

From: Eric Norris
Sent: Friday, November 03, 2000 3:30 PM
To: Phil Carter; Patrick Angell
Subject: FW: Lent Ranch Mall

FYI.

-----Original Message-----

From: Donohue, Deana L. [mailto:DonohueDL@bv.com]
Sent: Friday, November 03, 2000 3:09 PM
To: Eric Norris
Subject: Lent Ranch Mall

I feel the mall is a wonderful idea for revenue purposes. However, I think the proposed placement of the mall is not optimum due to the fact that Hwy 99 does not have the capacity to service a mall such as is planned. I would imagine the vision of this mall is to attract surrounding locations, possibly from as far away as Stockton. I believe the mall would be better serviced by the Interstate 5 corridor and should be located in available land along I-5. Additionally, there are fewer existing residential areas which would be affected by the construction of a project of this magnitude.

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Finally, I live in south Elk Grove, and as many people would agree, feel that the construction of this project will definately impact the commute and neighborhoods of many residents in this area. On a pesonal note, I moved to Elk Grove because there weren't any huge malls and I liked the small town atmosphere of south Elk Grove. While I believe that the California economy depends on growth for survival and benefit of all the residents, I believe that we should obtain this prosperity in a manner which is beneficial to everyone.

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In conclusion, I sincerely believe this mall would be better located off the I-5 corridor and think that an alternative site should be investigated before further plans are made for the present prosposed location.

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Thank you,

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38. Letter from Deana Donohue, dated November 3, 2000

Response 1

The commentor's views are acknowledged with regards to revenue. Because no comment was made addressing the content of the Draft EIR, no further response is required.

Response 2

Draft EIR Section 4.2, Transportation and Circulation, addresses project-related traffic impacts. Mitigation measures are proposed which serve to mitigate some of the projected impacts. Other impacts are determined to be significant and unavoidable. Please see Section 4.2 for a further discussion of impacts.

A separate EIR for the Grant Line Interchange is currently under review. The Grant Line Interchange project will be necessary as a result of the development of many projects in the project area—not just the Lent Ranch Marketplace project. The project would be required to pay its fair share towards the construction of the interchange project—along with other projects that contribute to the circulation impacts at that location.

Please see Draft EIR Section 4.13, Economic and Social Effects, which summarizes the Bay Area Economics (BAE) 2000 economic study for the proposed project. This study addresses in detail the target market area for the proposed project.

Response 3

An alternative project location was reviewed and analyzed in the Draft EIR Section 6.0, Alternatives. Please see this discussion initiating on page 6.0-29, which discusses the requirements necessary to find an appropriate alternate location for the proposed project. Sites outside of the City's boundary, such as along Interstate 5, were not considered as they are not subject to the City's land use jurisdiction and would not meet basic project objectives.

Response 4

Draft EIR Section 4.2, Transportation and Circulation, addresses project-related traffic impacts. Comments with regards to the quality of life are acknowledged. However, because they do not address the content of the Draft EIR, no further comment is required.

Response 5

Please see Response 3 above with regards to an alternate location for the proposed project.