

Patrick Angell

From: Larry Gonzi [lagonzi@jps.net]
Sent: Thursday, November 02, 2000 9:48 AM
To: Patrick Angell
Subject: Lent Ranch

To whom it may concern:

Now's your chance to say no to special interest and say no to the Lent Ranch Project. I love Elk Grove and the reason I moved here was for the small town atmosphere. Don't destroy it. If you really care about the community you should be addressing some of the major problems that we are faced with: transpiration, air pollution, urban sprawl and the loss of our precious farm land and wildlife habitat. What about flooding and urban runoff? We all seem to forget and build and pave over all the land. Where is the mitigation process for all asphalt and concrete. The Morrison creek watershed has been ruined by all this reckless development. Future generations of Americans will curse us. Greed needs to take a back seat to the developers. Rational thinking in terms of the real issues facing us should come to the forefront. I hope and pray that our leaders will make the right decisions for our children and their children too.

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Larry Gonzi

40. Letter from Larry Gonzi, dated November 2, 2000

Response 1

All issue areas contained within this comment have been addressed in the Draft EIR in detail and mitigation measures proposed to mitigate impacts. Transportation is addressed in Draft EIR Section 4.2, Transportation and Circulation, air pollution is addressed in Draft EIR Section 4.3, Air Quality, urban sprawl in Draft EIR Section 8.0, Growth Inducement, loss of farmland in Draft EIR Section 4.1, Agricultural Resources, and wildlife habitat in Draft EIR Section 4.8, Biological Resources.

Response 2

Urban runoff and flooding issues associated with the project are addressed in Draft EIR Section 4.7, Hydrology and Water Quality. Please note that the project site drains into Beach-Stone Lakes and not directly into Morrison Creek. In addition, please note that the project would provide a detention basin and pay Zone 11A fees to the County for the purpose of mitigating urban runoff and potential flooding impacts. As stated in the Draft EIR,

“Of the approximately 294.8 acres of the project site, an estimated 280 acres would be covered with impervious surfaces, or 95 percent of the site. As such, the development of the project site would increase the volume of runoff from those areas of the site that would be covered by roads, buildings, paved parking areas, and other relatively impermeable or impervious features. Increased runoff volumes from the site could result in off-site flooding if allowed to exit the project area unchecked. The detention basin proposed as part of the project would detain the increased runoff volumes generated by the project and release them into the drainage system at a rate of discharge that is no greater than presently exits on the site. As such, the downstream water surface elevation would be the same or less than pre-development conditions, thus resulting in less than significant impacts.

The time occurrence or period at which water would be discharged into the drainage system, however, would be slightly increased over existing conditions. This would be a direct result of the increase in water volumes generated by the project being detained within the detention basin. This increase in period of time for water to be discharged into the drainage system would result in some areas downstream (including some ditches and roads) being inundated for a somewhat longer period. However, this increase in period of time for water to be discharged into the drainage system is considered to be less than significant.

It should be noted the project as outlined within the Draft Public Facilities Financing Plan would provide the Sacramento County Water Agency Zone 11A (Morrison Creek stream group watershed) with development impact funding for on and offsite drainage improvements to assist in alleviating regional flood conditions. The amount of fees to be paid by developments projects and use of fees for drainage improvements are identified within the Sacramento County Water Agency, *Engineer's Report For Formation of Zones 11A, 11B, and 11C (Fee Plan)*. Identified drainage improvements within Zone 11A include, and are not limited to, the development of trunk pipe facilities, open channel

construction, dual purpose detention, upsizing bridges and large culverts for ultimate capacities, and property acquisition.” (Draft EIR, page 4.7-13)