

1 INTRODUCTION

This final subsequent environmental impact report (Final SEIR) has been prepared by the City of Elk Grove (City), as lead agency, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (CCR Section 15132). This Final SEIR contains responses to comments received on the draft subsequent environmental impact report (Draft SEIR) for the Housing Element and Safety Element Update Project (Project). The Final SEIR consists of the Draft SEIR and this document (response to comments document), which includes comments on the Draft SEIR, responses to those comments, and revisions to the Draft SEIR.

1.1 PURPOSE AND INTENDED USES OF THIS FINAL EIR

CEQA requires a lead agency that has prepared a Draft EIR to consult with and obtain comments from responsible and trustee agencies that have jurisdiction by law with respect to the Project, and to provide the public with an opportunity to comment on the Draft EIR. The Final EIR is the mechanism for responding to these comments. This Final SEIR has been prepared to respond to comments received on the Draft SEIR, which are reproduced in this document; and to present corrections, revisions, and other clarifications and amplifications to the Draft SEIR, including Project updates, made in response to these comments and as a result of the City's ongoing planning efforts. The Final SEIR will be used to support the City's decision regarding whether to approve the Housing Element and Safety Element Update Project.

This Final SEIR will also be used by CEQA responsible and trustee agencies to ensure that they have met their requirements under CEQA before deciding whether to approve or permit Project elements over which they have jurisdiction. It may also be used by other state, regional, and local agencies that may have an interest in resources that could be affected by the Project or that have jurisdiction over portions of the Project.

Because the proposed Project includes an update to the Housing Element, the updated Housing Element will be submitted to the State Department of Housing and Community Development (HCD) for certification. The update to the Safety Element is required to be submitted to California Geological Survey of the Department of Conservation and the Central Valley Flood Protection Board for review, but these agencies are advisory and do not certify the updates. Other than HCD's certification authority, there are no agencies other than the City that have approval or permitting authority for the Project. However, implementation of the proposed Housing Element (i.e., approval of future projects) could involve many responsible agencies, depending on the details of a future project. The following are some of the agencies that could be required to act as responsible agencies for subsequent projects under the Housing Element and Safety Element Update.

- ▶ California Department of Fish and Wildlife (CDFW)
- ▶ Elk Grove Water District (EGWD)
- ▶ Omochumne-Hartnell Water District (OHWD)
- ▶ Sacramento Area Sewer District (SASD)
- ▶ Sacramento County Water Agency (SCWA)
- ▶ Sacramento Metropolitan Air Quality Management District (SMAQMD)
- ▶ Sacramento Municipal Utility District (SMUD)

1.2 PROJECT LOCATION

The City is located in Sacramento County and consists of approximately 42 square miles within its boundary. Land uses are regulated under the City General Plan, which was comprehensively updated in 2019. The City General Plan established a Planning Area (approximately 31,238 acres) which includes all land within the current City limits as well

as lands outside the City limits. Existing land uses in the City consist of residential at varying densities, commercial, office, industrial, park, and open space. Beyond the City limits, the Planning Area primarily consists of agricultural lands and rural residential uses. Nearby natural open space and habitat areas include the Stone Lakes National Wildlife Refuge and the Sacramento River to the west, the Cosumnes River Preserve to the south, and the Sacramento Regional County Sanitation District (Regional San) bufferlands to the northwest. Major roadway access to the City is provided by Interstate 5 (I-5) and State Route 99 (SR 99).

1.3 PROJECT OBJECTIVES

The purpose of the Housing Element Update is to address the housing needs of the City and to meet the requirements of State law. The Housing Element Update includes the following goals:

GOAL H-1: Adequate sites to accommodate the City's housing needs.

GOAL H-2: Adequate housing stock to meet the needs of extremely low-, very low-, low-, and moderate-income households and special-needs groups.

GOAL H-3: Development regulations that remove constraints to the maintenance, improvement, and development of housing.

GOAL H-4: Maintenance and improvement of affordable housing conditions.

GOAL H-5: Housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

GOAL H-6: Preservation of assisted (subsidized) housing developments for lower-income households.

The purpose of the Safety Element Update is to meet the requirements of AB 747 (Levine) and SB 99 (Nielsen). AB 747 requires jurisdictions to review and update as necessary their safety element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. SB 99 requires jurisdictions to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. The Safety Element Update includes revisions to Goal SAF-1: A Safe Community.

1.4 SUMMARY DESCRIPTION OF THE PROJECT

The proposed City of Elk Grove 2021-2029 Housing Element Update and Safety Element Update (Housing Element and Safety Element Update or Project) would amend the City of Elk Grove General Plan (General Plan) to update the Housing Element, amend the General Plan land use designations and zoning designations for up to 43 sites in the City, and amend the General Plan to update the Safety Element.

1.5 MAJOR CONCLUSIONS OF THE ENVIRONMENTAL ANALYSIS

The Draft SEIR identified the following significant and unavoidable impacts related to the Project:

- ▶ Impact 3.12-3: Increased Demand for New Public School Facilities
- ▶ Impact 3.13-1: Result in an Exceedance of City of Elk Grove General Plan VMT Thresholds
- ▶ Impact 4-20: Cumulative Public School Impacts
- ▶ Impact 4-22: Cumulative Impacts on Vehicle Miles Traveled

1.6 CEQA PUBLIC REVIEW PROCESS

On February 12, 2021, the City released the Draft SEIR for a 45-day public review and comment period. The Draft SEIR was submitted to the State Clearinghouse for distribution to reviewing agencies; posted on the City's website (<http://www.elkgrovecity.org/housingelement>); and was made available at the City's offices at 8401 Laguna Palms Way and the Elk Grove Library at 8900 Elk Grove Boulevard. A notice of availability (NOA) of the Draft SEIR was published in the Sacramento Bee and distributed by the City to a project-specific mailing list.

A public meeting was held at noon on March 17, 2021, to receive input from agencies and the public on the Draft SEIR. Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting was held online only via Zoom. The meeting was recorded and no comments were received.

As a result of these notification efforts, written comments were received from four agencies and one organization on the content of the Draft SEIR. Chapter 2, "Responses to Comments," identifies these commenting parties, their respective comments, and responses to these comments. None of the comments received, or the responses provided, constitute "significant new information" by CEQA standards (State CEQA Guidelines Section 15088.5).

1.7 ORGANIZATION OF THE FINAL SEIR

This Final SEIR is organized as follows:

Chapter 1, "Introduction," describes the purpose of the Final SEIR, summarizes the Housing Element and Safety Element Update Project and the major conclusions of the Draft SEIR, provides an overview of the CEQA public review process, and describes the content of the Final SEIR.

Chapter 2, "Responses to Comments," contains a list of all parties who submitted comments on the Draft SEIR during the public review period, copies of the comment letters received, and responses to the comments.

Chapter 3, "Revisions to the Draft EIR," presents revisions to the Draft SEIR text made in response to comments, or to amplify, clarify or make minor modifications or corrections. Changes in the text are signified by ~~strikeouts~~ where text is removed and by underline where text is added.

Chapter 4, "References," identifies the documents used as sources for the analysis.

Chapter 5, "List of Preparers," identifies the lead agency contacts as well as the preparers of this Final SEIR.

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