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Elk Grove, CA 95758-1096

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ELK GROVE
PLANNING DEPARTMENT

Patrick Angell
City of Elk Grove
8949 Elk Grove Blvd.
Elk Grove, CA 95624

December 12, 2000

RE: Lent Ranch Marketplace

Dear Mr. Angell:

I am writing to express my opposition to the Lent Ranch Marketplace. Placing the mall at the end of the urban service boundary is **leapfrog development**. It will encourage more development farther south in this city and county. Placing the mall in this location will lead to relocating northern businesses, south to the mall area. These businesses have already created their own asphalt and concrete. This creates flooding and runoff concerns.

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It will negatively affect the farmers who wish to remain in the business of farming, and it places a **further burden on water availability** in the county.

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Per acre, the mall would likely use double the water per acre than agricultural land. We continue to lose more watershed areas by paving it over. The lack of watersheds has already created **food concerns** for Elk Grove in the past.

4

The mall would create an area for further development, placing a further burden on water supply and **air quality**. It will **negatively affect wildlife** that depends on farmland. It is interesting to note that half of California is in government ownership, yet 75% of the wildlife habitat exists on privately owned land.

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Many of us moved to Elk Grove because we like the small town way of life. That way is quickly being eroded by auto malls, strip malls, and more and more homes. I feel the growth of Elk Grove should be slower and more deliberate.

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The Lent Ranch Mall would add even more to our **transportation problems**, curtail wildlife and create more demand for an already tight water supply. We already have two huge malls within 20 minutes of Elk Grove.

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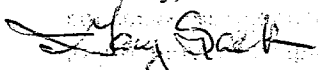
If we need a mall closer, we should investigate a revenue sharing deal between the City of Elk Grove and the County to **study the renovation of the Florin Mall** (there may be grant money available). The Downtown Mall completed a successful renovation project several years ago. A successful renovation would keep Florin from becoming a ghost town and help keep our area rural until there is need to further develop.

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Therefore, I am against the Lent Ranch Mall.

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Sincerely,


Gary Sack

43. Letter from Gary Sack, dated December 12, 2000

Response 1

The issue of "leap-frogging" and associated growth inducement is discussed in **Topical Response 4 - Growth Inducing Impacts**.

Response 2

Cumulative impacts with regards to flooding and runoff are discussed in detail in Draft EIR Section 4.7, Hydrology and Water Quality.

Response 3

Impacts to farmers and land use compatibility impacts are addressed within Draft EIR Section 4.2, and were considered to be significant and unavoidable. As far as water availability, Draft EIR Section 4.6, Public Services, Subsection 4.6.1, Water Service, page 4.6-13, states that the proposed project uses less water than agricultural production: "The County of Sacramento Water Agency has evaluated the effect of the project on groundwater resources, and has concluded that the estimated water usage of the project would be less than the historical water usage for agricultural irrigation on the project site. As a result, the project would have a positive impact on the groundwater table." Please also see Draft EIR Section 4.1, Agricultural Resources, for further discussion with regards to farming.

Response 4

Please see Response 3 above with regards to the proposed project usage of water when compared to agricultural requirements for water usage. Impacts with regards to flooding and runoff are discussed in detail in Draft EIR Section 4.7, Hydrology and Water Quality.

Response 5

Please see Response 3 above with regards to water supply. Draft EIR Section 4.3, Air Quality, discusses the impacts of the proposed project on local and regional air quality.

Response 6

Draft EIR Section 4.8, Biological Resources, addresses the impacts to wildlife dependent upon farmland.

Response 7

The comment is acknowledged. Because it does not address the content of the Draft EIR, no further response is required.

Response 8

Draft EIR Section 4.2, Transportation and Circulation, addresses the impacts of the proposed project to the local and regional transportation system. Please see Responses 3 and 6 above with regards to water supply and wildlife impacts, respectively. Draft EIR Section 4.13, Economic and Social Effects, discusses the location and potential impacts to the Old Elk Grove retail area, the Florin Mall, Downtown Plaza and the Arden Fair Mall.

Response 9

Please see Draft EIR Section 4.13, Economic and Social Effects, pages 4.13-2 and 3, which discusses the potential impacts of the proposed project to the Florin Mall. The comment is acknowledged with regards to a "revenue sharing deal" between the County of Sacramento and the City of Elk Grove with regards to the Florin Mall. However, because it does not address the content of the Draft EIR, no further response is required.

Response 10

The comment is acknowledged. Because it does not address the content of the Draft EIR, no further response is required.