avoid or reduce the

1.0 INTRODUCTION

magnitude of those impacts. This DEIR provides a general review of the environmental effects of implementation of the project. This DEIR will be used to evaluate the environmental effects resulting from the proposed project on land use and population in the vicinity of the project, and its environmental effects on geology and soils, traffic, noise, air quality, biological and natural resources, hydrology and water quality, cultural and paleontological resources, public services and utilities, and visual resources/aesthetics.

1.9 SUMMARY OF COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

The City received several comment letters on the NOP for the Sheldon/99 GPA and Rezone project DEIR. A copy of each letter is provided in **Appendix A** of this DEIR.

The following summarizes the concerns identified for the project through the NOP and scoping process.

- *County Sanitation District-1 (CSD-), Sacramento Regional County Sanitation District (SRCSD). The Sheldon/99 GPA and Rezone project is part of the Highway 99/Sheldon Trunk Shed as shown in the CSD-1 Sewerage Facilities Expansion Master Plan. Although the expansion trunk lines that would serve the Sheldon/99 GPA and Rezone project site are complete, future collector lines may be required. A Master Plan-level sewer study will be needed to determine future facilities, required flows, potential impacts, and mitigation.*
- *Sacramento Metropolitan Air Quality Management District (SMAQMD). The project DEIR should include a comprehensive discussion of greenhouse gases and climate change. In addition, due to the close proximity of SR 99 to the project site, the CARB handbook, "Air Quality and Land Use Handbook: A Community Health Perspective," should be utilized during the planning process. Furthermore, the proposed project site is in close proximity to existing neighborhoods, making the need for bicycle and pedestrian connectivity important.*
- *California Department of Transportation (Caltrans). Impacts to the local and state roadway system are anticipated as a result of implementation of the proposed project. Therefore, a Traffic Impact Study (TIS) should be conducted. The TIS should include impacts to the SR 99 mainline and the reconstructed Sheldon/99 interchange, as well as mitigation measures to reduce or eliminate those impacts.*
- *Department of Toxic Substance Control (DTSC.) The project site contains land historically used for agricultural purposes. Research should be conducted on the project site to determine if contamination from past pesticide use is present.*
- *Cosumnes Community Services District (CCSD) Fire Department. It is likely that implementation of the proposed project will result in the need for an additional ambulance and staffing to serve the project site.*
- *Cosumnes Community Services District (CCSD) Parks Department. A neighborhood park is designated to the northwest of the project (APN 115-0150-056) and will serve the needs of area residents. This park parcel currently has a General Plan designation of Medium Density Residential and is zoned as a Special Planning Area. The parcel should be rezoned to O-Open Space. In addition, the project will require the addition of off-street trails according to the approved City Trails Master Plan.*