
Appendix B

City of Elk Grove Development Service Department
Planning Division
c/o Kyra Killingsworth
8401 Laguna Palms Drive
Elk Grove, CA 95758F

Regarding: Summer Villas Special Planning Area

To Whom it May Concern,

I am writing this letter in response to a notification I received regarding the Notice of Preparation for the Summer Villas Special Planning Area Draft Environmental Impact Report. The notice list environmental topics areas to be evaluated in the Environmental Impact Report to include things like aesthetics, air quality, biological resources, and the list goes on and on. There are many concerns with this project, like how will the infrastructure handle the number of people and vehicles to be added to this area, how will emergency service support the potentially 1000 new residents, how will 499 new homes receive gas, water and sewer service in an area where there currently is none? But the item on the list that I feel is the most important, Land Use and Planning. The site for this planned project is in Rural Elk Grove which is currently zoned AR-2. AR-2 is defined on the Elk Grove Zoning Districts website as :

AR-2. The AR-2 zoning district is applied to areas of the City to accommodate **low density** single-family residential uses in a rural setting with agricultural and accessory uses. Lots with this zoning designation are rural in nature and include small local roadways, animal keeping and raising, equestrian uses, agriculture and limited commercial opportunities. The AR-2 zoning district implements the rural residential General Plan designation. The AR-2 district allows for one (1) primary residential unit on lots with a minimum size of two (2) gross acres.

As the Zoning Districts description reads, AR-2 zoning district implements the rural residential General Plan designation. Rural is described on the City of Elk Grove website on the Rural Elk Grove page the definition of Rural Elk Grove is as follows:

Take a drive around eastern Elk Grove (the triangle between Elk Grove-Florin Road, Sheldon Road and Grant Line Road) and you're sure to see a contrast to the western parts. This is the area that once typified the entire community - this is Rural Elk Grove. Cattle and horses roam the open space, strawberries (and other fruits and vegetables) ripen to perfection, leaves from the great oaks and eucalyptus rustle in the breeze, wildlife find refuge, and the pace of life simply slows down. This is the place that represents Elk Grove's "Proud Heritage" and agricultural roots. The rural

Elk Grove community is a valuable asset to be preserved and appreciated (**and City policies ensure this**). Just minutes from the hustle and bustle, rural Elk Grove is a place that gives us a genuine taste of a rural lifestyle, providing a scenic backdrop of country living and reminding us that Elk Grove's past is still a big part of our present-day city.

The planned project area is currently zoned AR-2 with a maximum of 35 house under the current zoning. The proposed plan wants to put 499 new homes on 71.3 acres. This is in no way low-density housing and irresponsible of the City of Elk Grove to even consider this plan. My family and I moved to Elk Grove over 25 years ago to build our dream home and enjoy the rural countryside of Elk Grove. This plan is in stark contrast to what "Rural Elk Grove" is and the associated AR-2 low-density housing that comes with it. This project is too big of a change from the current types of developments taking place in this area. I ask the Elk Grove City Council to deny the proposed project, as it will negatively impact the residents of Rural Elk Grove.

A handwritten signature in black ink, appearing to read 'Michael Thompson', with a stylized flourish extending to the right.

Michael Thompson, Homeowner
9530 Sheldon Road
Elk Grove, CA 95624
916-247-8276
mthompson463@gmail.com

cc: Eileen Conwell, GSREHA President

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov



September 5, 2024

GST# 03-SAC-2024-01910
SCH# 2024080407

Ms. Kyra Killingsworth, Senior Planner
Development Services, City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Summer Villas Special Planning Area Project

Dear Ms. Killingsworth:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The City of Elk Grove is located within Sacramento County and is generally bounded by Interstate 5 (I-5) to the west, Calvine Road and the City of Sacramento to the north, Grant Line Road to the east, and Kammerer Road to the south. State Route (SR) 99 runs north-south through the city center and provides regional access to the city. The project site is located at 9350 Sheldon Road, southeast of the intersection of Sheldon Road and Waterman Road, in the northeastern portion of the City in Elk Grove, California. The proposed project would require City approval of a General Plan/Rural Area Community Plan Amendment and a Rezone to allow for the creation of the 116-acre Summer Villas Special Planning Area. The Summer Villas SPA project contains three distinct sub-zones: 1) Active Adult Neighborhood (71.3 acres), 2) Laguna Creek Open Space (20.3 acres), and 3) Waterman Recreational Open Space (19.4 acres). It should be noted that the remaining five acres of the site would be dedicated to the Waterman Road and Sheldon Road right of way (ROW). In addition, subsequent potential development of the 116-acre site would include a maximum of 499 age-restricted single-family homes, as well as various associated improvements, such as a private community recreation center/clubhouse, private park space, trails and open space areas, landscaping, and a number of on- and off-site roadway and utility improvements. Based on the Notice of Preparation of a Draft Environmental Impact Report (DEIR) package provided, Caltrans has the following requests and recommendations:

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Freeway Operations

The proposed project is located at 9350 Sheldon Road, southeast of the intersection of Sheldon Road and Waterman Road, and east of SR 99. The project proposes building 499 age-restricted single-family homes and many amenities such as a private community recreation center/clubhouse, private park, trails, open space areas, and roadway and utility improvements. Caltrans requests:

- Please provide VMT analysis with information such as Trip Generation and Trip Distribution.
- Please provide a Length of Queue Analysis for the following SR 99 off-ramps interchange using a calibrated traffic microsimulation model, constructed in software such as SimTraffic or VISSIM:
 - Sheldon Road
 - Laguna Blvd/Bond Road
- Please provide a Multimodal Transportation Plan. Please clarify has there been any considerations for bike/pedestrian/transit access to the site. If the city has implemented a multi-modal transportation plan, please provide us with a link.
- Provide fair share to upgrade the existing ramp meters to meet current standards at Sheldon Road and Laguna Road interchanges on SR 99.

If these analyses determine the addition of the project would adversely affect operations and safety of the freeway mainline and/or the interchanges, the project will need to pay a fair share toward facility improvements. Please contact Caltrans if more information is required regarding the scope of work for the study.

Encroachment Permits

Any project or work, including access modification and drainage work, that takes place along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to Encroachment Permits Offices as indicated below:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

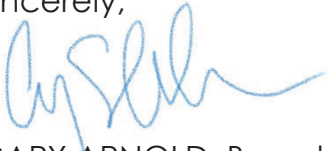
d3encpermit@dot.ca.gov

Ms. Kyra Killingsworth, Senior Planner
September 5, 2024
Page 3

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,



GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

August 13, 2024

City of Elk Grove Development Services Department, Planning Division
c/o Kyra Killingsworth, Senior Planner
Email: kkillingsworth@elkgrovecity.org

RE: Notice of Preparation of a Draft Environmental Impact Report for the Summer Villas SPA; Surrounding Land Uses Description and Map; Very Misleading Errors

Dear Ms. Killingsworth,

Regarding Surrounding Land Uses description (NOP p2) and the related Surrounding Land Uses map (NOP p4):

1. The map indicates that the properties to the west are Single-Family Residences when they are in fact rural residences (AR-2) and obviously within the rural area boundary. We find this mischaracterization to be egregious.
2. Labeling a Designated Open Space Preserve (a "buffer" area) simply as Silverado Village SPA without further caveat, footnote or clarification embeds the impression that such Special Planning Area is destined for future housing development (which it is not).
3. Open Space and Undeveloped Land should be more informative and accurately described.

The description on NOP pg2 should read: "Surrounding existing uses include rural residences to the north, across Sheldon Road, rural residences to the east with a parcel of undeveloped land designated AR-2, rural residences to the south, and rural residences with a dedicated preserve to the west. The dedicated preserve exists to permanently separate the high-density Elliott Springs development from the rural residents to their north."

We urge you to revise and redistribute the Surrounding Land Uses description (NOP p2) and the related Surrounding Land Uses map (NOP p4) to give the public an accurate, informative, and unambiguous characterization of the surrounding properties. Our proposed map is attached.

Thank you for soliciting our comments and for giving them understanding, regard and consideration.

Sincerely,



Eileen Conwell, President

9601 Sandage Ave
Elk Grove, CA 95624
Email: frankneileen@comcast.net



Figure 2
Site Boundaries



*Figure not OCR Compatible

Kyra Killingsworth

From: George Murphey <geobon47@gmail.com>
Sent: Wednesday, August 21, 2024 7:50 PM
To: Kyra Killingsworth
Cc: Christopher Jordan; Bobbie Singh-Allen; rodbrewer5@gmail.com; Bill Myers; Eileen
Subject: Summer Villas NOP

[EXTERNAL EMAIL]

Good morning Kyra,

I noticed language in the NOP is not factually accurate when referring to the surrounding land uses of the proposed Summer Villas project. In particular the descriptions of land uses to the west and south are both vague and misleading.

The land uses to the west and south are designated Rural Residential. The area west of this project, across Waterman Rd, is identified as single family, which implies a higher density zoning designation. Also, looking at Pg 4, Fig. 2, Site Boundaries, a horse rescue facility is identified. The horse rescue facility, directly south of the Summer Villas project, is also designated Rural Residential (AR-1), which allows for similar land uses to other Rural Residential land designations.

Including land use designations, in addition to land use descriptions, to all areas surrounding the Summer Villas project would provide a more accurate and appropriate description. The current land use language in the NOP also implies the Summer Villas project is on the border of the rural area, which it is not. The Summer Villas project is entirely within and surrounded by Rural Residential land uses and open space, with the exception being the very Southwest corner of the project site.

For the record, these inaccuracies require correction and updating to provide interested readers a better understanding of the proposed project and whether the project would be compatible with the surrounding land uses.

Regards,
George Murphey
Sheldon Community Association



NATIVE AMERICAN HERITAGE COMMISSION

August 16, 2024

Kyra Killingsworth
City of Elk Grove, Development Services Department
8401 Laguna Palms Way
Elk Grove CA 95758

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1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Re: 2024080407 Summer Villas Special Planning Area Project, Sacramento County

Dear Ms. Killingsworth:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at:

https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@NAHC.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

City of Elk Grove Development Services Department
Planning Division
c/o Kyra Killingsworth
8401 Laguna Palms Way
Elk Grove, CA 95758

August 18, 2024

Regarding: Summer Villas Special Planning Area Project

To Whom it May Concern:

This letter summarizes our concerns about the Summer Villas Project as described in your Notice of Preparation of a Draft Environmental Impact Report for the Summer Villas Special Planning Area dated August 9, 2024. Your notice on page 3 itemizes eleven environmental topic areas to be evaluated including:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning, Population, and Housing
- Noise
- Public Services / Utilities and Service Systems
- Transportation

Summary of Concerns:

The planned environmental topic areas are vague – It is not clear if some of the topics will include specific areas of concern such as, but not limited to:

- Air Quality and Greenhouse Gas Emissions – Will this include a statistical projection of the increased number of motor vehicles (owned by homeowners and service providers) and use due to the addition of as many as 499 new households and its impact on air quality in the immediate and surrounding area?
- Hydrology and Water Quality – Include the impact on availability and quality of water in existing wells adjacent and near the planned development?
- Land Use and Planning, Population, and Housing – Include impact on existing infrastructure (e.g., roads, stop lights, communication systems, drainage, etc.), and compatibility analysis with adjacent rural land use, open space and population?

- Noise - Include a statistical projection of increased noise levels due to the addition of as many as 499 new households and their service needs (e.g., delivery of goods and services) and its impact on quality of life in the surrounding area?
- Transportation – Include impact on Sheldon and Waterman Roads traffic including increased wait time in the surrounding area (e.g., Bradshaw and Bond Roads)?

The August 26th meeting should elaborate on each of the eleven topic areas and address the questions raised in the above bullets.

The scope of the environmental impact is too narrow – The report needs to address additional topic areas including:

- Flood Control – Is dredging of the creeks planned? Recent storms have caused widespread flooding in the area. What flood control measures are being taken to control future floods?
- Fire Safety – Recent California fires, especially fires in rural communities, beg for prudent evacuation planning. What is the evacuation plan for the Project (only four gated entries and exits) and the surrounding area (i.e., rural residential homeowners) after implementation of the Project (increased congestion, limited roads). It is difficult and sometimes dangerous now to exit driveways to Sheldon and Waterman roads.
- Habitat – We moved here for “country living”, which includes living and respecting wildlife (e.g., coyotes, turkeys, fish, rabbits, owls, hawks, etc.). What will be the impact of the Project on the existing wildlife?
- Health Services – Adding about 1,000 senior citizens to the Sheldon-Waterman corridor will bring increased pressure for hospitals, clinics, urgent care and emergency services. Where are these people supposed to go? How will this impact traffic to and from the area?
- Retail Services – Adding 1,000 people will bring increased pressure for retail and commercial services. What additional retail is planned for the area?

The August 26th meeting should explain why these topic areas are not being considered and address the questions raised in the above bullets.

Draft Environmental Impact Report and Project are premature –

- Proof of Concept and viability assessment – Where is the analysis that shows adding 499 households with about 1,000 people is even viable given the existing infrastructure in the Sheldon-Waterman corridor? How is the Summer Villas Project ready for environmental impact analysis and community input when it hasn’t been shown the area, surrounded by Agriculture/2 Acres zoning and homes supported by a two-lane country road, can even support the increased numbers? Not sure what the process is, but engaging the community should be after projects have been evaluated and determined doable.
- Disruption of Rural Residential Living – The area surrounding the Project site is currently zoned for Agricultural/2 Acres development, and part of a carefully planned rural residential development. Some of the homeowners have waited a lifetime to make their dreams of rural living a reality, buying acreage, designing and building their homes, and working with the city in the process over years’ time to obtain the necessary approvals. Some of these dreams are still in the building phase (e.g., Dessani-Penta development). Some haven’t even completed the design phase (e.g., a neighbor is preparing land and working with an

architect to build a home on ten acres). These homeowners followed or are following a long and costly city planning process including payment of substantial fees (e.g., Swenson Hawk Protection Fee) to realize their dreams. The Project disrupts the rural residential plans for the area even before development plans have been fully implemented, and for some owners, even before plans have started. Please do not construe our opposition as being anti-growth or “not in my backyard” when it comes to senior designed housing. Elk Grove needs more housing of all types. It just needs to be responsibly planned and reasonably similar and compatible with the surrounding area.

The August 26th meeting should explain what the land development process is and how the Summer Villas Project planning is in compliance with this process and is consistent with the recently approved rural residential plans for the area.

Project is too big of a change -

The Summer Villas Project site is currently zoned Agriculture/2 Acres. The Project plans to build about 500 housing units on about 70 acres. Those 70 acres would add 35 new households under the current zoning, which would be a significant increase for the area. The Project plans to add “a maximum of 499 housing units on 71.3 acres”. The increase from 35 to 499 is an increase of **1,325%**. How is this reasonable and responsible incremental change for the area?

The August 26th meeting should explain how the Summer Villas Project is a good plan for the current rural residential neighborhood and development plans for the area.

Project will encourage other projects of same or higher density –

Once the Summer Villas Project is approved other developers will likely propose similar projects with same or higher density creating tension between existing homeowners and new arrivals, developers, the Planning Division, and City Government as a whole. Rural East Elk Grove will no longer be a great place to live in. This may hurt home values and relationships with the community, making it more difficult for the city to obtain cooperation from the community in future endeavors.

The August 26th meeting should explain the strategy for discouraging further development in the near future.

Carlos and Connie Zamarripa, Homeowners
9544 Sheldon Road
Elk Grove, CA 95624
(916) 990-7159
czama54@gmail.com

Rick and Tami Stiehl, Homeowners
9534 Sheldon Road
Elk Grove, CA 95624
(916) 513-4427

cc: Eileen Conwell, GSREHA President

Kyra Killingsworth

From: Antonio Ablog
Sent: Monday, August 26, 2024 9:26 AM
To: Kyra Killingsworth
Subject: FW: 8/26/24 meeting - **Summer Villas**

See comments below on Summer Villas.

Antonio Ablog, AICP
Planning Manager
Development Services Department

City of Elk Grove
8401 Laguna Palms Way, Elk Grove, CA 95758 t 916.627.3335 TTY/TDD 888.435.6092 elkgrovecity.org

[Sign Up for Email Updates](#)

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

From: Brenda Haggard <bhaggard@elkgrovecity.org>
Sent: Monday, August 26, 2024 9:20 AM
To: Sandy Kyles <skyles@elkgrovecity.org>; Antonio Ablog <aablog@elkgrovecity.org>
Subject: FW: 8/26/24 meeting

This was received via email to the City Clerk; looks like it has to do with tonight's Zoning Administrator hearing.

Please let me know if you have any questions or need additional information at this time.

Thanks.
Brenda

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

From: Comcast <yourcandlelady-tammy@comcast.net>
Sent: Sunday, August 25, 2024 11:38 AM
To: EG City Clerk <cityclerk@elkgrovecity.org>
Subject: Re: 8/26/24 meeting

[You don't often get email from yourcandlelady-tammy@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Hello, I'm a resident of Elk Grove and I live on Sheldon Rd. My husband and I have lived in our home for 30 years and to say the least we've seen the changes. I grew up in Elk Grove since my birth! I loved the rural setting and chose to move here from our house in the town of EG for a piece of it. Sheldon Rd has always been busier than we thought it would be when we moved here but now just getting out of my driveway proves to be frustrating every morning. I take my 6 year

old granddaughter to school everyday and it takes anywhere from 3-5 minutes to just get out of my driveway at 7:45am. If I don't leave until 7:50 it's even longer and the back up at the Waterman roundabout is 10+ cars deep as well. If the subdivision Sheldon Villas is approved this will destroy the rural community we fought for (remember the signs that are placed to specify Rural Elk Grove) this subdivision will add to the traffic congestion and traffic noise we are already dealing with daily. Please think about all these details when considering this project. My husband and I plan to be at the meeting Monday and we want our voice to be heard. We plan to live here for the rest of our lives but if the project goes through we will be forced out of our forever home and we will be looking at other states to move to and take our tax dollar where we will be appreciated.

Tammy and Matt Meuser

916-798-2151

From: [Ida Connolly](#)
To: [Kyra Killingsworth](#)
Subject: Project at Waterman and Sheldon
Date: Tuesday, October 8, 2024 4:26:56 PM

You don't often get email from idavold1@outlook.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hello,

I am emailing you because I am **vehemently opposed** to the development "summer villas" that is proposed at the above intersection. I have many concerns which I will list below:

1. **That area is zoned as RURAL.** Changing the zoning changes the character of rural Elk Grove. The more developed it becomes, the more charm it loses. The beauty of rural Elk Grove is it's away from all the hustle and bustle of residential and commercial land closer to the 99 freeway.
2. **Traffic.** The traffic on Sheldon Rd (a ONE LANE street) is already congested. Building more homes practically guarantees the traffic will grow exponentially on these one lane country roads. Sheldon will be gridlocked all the time.
3. **Noise.** It is quieter and peaceful in rural Elk Grove. I like it this way.
4. **Habitat loss** for the many species of mammals and birds that use the open fields to forage and hunt. There are foxes, raccoons, coyotes, hawks, rabbits, etc that are all being squeezed out of Elk Grove with all these developments that destroy their habitat.
5. **Climate change.** More cement and buildings with A/C just exacerbate the unbearable heat the sacramento area is subjected to. We need more trees and green spaces, not more carbon producing houses and businesses.
6. **Consumption of natural resources e.g. WATER.** We have a well and use water responsibly. California's ongoing drought has left the water table depleted and unable to replenish itself. Development will put even more strain on an already limited precious resource.

In summary, I staunchly disapprove of this development. The environmental impacts will be devastating to rural Elk Grove as more open space is paved over and lost to us. Once gone we can never get it back. Please think of future generations and oppose this frivolous development in favor of something more in line with the natural beauty of rural Elk Grove.

**SUMMER VILLAS SPECIAL PLANNING AREA
NOTICE OF PREPARATION (NOP) SCOPING MEETING**

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: Shannon Machorec

Address: 8664 Rubia Dr

Organization (if applicable): GRESHAM

Please provide us with your written comments on the scope of the EIR by **5:00 PM, October 9, 2024.**

My concern is all this development in our rural area changing the heritage of Elk Grove. We've lost our country living to massive homes everywhere! Our wildlife is being killed in record numbers this project would block native wildlife access to the creek where they get water. The noise from cars at night racing up Sheldon Rd + Waterman Rd has increased! We have more people dumping trash and junk in our ditches polluting our waterways + creeks. We need to stop building our city out to every square inch. Are the developers going to kill + poison the animals to get rid of them like all the quail + pheasant are gone! We risk our lives riding horses on Sheldon Rd. Please keep the heritage of Elk Grove country! The residents in the area need matters to every house effected! here

Send comments to:

Kyra Killingsworth, Senior Planner

City of Elk Grove Development Services Department

Planning Division

8401 Laguna Palms Way

Elk Grove, CA 95758

ckillingsworth@elkgrovecity.org

building.

Dear City of Elk Grove:

I am writing you this letter on behalf of the residents at my house, 8785 Rubia drive, and hopefully after talking to many neighbors, the residents of the rural Elk Grove community.

We moved to rural Elk Grove in February 2015. This was because when we had small children, we didn't feel it was safe for them to play in the front yard of our new build construction, and the backyard was very small. We wanted space for them to run and play. Plus, we wanted our in laws to be able to come live with us as well. This is why we looked at rural Elk Grove. Every property is about 2 acres, and it just gives a calming feeling when you are there. My children loved to walk the road, and see the horses, chickens, etc. It's wonderful.

Over the past few years, I have noticed the traffic on Sheldon has gotten significantly busier. If we were to add 499 houses right down the street from my house, that roundabout will be backed up almost to Sheldon. It is backed up a few roads down now, when I am coming home from taking my kids to school at 830. I don't think Sheldon can accomodate this, and that is why we have Calvine and Bond that are 2-3 lanes wide.

Also, noise pollution will increase. If this is a retirement community, the amount of noise from sirens and ambulances will definitely increase. Some of our houses are right by Sheldon, so this would be quite disturbing at all times of the day/night. Noise from the cars and loud music, mufflers, etc will also increase. Gas emissions will increase, which will cause the air quality to decrease.

There is a lot of wildlife that comes onto the properties, such as rabbits, deer occasionally, peacocks, and turkeys. I think that this will diminish as well. Our neighbor is unable to ride her horse down the street anymore, because of the amount of cars.

Water. We currently are on wells, and I don't know a lot about the water systems, but I think you would have to bring in a water system to that area. We have previously had droughts in our area/sacramento, where we have to restrict the amount of water we use, but we are over producing houses and will not be able to continue to sustain the water supply. It makes me nervous for the future of the our wells. And water in general.

I know the city wants more houses to make money, but sometimes rural areas need to remain just that. We already have one housing area that is in our rural community off of Waterman. And i'm sure that will expand. There is a reason it is called rural Elk Grove. A house doesn't have to be placed every 100 feet. Most of the residents in this area have lived there for their whole lives. Please let it stay at least as close to the way it was as it could be. If they wanted to put 2 acre homes in the area, that sounds feasible. I know a few people who have new builds on the other side of waterman and Sheldon, and they said they moved into the rural area not to have a large subdivision right across the street.

Please keep our area rural.

Thanks,

Rural Elk Grove Residents

SUMMER VILLAS SPECIAL PLANNING AREA

Notice of Preparation (NOP) Scoping Meeting

Monday, August 26, 2024; 6:00 PM

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Sign-In Sheet

NAME	MAILING ADDRESS	EMAIL ADDRESS
Rod Stinson	1501 Sports Dr. Sacto	Rods@roneymanagement.com
Connie Zamarriga	9544 Sheldon Rd.	Cdzama27@gmail.com
Matt & Tammy Meuser	9551 Sheldon Rd	yourcandlelady-tammy@comcast.net
Carlos Zamarriga	9544 Sheldon Rd	czama54a@gmail.com
Eileen Conwell	9601 Sandage Ave	frankneileen@comcast.net
FRANK ROUGOS	" " "	" " "
Sandy Scott Mel Scott	8655 Rubia Dr	skiscott5607@gmail.com
Shannon Machovec	8664 Rubia Dr	Shannmach65@gmail.com
Karla + Jeff Gihart	8812 Armaria Ct	juz9494@citlink.net
RICK + TAMI STIEHL	9534 SHELTON RD	RS.1000.50@HOTMAIL.COM
Lynn Wheat		Wheat9@yahoo.com
Sharon + Grant Lynes	8976 Mackay Rd EG	Sge/kgrove@yahoo.com
Kendra Schmidt	8861 Armaria Ct	kbaire7a@me.com
Mark White	8890 Saint Anthony Ct	MWhite49@msn.com
Alexis Peters	8623 Bamarica Dr.	alexispeters@aol.com
George Murphy	8621 Mecca Rd	geobon47@gmail.com
ROJ SAUOTA	8835 Country Hill Ct	RS303A@yahoo.com

SUMMER VILLAS SPECIAL PLANNING AREA

Notice of Preparation (NOP) Scoping Meeting

Monday, September 23, 2024; 6:00 PM

City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

Sign-In Sheet

[illegible]

[illegible]

**SUMMER VILLAS SPECIAL PLANNING AREA
NOTICE OF PREPARATION (NOP) SCOPING MEETING**

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: June Wynhoff

Address: 9608 Sandage Ave, Elk Grove 95624

Organization (if applicable): _____

Please provide us with your written comments on the scope of the EIR by **5:00 PM, October 9, 2024.**

- Does not fit in rural corridor
 - Construction noise
 - Detrimental to wildlife
 - Want historical analysis done to make sure the property is not on sacred tribal land.
 - Major traffic issues which will result in more emissions
 - Thought waterways were not privately owned so how can there be no access to that portion of Laguna Creek?
 - Basically you will be allowing developer to "Pave Paradise and put up a housing track"
 - Will we soon have to pay and go to a museum to see live stock?
 - How many times in my lifetime do we the rural home owners have to fight to keep it rural were old we shouldn't have to keep fighting this fight because of greed!
- Send comments to:

Kyra Killingsworth, Senior Planner
City of Elk Grove Development Services Department
Planning Division
8401 Laguna Palms Way
Elk Grove, CA 95758
kkillingsworth@elkgrovecity.org

From: [Mark White](#)
To: [Kyra Killingsworth](#)
Subject: Summer Villas Special Planning Area Comments
Date: Saturday, October 5, 2024 1:09:56 PM

You don't often get email from mwhite49@msn.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

City of Elk Grove Development Services Department
Planning Division
C/O Kyra Killingsworth
8401 Laguna Palms Way
Elk Grove, CA 95758

We are writing this letter to put our comments on record regarding the EIR for the Summer Villas Project. As the Draft EIR is prepared we feel there are many important environmental issues that will impact the surrounding area that need to be addressed.

The property is currently zoned AR-2 which allows for the wildlife surrounding the property to use the Laguna Creek as a pathway throughout the rural area. Any change in zoning needs close scrutiny as it will impact not just the wildlife but the overall health of the waterways and biological resources within and surrounding the area.

At this time the area has no water or sewer service. The properties surrounding the project do not require those services yet this project will allow water and sewer lines to cross through the neighboring communities. The impacts of construction and any future problems with those services on surrounding properties not just close to the project but potentially miles away will be significant. This really needs to be a focus of the both the Land Use and Public Services Section of the EIR.

As this EIR is prepared our hope is that as part of the process a Rural Preservation Alternative will be seriously evaluated as it fits the General Plan the City of Elk Grove laid out some 25 years ago and has consistently maintained since the Elk Grove became a city in 2000.

Thank you for your consideration in this matter.

Sincerely,

Mark and Jane White
8890 Saint Anthony Court
Elk Grove, CA 95624
(916) 205-9042

Amelia Vankeuren, PhD
Professor of Geology, Sacramento State University
9187 Sheldon Rd
Elk Grove, CA 95624
Cell: 707-280-1403
Email: Vankeuren@csus.edu

October 8, 2024

Dear Elk Grove Planning Commission,

I am writing in response to the Notice of Preparation for the Draft Environmental Impact Report for the proposed Summer Villas Special Planning Area ("Project"). My family lives within the Elk Grove Rural Area and I am a Professor of Geology at Sacramento State University with a specialty in groundwater resources. This Project is incompatible with surrounding land use and with the Rural Area standards as laid out in the Elk Grove General Plan, and the EIR must consider the impacts of the Project to the underlying groundwater aquifer that provides drinking water for residents of the Rural Area as well as the City of Elk Grove.

As a groundwater expert, I am keenly aware that the aquifer beneath our feet is an invaluable source of clean, reliable water and is vital for our way of life in the Rural Area, providing water for drinking and irrigation of our gardens. To ensure this vital resource is available for continued use, the aquifer must receive recharge: new water that infiltrates down into the aquifer and replaces the water that is pumped out. Aquifer recharge depends on land surfaces that are permeable to infiltration – unpaved areas like wilderness, parks, and agricultural land. The proposed Project will pave over a large area of open space, creating increased surface runoff into nearby Laguna Creek and preventing infiltration into the aquifer.

High density development in the Rural Area that will increase groundwater demand and decrease infiltration that replenishes the groundwater – like the proposed Project – should not be allowed. Computer modeling for the South American Subbasin Groundwater Sustainability Plan, which encompasses the area of Elk Grove, already projects that groundwater levels in Elk Grove will decline by 15 feet over the next 20 years due to planned developments and climate change. This will require many residents to deepen their pumps or even to deepen their wells.

Elk Grove Rural Area residents, including myself, are very concerned about the preservation of our water supply. We are actively engaging with groundwater planning and protection and have been contributing to the South American Subbasin's Groundwater Sustainability Plan in many ways:

- Over 100 concerned rural residents attended a public meeting that the Groundwater Sustainability Agency held in Elk Grove in October 2022
- Several residents regularly attended meetings about the development of the Groundwater Sustainability Plan and read and commented on the draft document, which was hundreds of pages long
- Over 20 rural residents are monitoring groundwater levels in their wells twice a year to track fluctuations in their water supply. We report these data to the Groundwater Sustainability Agency to incorporate into Groundwater Sustainability Plan annual reports and 5-year updates
- Several residents are members of the South American Subbasin's Domestic Well Advisory Committee, providing guidance and a rural resident perspective on groundwater use and management to the Groundwater Sustainability Agency

In addition to groundwater supply, the EIR must consider other impacts that the Project would have on the surrounding Rural Area and its community. The Project would be completely incompatible with surrounding land use. All nearby houses are on 2-acre or larger parcels with their own domestic wells and septic systems, in accordance with the Rural Area standards set forth in the Elk Grove General Plan. The Project site does not have the infrastructure to support high density housing – there are no city drinking water or sewer lines in the area and it would be costly and disruptive to bring them in. Additionally, Sheldon Road in this location is a narrow two-lane road not designed to support a high-density housing development. The level of traffic produced by such a development would strain the existing roadways and add significant traffic to this Rural Area, making it less safe for my children and I to walk and bike.

The Project also threatens a unique and vibrant Elk Grove resource: the Rural Area itself. The Rural Area is critical for preserving a rural farming and ranching lifestyle and protecting the land from dense development. The importance of maintaining the Rural Area was codified in the Elk Grove General Plan and the need to protect the agricultural and rural heritage of Elk Grove has only grown as development continually expands and paves over open land.

The ability to provide my children with a rural upbringing is the reason my husband and I purchased a house within the Elk Grove Rural Area five years ago. My children are learning responsibility by tending our garden, collecting eggs, feeding and watering our livestock, and growing to be healthy and happy by riding horses and enjoying the outdoors. My family deeply values being able to live in close contact with nature and see both wild and farm animals in the Rural Area when we go for walks and bike rides around our house. I grew up on a 10-acre farm in the Napa Valley where I raised horses, pigs, and chickens, and grew and sold pumpkins. This rural lifestyle taught me responsibility, a work ethic, and hands-on skills like equipment repair. I was also a California State 4-H All-Star, where I learned leadership, public speaking, and community service. This rural childhood is in large part why I am now a professor working to educate the next generation and to protect our local groundwater supply and water quality.

In summary, there are many reasons why the proposed Summer Villas Special Planning Area would have an unacceptable Environmental Impact:

- need to preserve unpaved open space for infiltration to recharge groundwater, which supplies residents of the Rural Area and the City of Elk Grove's drinking water
- lack of necessary infrastructure such as city water and sewer
- roads incapable of sustaining high density occupancy
- high density development is incompatible with surrounding land use and with the Rural Area standards as laid out in the Elk Grove General Plan
- importance of protecting the Rural Area farming and ranching lifestyle and honoring Elk Grove's rural and agricultural heritage

It is vital that we prevent this encroachment of the urban area into the rightfully protected Elk Grove Rural Area. A better land use would be a public park or development of housing with 2-acre or larger parcels that meet Rural Area standards. Thank you for your consideration.

Sincerely,



Amelia Vankeuren, PhD and family



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
North Central Region
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670-4599
(916) 358-2900
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



October 7, 2024

Kyra Killingsworth
City of Elk Grove Development Services Department
Planning Division
8401 Laguna Palms Way
Elk Grove, CA 95758
killingsworth@elkgrovecity.org

Subject: Summer Villas Special Planning Area
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
SCH No. 2024080407

Dear Kyra Killingsworth:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Notice of Preparation of an Environmental Impact Report (EIR) from the City of Elk Grove for the Summer Villas Special Planning Area (Project) in Sacramento County pursuant to the California Environmental Quality Act (CEQA) statute and guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, plants and their habitats. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that it, by law, may need to exercise its own regulatory authority under the Fish and Game Code (Fish & G. Code).

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802.). Similarly, for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Summer Villas Special Planning Area

October 7, 2024

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CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project site is located at 9350 Sheldon Road, Elk Grove, CA 95624 in Sacramento County.

The Project consists of the creation of the 116-acre Summer Villas Special Planning Area (SPA). The Summer Villas SPA project contains three distinct sub-zones: 1) Active Adult Neighborhood (71.3 acres), 2) Laguna Creek Open Space (20.3 acres), and 3) Waterman Recreational Open Space (19.4 acres). The remaining five acres of the site would be dedicated to the Waterman Road and Sheldon Road right-of-way. In addition, subsequent potential development of the 116-acre site would include a maximum of 499 age-restricted single-family homes, as well as various associated improvements, such as a private community recreation center/clubhouse, private park space, trails and open space areas, landscaping, and a number of on- and off-site roadway and utility improvements.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations presented below to assist the City of Elk Grove in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable CDFW to adequately review and comment on the proposed Project with respect to impacts on biological resources. CDFW recommends that the forthcoming EIR address the following:

Project Description

The Project description should include the whole action as defined in the CEQA Guidelines § 15378 and should include appropriate detailed exhibits disclosing the Project area including temporary impacted areas such as equipment stage area, spoils areas, adjacent infrastructure development, staging areas and access and haul roads if applicable.

As required by § 15126.6 of the CEQA Guidelines, the EIR should include an appropriate range of reasonable and feasible alternatives that would attain most of the basic Project objectives and avoid or minimize significant impacts to resources under CDFW's jurisdiction.

Summer Villas Special Planning Area

October 7, 2024

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Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the Project, the EIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint, with emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats. CDFW recommends the EIR specifically include:

1. An assessment of all habitat types located within the Project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association-based mapping and assessment be completed following, *The Manual of California Vegetation*, second edition (Sawyer 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the Project. CDFW recommends that the California Natural Diversity Database (CNDDDB), as well as previous studies performed in the area, be consulted to assess the potential presence of sensitive species and habitats. A nine United States Geologic Survey 7.5-minute quadrangle search is recommended to determine what may occur in the region, larger if the Project area extends past one quad (see *Data Use Guidelines* on the Department webpage www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data). Please review the webpage for information on how to access the database to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the Project. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Please note that CDFW's CNDDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the Project site. Other sources for identification of species and habitats near or adjacent to the Project area should include, but may not be limited to, State and federal resource agency lists, California Wildlife Habitat Relationship System, California Native Plant Society Inventory, agency contacts, environmental documents for other projects in the vicinity, academics, and professional or scientific organizations.

Summer Villas Special Planning Area

October 7, 2024

Page 4 of 13

3. A complete and recent inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern and California Fully Protected Species (Fish & G. Code § § 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. The EIR should include the results of focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable. Species-specific surveys should be conducted in order to ascertain the presence of species with the potential to be directly, indirectly, on or within a reasonable distance of the Project activities. CDFW recommends the City of Elk Grove rely on survey and monitoring protocols and guidelines available at: www.wildlife.ca.gov/Conservation/Survey-Protocols. Alternative survey protocols may be warranted; justification should be provided to substantiate why an alternative protocol is necessary. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Some aspects of the Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought or deluge.
4. A thorough, recent (within the last two years), floristic-based assessment of special-status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see www.wildlife.ca.gov/Conservation/Plants).
5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The EIR should provide a thorough discussion of the Project's potential direct, indirect, and cumulative impacts on biological resources. To ensure that Project impacts on biological resources are fully analyzed, the following information should be included in the EIR:

1. The EIR should define the threshold of significance for each impact and describe the criteria used to determine whether the impacts are significant (CEQA Guidelines, § 15064, subd. (f)). The EIR must demonstrate that the significant environmental impacts of the Project were adequately investigated and discussed, and it must permit the significant effects of the Project to be considered in the full environmental context.

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2. A discussion of potential impacts from lighting, noise, human activity, and wildlife-human interactions created by Project activities especially those adjacent to natural areas, exotic and/or invasive species occurrences, and drainages. The EIR should address Project-related changes to drainage patterns and water quality within, upstream, and downstream of the Project site, including: volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site.
3. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the Project footprint, such as nearby public lands (e.g., National Forests, State Parks, etc.), open space, adjacent natural habitats, riparian ecosystems, wildlife corridors, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Conservation or Recovery Plan, or other conserved lands).
4. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. The EIR should discuss the Project's cumulative impacts to natural resources and determine if that contribution would result in a significant impact. The EIR should include a list of present, past, and probable future projects producing related impacts to biological resources or shall include a summary of the projections contained in an adopted local, regional, or statewide plan, that consider conditions contributing to a cumulative effect. The cumulative analysis shall include impact analysis of vegetation and habitat reductions within the area and their potential cumulative effects. Please include all potential direct and indirect Project-related impacts to riparian areas, wetlands, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and/or special-status species, open space, and adjacent natural habitats in the cumulative effects analysis.

Mitigation Measures for Project Impacts to Biological Resources

The EIR should include appropriate and adequate avoidance, minimization, and/or mitigation measures for all direct, indirect, and cumulative impacts that are expected to occur as a result of the construction and long-term operation and maintenance of the Project. CDFW also recommends the environmental documentation provide scientifically supported discussion regarding adequate avoidance, minimization, and/or mitigation measures to address the Project's significant impacts upon fish and wildlife and their habitat. For individual projects, mitigation must be roughly proportional to the level of impacts, including cumulative impacts, in accordance with the provisions of CEQA (Guidelines § § 15126.4(a)(4)(B), 15064, 15065, and 16355). In order for mitigation measures to be effective, they must be specific, enforceable, and feasible actions that will improve environmental conditions. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Fully Protected Species*: Several Fully Protected Species (Fish & G. Code § 3511) have the potential to occur within or adjacent to the Project area, including,

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but not limited to: white-tailed kite (*Elanus leucurus*). Project activities described in the EIR should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. If fully protected species cannot be completely avoided, the Project should obtain incidental take coverage for all species that have the potential to be present within or adjacent to the Project Area². CDFW also recommends the EIR fully analyze potential adverse impacts to fully protected species due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends that the City of Elk Grove include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.

2. *Species of Special Concern*: Several Species of Special Concern (SSC) have the potential to occur within or adjacent to the Project area, including, but not limited to: western pond turtle (*Actinemys marmorata*) and western burrowing owl (*Athene cunicularia*). Project activities described in the EIR should be designed to avoid any SSC that have the potential to be present within or adjacent to the Project area. CDFW also recommends that the EIR fully analyze potential adverse impacts to SSC due to habitat modification, loss of foraging habitat, and/or interruption of migratory and breeding behaviors. CDFW recommends the City of Elk Grove include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce impacts to SSC.
3. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDDB and are included in *The Manual of California Vegetation* (Sawyer 2009). The EIR should include measures to fully avoid and otherwise protect sensitive plant communities from Project-related direct and indirect impacts.
4. *Mitigation*: CDFW considers adverse Project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the EIR should include mitigation measures for adverse Project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of Project impacts. For unavoidable impacts, onsite habitat restoration, enhancement, or permanent protection should be evaluated and discussed in detail. If onsite mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, offsite mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.

² CDFW may only issue incidental take permits for specified projects if certain conditions are satisfied per SB 147.

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The EIR should include measures to perpetually protect the targeted habitat values within mitigation areas from direct and indirect adverse impacts in order to meet mitigation objectives to offset Project-induced qualitative and quantitative losses of biological values. Specific issues that should be addressed include restrictions on access, proposed land dedications, long-term monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

5. *Habitat Revegetation/Restoration Plans*: Plans for restoration and revegetation should be prepared by persons with expertise in the regional ecosystems and native plant restoration techniques. Plans should identify the assumptions used to develop the proposed restoration strategy. Each plan should include, at a minimum: (a) the location of restoration sites and assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought.

CDFW recommends that local onsite propagules from the Project area and nearby vicinity be collected and used for restoration purposes. Onsite seed collection should be appropriately timed to ensure the viability of the seeds when planted. Onsite vegetation mapping at the alliance and/or association level should be used to develop appropriate restoration goals and local plant palettes. Reference areas should be identified to help guide restoration efforts. Specific restoration plans should be developed for various Project components as appropriate. Restoration objectives should include protecting special habitat elements or re-creating them in areas affected by the Project. Examples may include retention of woody material, logs, snags, rocks, and brush piles. Fish and Game Code sections 1002, 1002.5 and 1003 authorize CDFW to issue permits for the take or possession of plants and wildlife for scientific, educational, and propagation purposes. Please see our website for more information on Scientific Collecting Permits at www.wildlife.ca.gov/Licensing/Scientific-Collecting#53949678-regulations-.

6. *Nesting Birds*: Please note that it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 *et seq.*). CDFW implemented the MBTA by adopting the Fish and Game Code section 3513. Fish and Game Code sections 3503, 3503.5 and 3800 provide additional protection to nongame birds, birds of prey, their nests and eggs. Sections 3503, 3503.5, and

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3513 of the Fish and Game Code afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant thereto; section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by the Fish and Game Code or any regulation adopted pursuant thereto; and section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Potential habitat for nesting birds and birds of prey is present within the Project area. The Project should disclose all potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take must be included in the EIR.

CDFW recommends the EIR include specific avoidance and minimization measures to ensure that impacts to nesting birds or their nests do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: Project phasing and timing, monitoring of Project-related noise (where applicable), sound walls, and buffers, where appropriate. The EIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the Project site. In addition to larger, protocol level survey efforts (e.g., Swainson's hawk surveys) and scientific assessments, CDFW recommends a final preconstruction survey be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted earlier.

7. *Moving out of Harm's Way*: The Project is anticipated to result in the clearing of natural habitats that support native species. To avoid direct mortality, the City of Elk Grove should state in the EIR a requirement for a qualified biologist with the proper handling permits, will be retained to be onsite prior to and during all ground- and habitat-disturbing activities. Furthermore, the EIR should describe that the qualified biologist with the proper permits may move out of harm's way special-status species or other wildlife of low or limited mobility that would otherwise be injured or killed from Project-related activities, as needed. The EIR should also describe qualified biologist qualifications and authorities to stop work to prevent direct mortality of special-status species. CDFW recommends fish and wildlife species be allowed to move out of harm's way on their own volition, if possible, and to assist their relocation as a last resort. It should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for habitat loss.
8. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as the sole mitigation for impacts to rare, threatened, or endangered species as these efforts are generally experimental in nature and

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largely unsuccessful. Therefore, the EIR should describe additional mitigation measures utilizing habitat restoration, conservation, and/or preservation, in addition to avoidance and minimization measures, if it is determined that there may be impacts to rare, threatened, or endangered species.

The EIR should incorporate mitigation performance standards that would ensure that impacts are reduced to a less-than-significant level. Mitigation measures proposed in the EIR should be made a condition of approval of the Project. Please note that obtaining a permit from CDFW by itself with no other mitigation proposal may constitute mitigation deferral. CEQA Guidelines section 15126.4, subdivision (a)(1)(B) states that formulation of mitigation measures should not be deferred until some future time. To avoid deferring mitigation in this way, the EIR should describe avoidance, minimization and mitigation measures that would be implemented should the impact occur.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in “take” (Fish & G. Code § 86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) of State-listed CESA species, either through construction or over the life of the Project.

State-listed species with the potential to occur in the area include, but are not limited to: Swainson’s hawk (*Buteo swainsoni*) and tricolored blackbird (*Agelaius tricolor*).

The EIR should disclose the potential of the Project to take State-listed species and how the impacts will be avoided, minimized, and mitigated. Please note that mitigation measures that are adequate to reduce impacts to a less-than significant level to meet CEQA requirements may not be enough for the issuance of an ITP. To facilitate the issuance of an ITP, if applicable, CDFW recommends the EIR include measures to minimize and fully mitigate the impacts to any State-listed species the Project has potential to take. CDFW encourages early consultation with staff to determine appropriate measures to facilitate future permitting processes and to engage with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service to coordinate specific measures if both State and federally listed species may be present within the Project vicinity.

Native Plant Protection Act

The Native Plant Protection Act (Fish & G. Code §1900 *et seq.*) prohibits the take or possession of State-listed rare and endangered plants, including any part or product thereof, unless authorized by CDFW or in certain limited circumstances. Take of State-listed rare and/or endangered plants due to Project activities may only be permitted through an ITP or other authorization issued by CDFW pursuant to California Code of Regulations, Title 14, section 786.9 subdivision (b).

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Lake and Streambed Alteration Program

The EIR should identify all perennial, intermittent, and ephemeral rivers, streams, lakes, other hydrologically connected aquatic features, and any associated biological resources/habitats present within the entire Project footprint (including utilities, access and staging areas). The environmental document should analyze all potential temporary, permanent, direct, indirect and/or cumulative impacts to the above-mentioned features and associated biological resources/habitats that may occur because of the Project. If it is determined the Project will result in significant impacts to these resources the EIR shall propose appropriate avoidance, minimization and/or mitigation measures to reduce impacts to a less-than-significant level.

Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of any river, stream or lake;
2. Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
3. Deposit debris, waste or other materials where it may pass into any river, stream or lake.

Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

If upon review of an entity's notification, CDFW determines that the Project activities may substantially adversely affect an existing fish or wildlife resource, a Lake and Streambed Alteration (LSA) Agreement will be issued which will include reasonable measures necessary to protect the resource. CDFW's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if one is necessary, the EIR should fully identify the potential impacts to the lake, stream, or riparian resources, and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with CDFW is recommended, since modification of the Project may avoid or reduce impacts to fish and wildlife resources. All LSA Notification types must be submitted online through CDFW's Environmental Permit Information Management System (EPIMS). For more information about EPIMS, please visit <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>. More information about LSA Notifications, paper forms and fees may be found at <https://www.wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

Please note that other agencies may use specific methods and definitions to determine impacts to areas subject to their authorities. These methods and definitions often do not include all needed information for CDFW to determine the extent of fish and wildlife

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resources affected by activities subject to Notification under Fish and Game Code section 1602. Therefore, CDFW does not recommend relying solely on methods developed specifically for delineating areas subject to other agencies' jurisdiction (such as United States Army Corps of Engineers) when mapping lakes, streams, wetlands, floodplains, riparian areas, etc. in preparation for submitting a Notification of an LSA.

CDFW relies on the lead agency environmental document analysis when acting as a responsible agency issuing an LSA Agreement. CDFW recommends lead agencies coordinate with us as early as possible, since potential modification of the proposed Project may avoid or reduce impacts to fish and wildlife resources and expedite the Project approval process.

The following information will be required for the processing of an LSA Notification and CDFW recommends incorporating this information into any forthcoming CEQA document(s) to avoid subsequent documentation and Project delays:

1. Mapping and quantification of lakes, streams, and associated fish and wildlife habitat (e.g., riparian habitat, freshwater wetlands, etc.) that will be temporarily and/or permanently impacted by the Project, including impacts from access and staging areas. Please include an estimate of impact to each habitat type.
2. Discussion of specific avoidance, minimization, and mitigation measures to reduce Project impacts to fish and wildlife resources to a less-than-significant level. Please refer to section 15370 of the CEQA Guidelines.

Based on review of Project materials, aerial photography and observation of the site from public roadways, the Project site supports Laguna Creek and its associated riparian habitat. CDFW recommends the EIR fully identify the Project's potential impacts to the stream and/or its associated vegetation and wetlands.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDDB. The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

FILING FEES

The Project, as proposed, would have an effect on fish and wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the City of Elk Grove and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be

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operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code § 711.4; Pub. Resources Code, § 21089.)

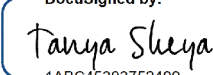
CONCLUSION

Pursuant to Public Resources Code sections 21092 and 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the Project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to comment on the Notice of Preparation of the EIR for the Summer Villas Special Planning Area and recommends that the City of Elk Grove address CDFW's comments and concerns in the forthcoming EIR. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts.

If you have any questions regarding the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Harvey Tran, Senior Environmental Scientist (Specialist) at (916) 358-4035 or harvey.tran@wildlife.ca.gov.

Sincerely,

DocuSigned by:

1ABC45303752499...

Tanya Sheya
Environmental Program Manager

ec: Dylan Wood, Senior Environmental Scientist (Supervisory)
Harvey Tran, Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife

Office of Planning and Research, State Clearinghouse, Sacramento

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REFERENCES

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A Manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California.

<http://vegetation.cnps.org/>

Central Valley Regional Water Quality Control Board

9 September 2024

Kyra Killingsworth
City of Elk Grove,
Development Services Department
8401 Laguna Palms Way
Elk Grove, CA 95758
kkillingsworth@elkgrovecity.org

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, SUMMER VILLAS SPECIAL PLANNING AREA PROJECT, SCH#2024080407, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 9 August 2024 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Summer Villas Special Planning Area Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as

required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention

Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.



Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

James and Kendra Schmidt
8861 Armaria Court
Elk Grove, California 95624

October 4, 2024

City of Elk Grove Development Services Department
Planning Division
% Kyra Killingsworth
8401 Laguna Palms Way
Elk Grove, CA 95758

RE: Proposed rezone of Rural Residential Elk Grove for Summer Villas SPA

To Whom It May Concern:

We live at 8861 Armaria Court, Elk Grove, California and have a vested interest in maintaining rural Elk Grove. Our property abuts Waterman Road four houses in from the Sheldon / Waterman round-a-bout. From our backyard, we have enjoyed years of watching cows graze in the open space and have, thus far, enjoyed a rural lifestyle free from excessive noise, traffic and crowding where we can raise our young family.

When we purchased our home in September 2013, we were assured that zoning laws prohibited the open space behind us from being used for anything less than 2 acre lots. According to the City of Elk Grove website, Rural Elk Grove:

“is the place that represents Elk Grove’s ‘Proud Heritage’ and agricultural roots. The rural Elk Grove community is a valuable asset to be preserved and appreciated (and City policies ensure this)” – elkgrovecity.org

The developer’s proposal to drastically alter current zoning from 2-10 acre parcels to build 499 houses would be the beginning of the end for Rural Residential Elk Grove. Building parcels of this small, crowded nature resembling subdivisions throughout the city, *in the middle of an already deemed rural area*, would further displace wildlife, worsen traffic and safety, increase noise and put larger demands on our already stretched infrastructure such as water, roads, groceries, schools and access to medical services. If such a change is approved, the City of Elk

Grove would have largely failed to uphold what has long been preserved and would set a precedent for developers to seize the chance to rezone to their interest and desire.

We have yet to fully grasp how the 660 houses in the unfinished Elliott Springs development will further stretch and burden our infrastructure. In the eleven years we've lived here, with the repaving of Waterman and the construction of the round-a-bout at Waterman and Sheldon, we have seen a drastic increase in traffic congestion not only on these major roads, but also on our small cul-de-sac of twelve houses, where impatient drivers frequently speed to the end of our cul-de-sac only to realize the street does not go through and speed back to Sheldon Road. This has limited our children from riding bikes or scooters in the street as our older children were once able to do.

Building an additional 499 houses in this area would inevitably require widening of Waterman and Sheldon Roads, which would largely impact noise and highly diminish the rural feel of the area. There would also be significant construction along / under these roads to provide water, sewer and utilities to this one development in Rural Residential Elk Grove, where we live on wells and septic systems.

While we strongly oppose the rezoning of this land, we are not opposed to appropriate development consistent with current zoning of 2-10 acre parcels that does not disregard conservation of Rural Elk Grove. We hope the decision makers in this process have an appreciation for rural preservation and will truly consider how placing a gated, city-like subdivision in the middle of a rural area will negatively impact wildlife, traffic and safety, noise and further stretch infrastructure demands in the immediate and local areas.

We stand firmly with our neighbors in that this development proposal is highly inappropriate for this area and would lead to further destruction of Rural Elk Grove. The current zoning should be upheld and developers should not feel entitled to change a rural area zoning when they purchase land in a conserved rural area.

Thank you for your time and thoughtful consideration.

James and Kendra Schmidt

October 1, 2024

City of Elk Grove Developmental Services department, Planning Division
c/o Kyra Killingsworth, Senior Planner
Email: kkillgsworth@elkgrovecity.org

RE: Notice of Preparation of a Draft Environmental Impact Report for the Summer Villas SPA

Thank you for the opportunity to provide comments for the Summer Villas project.

The following should be included and addressed in the DEIR.

Aesthetics: This project will have significant impacts on the surrounding rural residential with the loss of low population density and loss of natural habitat for the birds and critters in the area. This needs to be addressed.

Air Quality: Sacramento Basin has the worst air quality. This needs to be addressed within the DEIR.

Geological and Soils: This land was used for farming and agricultural uses. Soiling sampling needs to be completed to determine if there are any harmful elements or chemicals that would affect people's health.

Hydrology and Water: The use of septic and wells within this project needs to be addressed as there is no sewer and water infrastructure to the site. The DEIR needs to identify the 200-year flood plain as well as the 100 year as noted on the map.

Land use/Population/Housing: This project is calling for a general plan amendment and rezone and is in direct conflict with the currently adopted General Plan and Zoning. Any mitigation measures noted in the General Plan would not adequately address this projects impact to the surrounding area.

Public Services: The response times of emergency services need to be addressed along with location of the public facilities.

Transportation: This site is located within the rural residential community with rural road standards. This project with its 3 gates on Sheldon Road will significantly impact the flow of traffic, road conditions, and safety. A statement of "overriding conditions on traffic impacts" is unacceptable and not valid in this situation.

Please keep me informed and updated on all aspects of this project.

Sincerely,

Lynn Wheat

Dear City Council, Planning and EIR Staff,

RE: Summer Villas NOP-EIR

My name is Mel Scott, and my wife and I have lived at 8655 Rubia Dr, off Sheldon and Waterman Road, for 14 years. We moved here specifically for the rural lifestyle that this area offers. On our property, we raise goats and chickens and maintain gardens—embracing the rural way of life that we, and many of our neighbors, value deeply.

But this lifestyle is under threat.

The relentless development that was approved years ago in what was once open space has already pushed wildlife into our community, the Sheldon Road Estates. We understand that some wildlife displacement is inevitable, but the consequences for us and our neighbors have been devastating. Predators like foxes and coyotes, driven out of their natural habitats, are now attacking our livestock. In the past six months alone, we've lost 3 of our 25 chickens, and one neighbor lost all 8 of their chickens. Another lost all 4 of his goats. These were not isolated incidents—they were the direct result of a fox and a coyote, forced into our area by reckless overdevelopment.

This isn't just about our animals. This is about protecting a way of life that your predecessors promised to preserve when they designated this area as rural residential.

Another critical issue is the safety of our equestrian community. The Sheldon Road Estates was designed in the 1970s for horseback riding, and residents still regularly ride across Sheldon Road to access trails. However, rising traffic and aggressive drivers have made this increasingly dangerous. Yet people still ride here because this is what the area was built for, and this is what we value.

Now, the council will be asked to consider a project that directly threatens all of this. The property under review for the NOP-EIR lies in the rural area that was clearly and intentionally zoned by the Elk Grove City Council to preserve its agricultural and residential character. Although the council members who made that decision may no longer be seated, the integrity of that decision must be respected. The boundaries set to protect this rural community should not be erased. Allowing up to 499 houses in this area would not only overwhelm local infrastructure but would also displace the remaining wildlife, inevitably forcing predators further into residential areas—directly endangering our livestock and the well-being of this community.

Beyond the displacement of wildlife, I urge the EIR staff to address another critical issue: the safety of horses and riders crossing Sheldon Road. The area is already hazardous, and increased development will only escalate this danger. Moreover, I am deeply concerned about the large amounts of asphalt grindings visible from the road. These materials sit perilously close to Laguna Creek, where runoff could easily contaminate this vital waterway. This kind of environmental negligence cannot be ignored.

I have attached photos that highlight the very essence of what's at stake here: the "Welcome to City of Elk Grove Rural Community" sign, the horse crossing signs on Sheldon Road, the horse riding easements, and the asphalt grindings. These images are more than just documentation—they are a reminder of the rural identity that Elk Grove once vowed to protect.

I ask you to honor the original intent of this zoning as rural residential Ag-Res 2. This isn't just about land use—it's about preserving a community, a lifestyle, and a promise that was made to those of us who chose to build our lives here. Approving this project would be a betrayal of that promise, and the consequences for both people and wildlife would be irreversible.

Please take these issues seriously as you review this project. The future of this community depends on it.

Sincerely,
Mel Scott & Sandy Scott

Please see the attached photos that provide visual evidence of these concerns, including:

- The "Welcome to City of Elk Grove Rural Community" sign.
- Horse crossing signs and easements along Sheldon Road.
- Riders on horseback in the neighborhood.
- Asphalt grindings near Laguna Creek, both from the street and overhead.

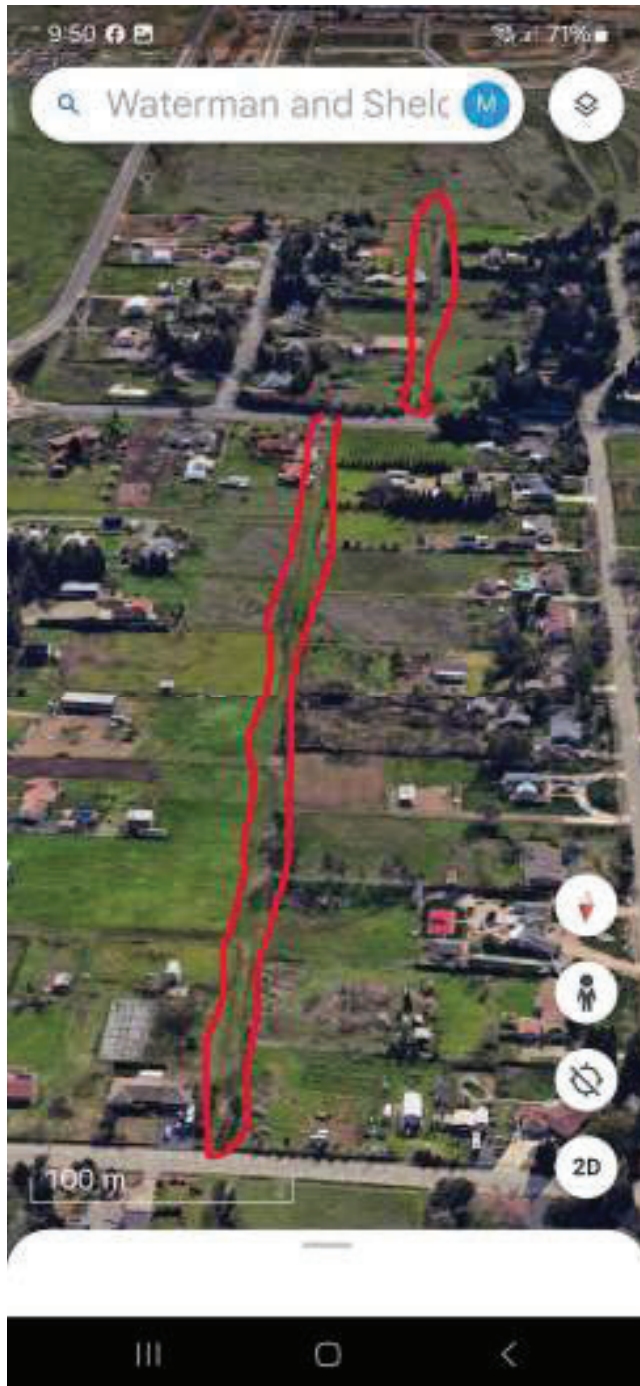






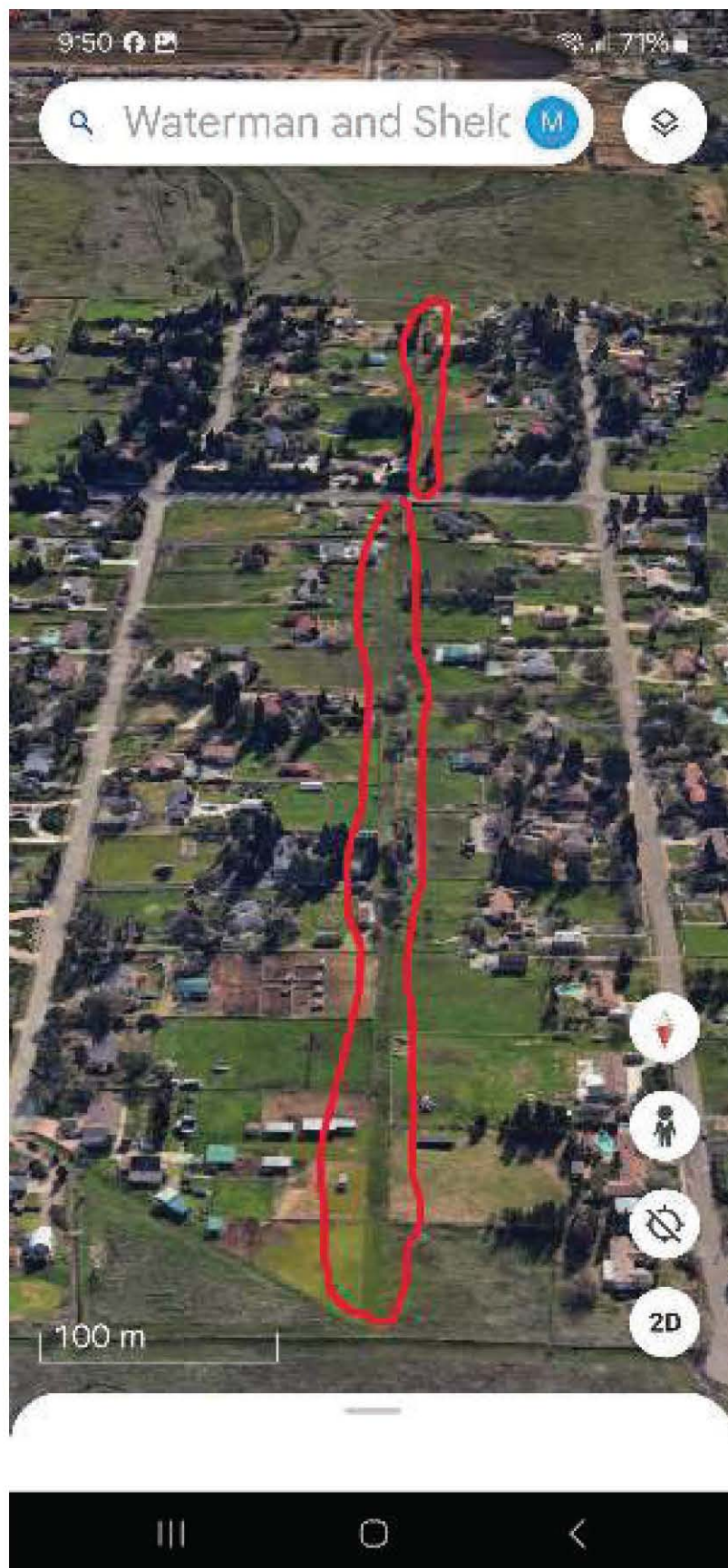


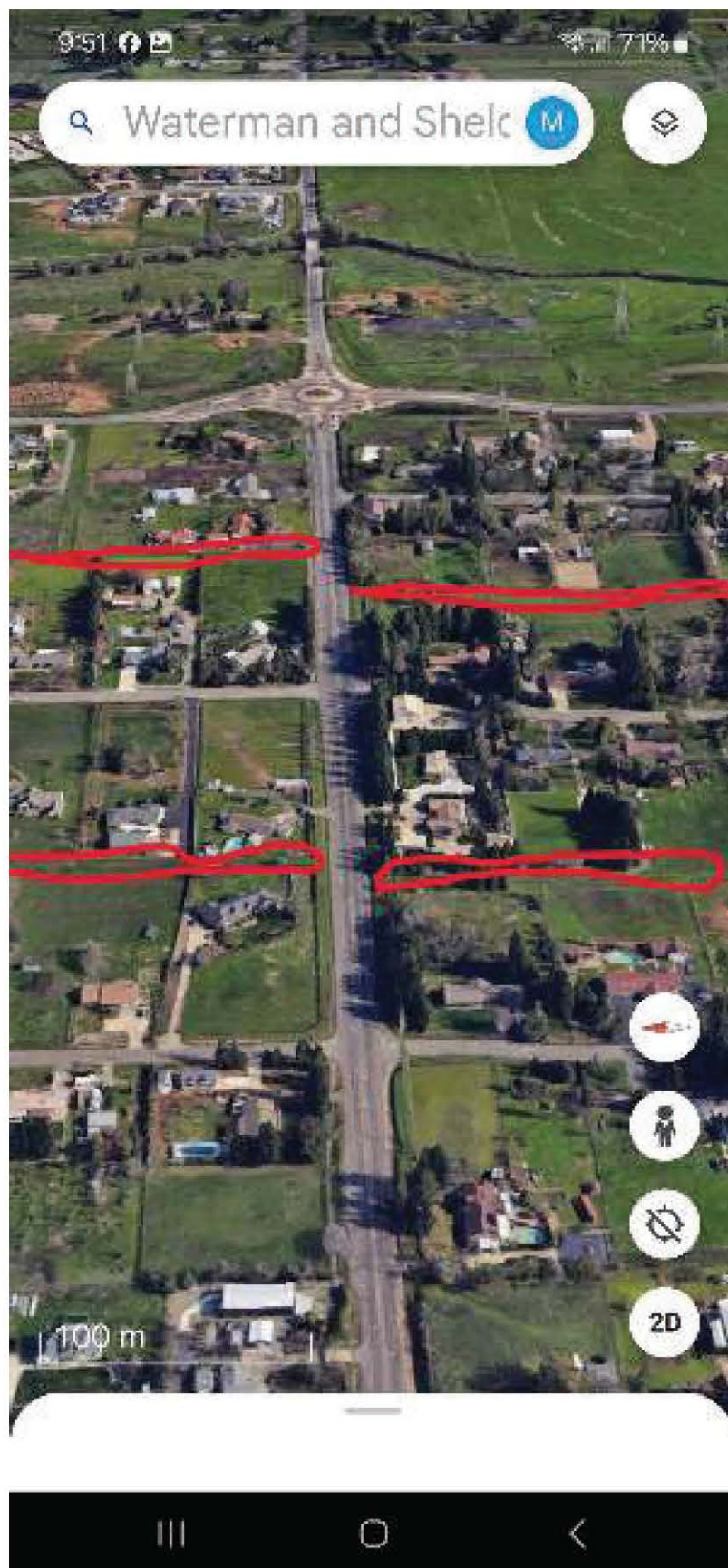
Horse riding easements along Sheldon Road.

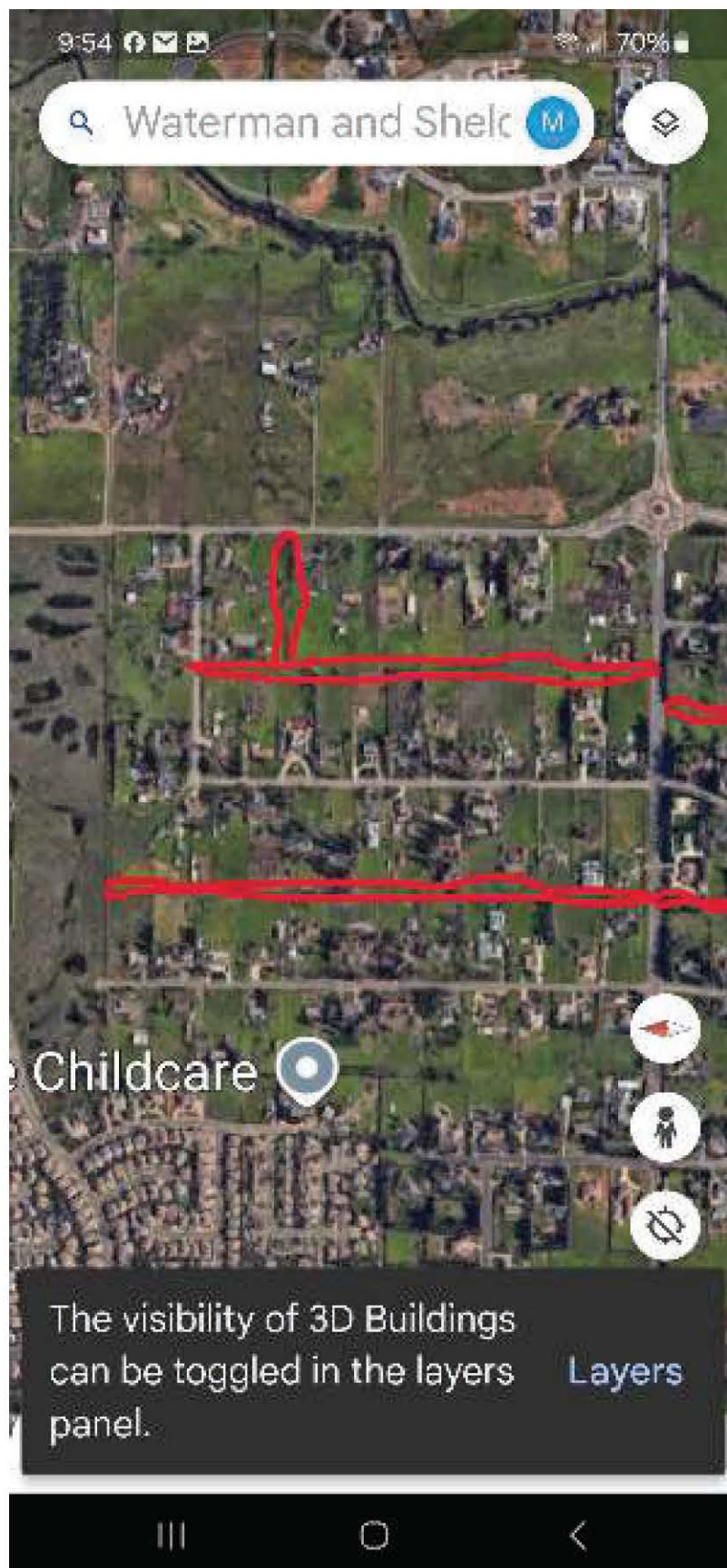














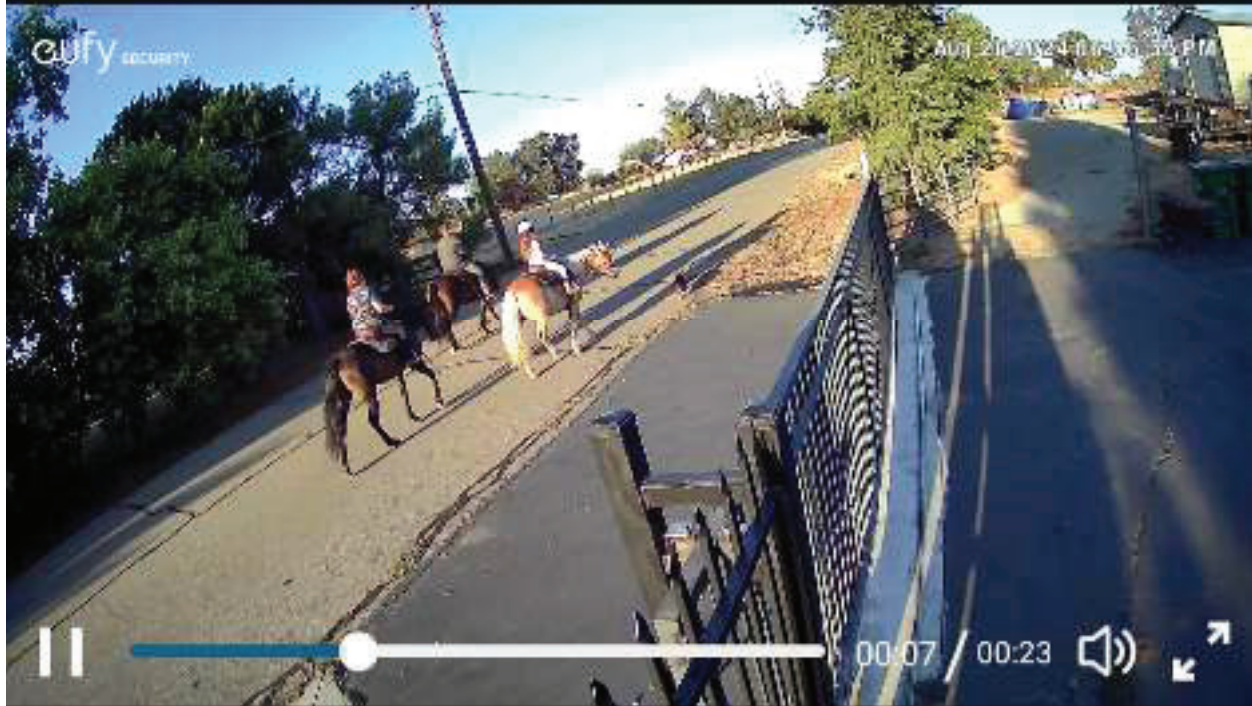
12:34

52%



Street East

2024/08/26 06:56:49 PM



Detected by **Local AI**

Asphalt grindings, which are the remnants from road resurfacing or construction, can pose environmental concerns, particularly in areas near watersheds like Laguna Creek. If not properly managed, these grindings may contain contaminants such as:

1. **Polycyclic Aromatic Hydrocarbons (PAHs):** A group of chemicals that can be harmful in large amounts, potentially leaching into the soil and groundwater.
2. **Heavy Metals:** Asphalt grindings can contain metals like lead, cadmium, and zinc, which could leach into groundwater and the creek.
3. **Petroleum Residues:** Since asphalt is petroleum-based, residues may degrade slowly, releasing hydrocarbons into nearby water systems.
4. **Fine Particles (Dust):** Erosion of the grindings may lead to sediment runoff into the creek, impacting water quality and aquatic ecosystems.

Given Laguna Creek's location above the groundwater table, if these grindings are left exposed or improperly stored, they could contribute to contamination of both surface water and groundwater. The creek and nearby wells could be impacted, leading to water quality degradation, harm to wildlife, and potential human health risks if the groundwater serves as a drinking source.







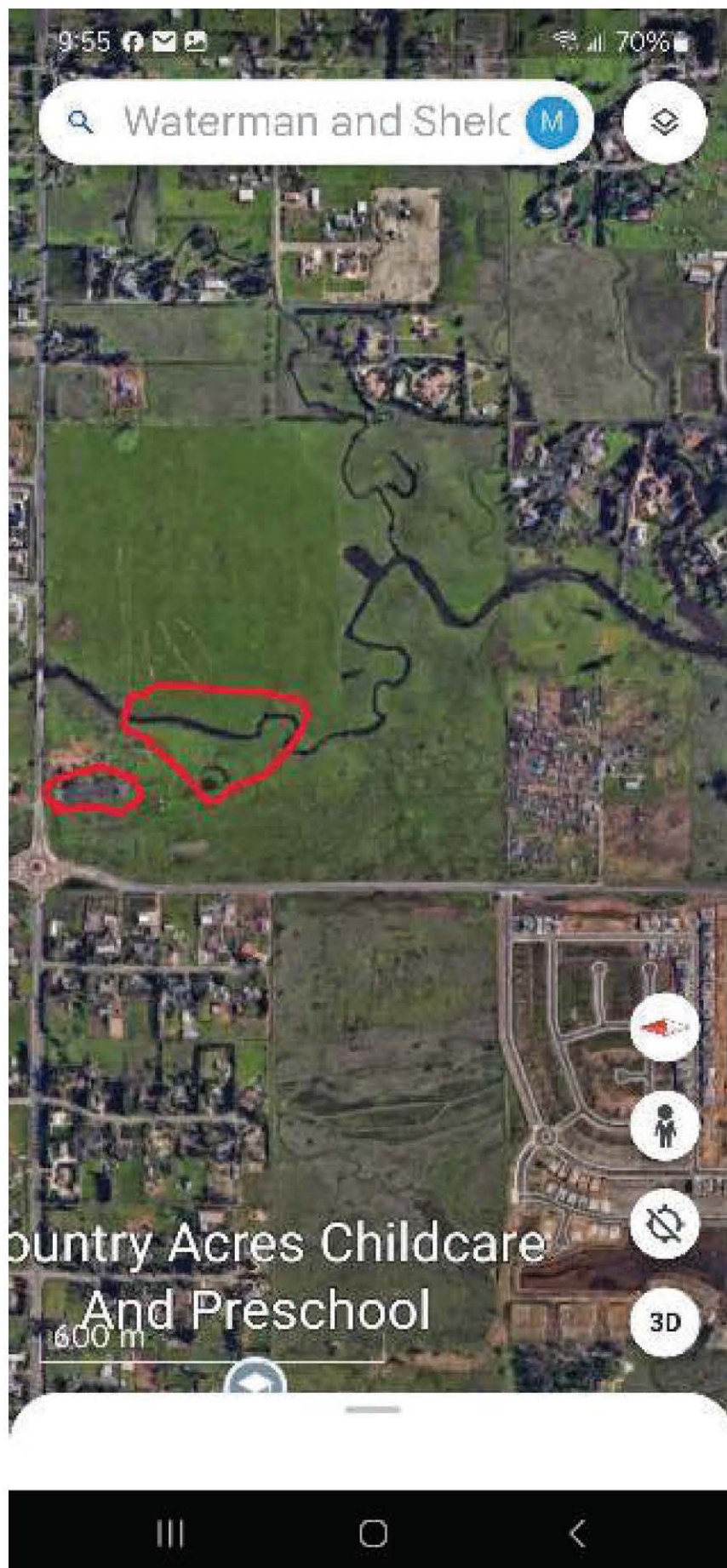


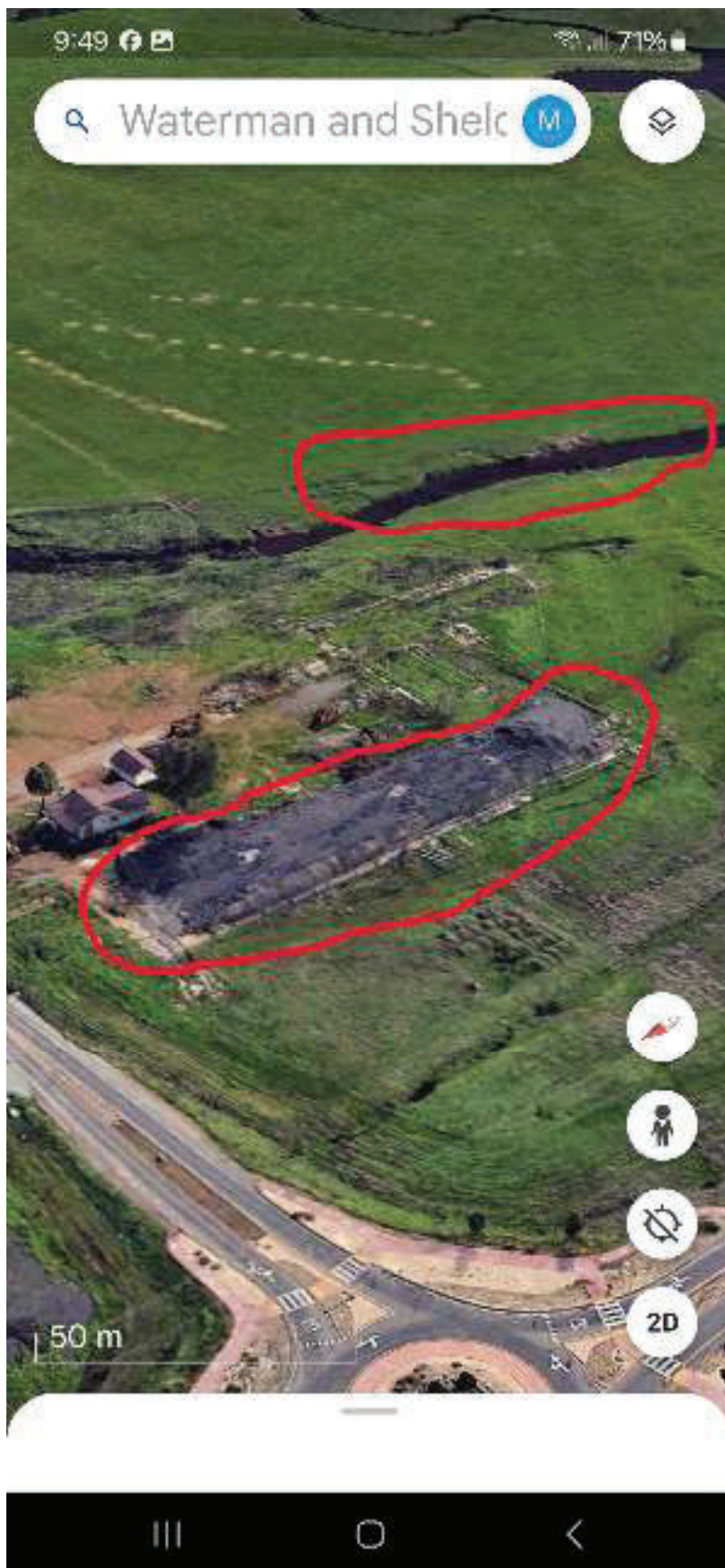




These photos show the location of asphalt grindings compared to the water retention and Laguna Creek runoff.









Greater Sheldon Road Estates Homeowners Association

October 8, 2024

City of Elk Grove Development Services Department, Planning Division
c/o Kyra Killingsworth, Senior Planner
Email: killingsworth@elkgrovecity.org

RE: Notice of Preparation of a Draft Environmental Impact Report for the Summer Villas SPA

Dear Ms. Killingsworth,

Shirley Peters founded the Greater Sheldon Road Estates Homeowners Association (GSREHA) in 1989 and was the organization's President until her death in April 2023. Although Shirley is not here to speak for herself, she wrote the attached letter that was published in the Elk Grove Citizen in December 2003. This letter seems appropriate to submit as concerning of the EIR being performed on behalf of the Summer Villas SPA proposal.

In the letter, the Sheldon Lakes proposal is now the Summer Villas SPA proposal. The Newland property is now the Sheldon Park Estates 2-acre development. The Sandage Road property is now developed into 4 2-acre and 1 12-acre parcels.

We submit this letter as a reminder of the long-term passion and dedication that GSREHA, under Shirley's leadership and continuing today, has committed to the preservation of the rural area since before Elk Grove cityhood. Imbedded in Shirley's letter are EIR-related concerns.

Sincerely,

Eileen Conwell, President

9601 Sandage Ave
Elk Grove, CA 95624
Email: frankneileen@comcast.net

Attachments



mal habitats, in addition to developing Ag/Res parcels as designated by the Elk Grove General Plan.

Clearly, the land surrounding the GSREHA properties has numerous existing natural wetlands, year-round water and open space. Bringing about bird/small animal habitats would be totally compatible to the area because of the lay of the land. This entire area is conducive to preserving unadulterated, natural habitats thus benefiting all Elk Grove residents. Creating a combination of Ag/Res 2-5 parcels, open spaces, natural wetlands, equestrian trails and bird habitats would be a win-win situation for all: the city of Elk Grove showing its faith and dedication to pre-

See WILDLIFE on Page 12

Wildlife

Continued from Page 9

ing the character of Elk Grove; the developers who have shown in the past that they can build beautiful, creative Ag/Res parcels and still make substantial profits; the city of Elk Grove will benefit financially; and the infrastructure, roads, schools etc. will benefit because of the unsafe conditions and pressures caused by overbuilding will not exist. And, very importantly, the residents throughout the community – the constituents – will

benefit; these residents include the already established people as well as those who will move in to enjoy and help make our new city a thriving, beautiful, safe and well-planned community.

GSREHA members appreciate Councilman Cooper's support on this important matter. They are very civic minded and passionate about their new city and are concerned, not only about profit and economics, but about intangible elements that, if not present, can create a community of mediocrity, rather than one of excellence.

COMMENTARY

Coexistence of bird and wildlife habitats within the boundaries of Elk Grove

By Shirley Peters
President, Greater Sheldon
Road Estates Homeowners
Association

Referring to the *Elk Grove Citizen* article Nov. 26, 2003, regarding Councilman James Cooper's recommendation to look inside the city limits to replace endangered bird habitats lost to development, the members of the Greater Sheldon Road Estates Homeowners Association (GSREHA) concur with his innovative idea. They, too, feel that open spaces, wetlands, habitats for birds and

other small animals should be preserved throughout the city of Elk Grove, rather than situate them on large acreage on the outer boundaries of our community.

GSREHA members recommend several locations where these bird and wildlife habitats could be placed, as these properties contain natural wetlands, which should never be moved to other areas as suggested by developers. Establishing wetlands, open spaces, natural habitats would not degrade the existing visual character or qual-

ity of the following sites and surroundings.

These properties are:

Located on the corner of Sheldon Road, south and east of Waterman Road, known as the Sheldon Lakes proposal. GSREHA members have submitted a well-reasoned plan to the Planning Commission (copies were sent to the council members at that time and are on record with staff). This plan combines equestrian/nature trails with Ag/Res parcels. With a year-round stream in this locale, bird and wildlife habitats

could easily be included.

Located on the corner of Sheldon Road, north and east of Waterman Road, known as the Newland property. Again, this area can include bird habitats and equestrian/nature trails intertwined with Ag/Res parcels. These trails would be connected to the equestrian trails on Calvine Road. Also, there do exist wetlands and a year-round stream that can readily include bird and small animal habitats.

Centex proposal, located south of GSREHA Ag/

Res-2 properties, west of Waterman Road, north of Bond Road. This property has natural wetlands throughout and would be an excellent place for bird/wildlife habitats. In our suggested proposal for this area, GSREHA submitted to the city officials a plan to develop an urban forest abutting the already established GSREHA Ag/Res-2 parcels, also including additional, compatible Ag/Res parcels, interspersed with nature trails and paths throughout, where benches could be provided the community to use as quiet places on which to sit and meditate.

The property recently purchased on Sandage Road, known as the chicken farm, is another location that would be suitable for bird/small ani-

mal habitats. Developing Ag parcels designated in the General Plan.

Clearly, taking the GSREHA has numerous natural wetlands, open spaces, about bird/s habitats would be able to the area is conducting unadulterated habitats throughout the Elk Grove region a combination of parcels, open wetlands, and bird habitats. win-win situation for the city of Elk Grove. faith and d

See WILDLIFE

**SUMMER VILLAS SPECIAL PLANNING AREA
NOTICE OF PREPARATION (NOP) SCOPING MEETING**

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: Grant Lynes

Address: 8976 Mackey Rd., Elk Grove, CA 95624

Organization (if applicable): Rural/Residential Area

Please provide us with your written comments on the scope of the EIR by **5:00 PM, October 9, 2024.**

NOTICE OF PREPARATION - Summer Villas - Draft EIR 8/9/24
MAJOR CONCERNS: Proposed Sewer System Improvement Fig. 7, p. 13
a. West side ^{near} Sheldon *Potential, secondary west basin location "
(bottom area estimated at approximately 10% of tributary area area.)
b. South Side *Preliminary west basin location (bottom area estimated
at approximately 10% of tributary area area.)
c. East side: "Preliminary east basin location (bottom area estimated
at approximately 10% of tributary area.)"

Note: If those preliminary basins are not juxtaposed on
the lot development area and placed over the tributary area,
where they will ACTUALLY finally be located, 50-60% of the
drainage watercourse will be affected. If the 'flood basin'
is developed with 50-60% in rectangular and irregular
basins much dirt will have to be moved and the potential
exists for much of the watercourse to be channeled by a
concrete-lined ditch and/or concrete edges on the basins, or
a concrete basin. It is quite deceptive to not place the
basins where they will potentially be located.

Where does the Army Corps of Engineers fit in —→
[over]

Send comments to:

Kyra Killingsworth, Senior Planner
City of Elk Grove Development Services Department
Planning Division
8401 Laguna Palms Way
Elk Grove, CA 95758
kkillingsworth@elkgrovecity.org

Additional Comments:

If any part of the proposed project is changed after the tentative approval, can the applicant make further changes, including "wiping the tentative proposed project clean" and submitting an entirely new project on the same site?

Since they are modifying the flood plain and modifying the watercourse?

Besides, What does this page have to do with sewers, since it is in the rural area???

AR/2

Pg. 10 "Sac Sewer was previously informed by the City of Elk Grove that the rural residential Sheldon area was not planned to be served by public sewers."

Why then is a developer trying to do an "end-around" and change what THE CITY OF ELK GROVE has already stated - "NO SEWERS IN THE RURAL SHELDON AREA!!!" ???

**SUMMER VILLAS SPECIAL PLANNING AREA
NOTICE OF PREPARATION (NOP) SCOPING MEETING**

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: Grant Lynes

Address: 8976 Mackey Rd., Elk Grove, CA 95624

Organization (if applicable): Rural/Residential Area

Please provide us with your written comments on the scope of the EIR by **5:00 PM, October 9, 2024.**

1. This proposal is surrounded by rural/residential on all sides: North, South, East and West.
2. The original plan submitted for the property was AR-2 to AR-5. Why the change to high-density housing??
3. This proposed high-density development CONFLICTS with the surrounding properties. !!!
4. With 499 homes in 69 acres, if you take away the sq. footage of the street/sidewalk area, it is more like 9-10 houses/acre and this is definitely HIGH DENSITY!! Also in Calif. you can add an ADU up to the property line and these houses/dwelling units can also go vertical, (2-3) stories.
5. This proposal is in an AR-2 to AR-5 area established previously by the CITY OF ELK GROVE who stated: "NO SEWERS IN THE RURAL SHELDON AREA !!!", so why are the developers even talking about gravity sewer infrastructure???

Send comments to:

Kyra Killingsworth, Senior Planner
City of Elk Grove Development Services Department
Planning Division
8401 Laguna Palms Way
Elk Grove, CA 95758
kkillingsworth@elkgrovecity.org

From: [alvar362 University of Minnesota](#)
To: [Kyra Killingsworth](#)
Subject: Project at sheldon and waterman comments
Date: Tuesday, October 8, 2024 4:07:05 PM

You don't often get email from alvar362@umn.edu. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hello,

I am emailing you because I am **vehemently opposed** to the development "summer villas" that is proposed at the above intersection. I have many concerns which I will list below:

1. **That area is zoned as RURAL.** Changing the zoning changes the character of rural Elk Grove. The more developed it becomes, the more charm it loses. The beauty of rural Elk Grove is it's away from all the hustle and bustle of residential and commercial land closer to the 99 freeway.
2. **Light pollution.** At the moment, our property east of Waterman on Sheldon Rd has dark skies. You can see the stars at night. It is beautiful. This large development threatens our area with light pollution.
3. **Traffic.** The traffic on Sheldon Rd (a ONE LANE street) is already congested. Building more homes practically guarantees the traffic will grow exponentially on these one lane country roads. Sheldon will be gridlocked all the time.
4. **Noise.** It is quieter and peaceful in rural Elk Grove. We like it this way.
5. **Habitat loss** for the many species of mammals and birds that use the open fields to forage and hunt. There are foxes, raccoons, coyotes, hawks, rabbits, etc that are all being squeezed out of Elk Grove with all these developments that destroy their habitat.
6. **Climate change.** More cement and buildings with A/C just exacerbate the unbearable heat the sacramento area is subjected to. We need more trees and green spaces, not more carbon producing houses and businesses.
7. **Consumption of natural resources e.g. WATER.** We have a well and use water responsibly. California's ongoing drought has left the water table depleted and unable to replenish itself. Development will put even more strain on an already limited precious resource.

In summary, I staunchly disapprove of this development. The environmental impacts will be devastating to rural Elk Grove as more open space is paved over and lost to us. Once gone we can never get it back. Please think of future generations and oppose this frivolous development in favor of something more in line with the natural beauty of rural Elk Grove.