

## 4.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

The following is an introduction to the environmental analysis of project-specific and cumulative impacts and general assumptions used in the analysis. The reader is referred to the individual technical sections of the Draft EIR regarding specific assumptions and methodology used in the analysis.

### ANALYSIS ASSUMPTIONS GENERALLY USED TO EVALUATE THE IMPACTS OF THE CITY OF ELK GROVE GENERAL PLAN

#### BASELINE ENVIRONMENTAL CONDITIONS ASSUMED IN THE DRAFT EIR

Section 15125(a) of the CEQA Guidelines requires that an EIR include a description of the physical environmental conditions in the vicinity of a project, as they exist at the time the Notice of Preparation (NOP) is published. The CEQA Guidelines also specify that this description of the physical environmental conditions is to serve as the baseline physical conditions by which a lead agency determines whether impacts of a project are considered significant.

The environmental setting conditions of the City of Elk Grove and the surrounding area are described in detail in the technical sections of Draft EIR (see Sections 4.1 through 4.13). In general, these setting discussions describe the setting conditions of the City of Elk Grove and the surrounding area as they existed when the NOP for the project was released on June 21, 2002. In addition, the Draft EIR also includes updated setting information since release of the NOP, such as the status of large-scale development projects in the City and surrounding region (see **Table 4.0-2** and **Figure 4.0-1**).

#### BUILDOUT ASSUMPTIONS UNDER THE GENERAL PLAN WITHIN EXISTING CITY LIMITS

**Table 4.0-1** identifies land use acreages under the proposed General Plan within existing City limits at buildout.

**TABLE 4.0-1  
PROPOSED CITY OF ELK GROVE GENERAL PLAN LAND USE SUMMARY AT BUILDOUT WITHIN THE CITY LIMITS**

Land Use Category	Acreage
<i><b>Residential Categories</b></i>	
Rural Residential (RR) (0.1 to 0.5 du/ac)	5,256
Estate Residential (ER) (0.6 to 4.0 du/ac)	1,034
Low Density Residential (LDR) (4.1 to 7.0 du/ac)	7,729
Medium Density Residential (MDR) (7.1 to 15.0 du/ac)	425
High Density Residential (HDR) (15.1 to 30.0 du/ac)	247
Mixed Use	
Office/Multi-Family (20.0 du/ac maximum)	206
Commercial/Office	39.1
Commercial/Office/Multi-Family (20.0 du/ac maximum)	457
Open Space	
Public Parks	728
Public Open Space/Recreation	817

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Land Use Category	Acreage
Private Open Space/Recreation	234
<b>Policy Areas</b>	
South Pointe Policy Area - Low Density Residential (4.1 to 7.0 du/ac) except for 4 percent of PA is designated for multi-family at a maximum density of 20 du/ac.	LDR- 186.1; HDR - 10.6; PP - 10.1; Pub/OS - 3.8
Southeast Policy Area	1170.1
Elk Grove Triangle Policy Area	706
<b>Non-residential</b>	
Commercial	932
Office	65
Public Schools	683
Institution	160
Public/Quasi Public	325
Light Industry	350
Heavy Industry	505
<b>Total</b>	22,278.8

Based on Traffic Analysis Zone (TAZ) mapping, historic and maximum residential development densities (i.e., RR - 0.5 dwelling units per acre, ER - 4 dwelling units per acre, LDR - 5.6 dwelling units per acre, MDR - 12 dwelling units per acre, HDR - 20 dwelling units per acre) and consideration of development of net acreage in the City, it is anticipated that buildout of the proposed General Plan would result in approximately 63,340 dwelling units and a population of approximately 194,453 within the City limits. It should be noted that these estimates of dwelling units and population does not constitute a dwelling unit or population cap for the City.

### BUILDOUT ASSUMPTIONS UNDER THE GENERAL PLAN ASSOCIATED WITH THE PLANNING AREA

As described in Section 3.0 (Project Description), the proposed General Plan identifies the Planning Area, which is outside the existing City limits and includes land areas currently proposed as part of the City's sphere of influence. The Planning Area designates land areas adjacent to the City as Regional Treatment Plant, Laguna West, Open Space, Rural Residential (2 acre lot size), Urban Study Area and Limited Development (agriculture, rural residential, open space and floodplain). Assumptions used in the environmental analysis for these areas are described below.

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TABLE 4.0-2  
PROPOSED AND APPROVED LARGE-SCALE RESIDENTIAL AND COMMERCIAL PROJECTS IN ELK GROVE

Map Number	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
<i>Elk Grove Projects</i>							
1	Kapalua Estates	Single-family residential development with private streets and gated entries.	49 single-family units (1-acre lots)	N/A	55	<b>Elk Grove Triangle Policy Area:</b> East of Bradshaw Rd., south of Bond Rd.	Approved
2	Van Ruiten Acres	Single-family residential lots with private streets and gated entries.	83 single-family units (1-acre lots)	N/A	90.5	<b>Elk Grove Triangle Policy Area:</b> East of Bradshaw Rd., south of Bond Rd.	Approved
3	<p><b>East Elk Grove Policy Area:</b> <b>Approved Projects:</b> Tributary Pointe, Elk Grove Crossing Unit II, Elk Grove Crossing Unit III, East Park, Heritage, Windsor Downs, Waterman Ranch, Newton Ranch, Silver Creek, Windsor Glen, Waterman Plaza</p> <p><b>Proposed Projects:</b> Bond Ridge, Newton</p>	A mix of single-family residential development, commercial uses, park sites, school sites, and open space.	<p><b>Total:</b> 4,300 single-family units (based on the average density in each land use category)</p> <p><b>Proposed:</b> 114 single-family units</p>	23.5 total acres: 54,000 square feet (approved)	1,439	<b>Policy Area:</b> Borders of Bradshaw Rd., Bond Rd., and Grant Line Rd.	See previous columns

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Map Number	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
	Ranch #2						
4	Park Meadows Apartments	Multi-family residential development.	144 multi-family units	N/A	7.7	<b>Elk Grove:</b> Northeast corner of Lewis Stein Rd. and W. Stockton Blvd.	Approved
5	Lent Ranch Marketplace SPA	Commercial/ Office/ Residential Development.	280 multi-family units	3.1 million square feet of commercial/ office uses	295	<b>Elk Grove:</b> W. Stockton Blvd./ Highway 99 as eastern borders; Kammerer Rd. as southern border	Approved
6	Sheldon Park	Single-family residential development.	177 single-family units	N/A	40	<b>Elk Grove:</b> NE corner of Highway 99 and Sheldon Rd.	Approved
7	<b>Calvine/99 SPA:</b> Proposed Projects: Arcadian Village #2, Arcadian Village #3, Arcadian Village #4, Sheldon Park	A mix of residential developments, commercial, office, schools, and park uses.	Total: 4,125 to 4,191 Proposed units: 842	1,046,000 square feet to 1,630,000 square feet	Total: 615 Proposed: Approx. 157	<b>Elk Grove:</b> Sheldon Rd./E. Stockton Blvd.	Approved
8	<b>East Franklin Policy Area:</b> <b>Approved projects:</b> Elk Grove Greens; Franklin Meadows; Laguna Creek South; Elk Grove Meadows; Franklin 51;	A mix of single-family residential development, multi-family residential development, commercial uses, park sites, and school sites.	Total: 3,712 approved single-family units; 428 proposed single-family units	313,632	Total: 844.6 (approved); 102.5 (proposed)	<b>Policy Area:</b> Borders of Elk Grove Blvd., Franklin Blvd., Bilby Rd., and Bruceville Rd.	See previous columns

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<b>Map Number</b>	<b>Name of Project</b>	<b>Use</b>	<b>Total Number of Dwelling Units</b>	<b>Total Commercial Square Footage</b>	<b>Total Acreage</b>	<b>Location</b>	<b>Status</b>
	Quail Ridge; Laguna Estates; Backer Ranch; Schuler Ranch <b>Proposed Projects:</b> Elk Grove Meadows Phase III						
9	Elk Grove Auto Mall Expansion	Expansion of existing auto mall.	N/A	1,533,312	44	<b>Elk Grove:</b> South of Elk Grove Blvd. and the existing auto mall; west of Highway 99	Approved
10	Krispy Kreme	Doughnut shop; convenience store; gasoline canopy and 6 fueling dispensers.	N/A	10,747	2.5	<b>Elk Grove:</b> SW corner of Bond Rd. and E. Stockton Blvd.	Approved
11	Waterman & Elk Grove Center	Drive-thru pharmacy and retail building.	N/A	19,600	1.8	<b>Elk Grove Old Town SPA:</b> NW corner of Waterman and Elk Grove Blvd.	Approved
12	Laguna Creek Apartments	Multi-family residential development.	160	N/A	12	<b>Elk Grove:</b> SW corner of Bruceville and Center Parkway	Approved
13	Laguna Gateway Phase II	Retail center including specialty shop space, full service restaurants, and a gas service station/fast food use.	N/A	150,537	15	<b>Laguna Gateway SPA:</b> NE corner of Laguna Blvd. and Big Horn Blvd.	Approved
14	Webb Street	Single-family residential development with a	84	N/A		<b>9720 Webb St.</b>	Proposed

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Map Number	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
		private park and greenbelt.					
15	Laguna Ridge Policy Area	A mix of residential, commercial, and office uses, as well as schools, parks, and open space.	7,826	3,131,310.6	1,900	<b>Policy Area:</b> Borders of Elk Grove Blvd., Bruceville Rd., Kammerer Rd., W. Stockton Blvd.	Proposed
16	South Pointe Policy Area	A mix of residential, schools, parks, and open space uses.	993	N/A	210.6	<b>Policy Area:</b> Borders of Southeast Policy Area, Kammerer Rd., and Lent Ranch SPA	Proposed
17	Calvine Pointe	Commercial development.	N/A	241,046	22.36	SE corner of Calvine Rd. and Elk Grove-Florin Rd.	Proposed
18	Sheldon Lakes	A mix of single-family residential uses as well open space and trails.	257	N/A	155.1	SE corner of Sheldon Rd. and Waterman Rd.	Proposed
<b>Sacramento County Projects</b>							
19	North Vineyard Station Specific Plan	A mix of residential developments of different densities, commercial and office uses, schools, and recreation/ open space uses.	5,732	30.5 gross acres (approximately 1,062,864 square feet)	1,594.5	<b>Sacramento County:</b> Boundaries of Florin Rd., Gerber Rd., Vineyard Rd., Elder Creek Rd.	Approved
20	Vineyard Springs Comprehensive Plan	Mix of residential developments of different densities with a large community park,	5,942	13 gross acres (approximately 453,024 square feet)	2,650	<b>Sacramento County:</b> Boundaries of Gerber Rd., Calvine Rd., Excelsior Rd.,	Approved

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Map Number	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
		schools, and neighborhood parks.				Bradshaw Rd.	
21	Florin Vineyard "Gap" Community Plan	A mix of residential developments of different densities, commercial uses, and recreation/ trails.	5,639 to 5,981	Approximately 5,052,960 square feet	3,766	<b>Sacramento County:</b> Boundaries of Elder Creek Rd. /City of Sacramento, north of Vintage Park Drive and Churchill Downs subdivision, Bradshaw Rd., and UPRR/Elk Grove-Florin Rd.	Proposed
22	Sunrise-Douglas Community Plan	A mix of low and medium density residential uses, commercial uses, and recreation/ pedestrian uses.	21,728	479.6 acres of commercial/ office uses (approximately 16,713,100.8 square feet)	6,015.3 total; 2,632 acres are the Sunridge Specific Plan area	<b>Sacramento County:</b> Boundaries of Douglas Rd., Kiefer Blvd./ Jackson Highway, Grant Line Rd., Sunrise Blvd.	Proposed
<b>City of Sacramento Projects</b>							
23	Airport Meadowview/ South Sacramento Community Plan Update – includes Sunnyside Meadows, Village Meadows, Delta Shores Village PUD, City Farms, Fruitridge Manor, Glen Elder, Elder	A mix of medium to high density residential developments, commercial uses, public/quasi public uses.	33,045	573 gross acres (approximately 19,967,904 square feet)	12,015 acres	<b>City of Sacramento:</b> Joining of the Airport Meadowview Community Plan and South Sacramento Community Plan areas, north of the Sacramento Regional Wastewater Treatment Plant	Update in process

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Map Number	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
	Creek, Franklin Villa, Southgate, Valley Hi and Florin-Perkins industrial area						

FIGURE 4.0-1 CURRENT PROJECT MAP 11x17

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### **Urban Study Area**

This Planning Area designates areas for future consideration of urban development identified as "Urban Study Areas", as well as areas intended to remain in their existing land use condition (open space, agricultural lands and rural residential). The proposed General Plan does not specifically identify that these areas are to be incorporated into the City and urbanized and are thus not designated with any specific urban land uses. The General Plan simply identifies these areas as land areas that should be carefully studied prior to consideration of development. However, for purposes of the cumulative impact environmental analysis, this Draft EIR assumes that these areas could be annexed and urbanize after buildout of the City.

### **Regional Treatment Plant**

This area consists of the existing Sacramento County Regional Wastewater Treatment Plant, which provides wastewater treatment for the unincorporated area of Sacramento County as well as the cities of Sacramento, Citrus Heights, Folsom, and Elk Grove. With the exception of plant expansions planned by the Sacramento Regional County Sanitation District, no development is expected to occur in this area as a result of the General Plan.

### **Laguna West**

This area includes the nearly builtout unincorporated community of Laguna West. The proposed General Plan does not propose to alter existing land use designations within Laguna West for areas remaining to be developed.

### **Open Space**

As identified in the General Plan, these land areas consist of the existing Stone Lakes National Wildlife Refuge that is currently maintained by the U.S. Fish and Wildlife Service as well as the open space (wetland preserve) area south of Elk Grove Boulevard and west of Franklin Boulevard. The proposed General Plan does not propose any alteration of the open space condition of these areas.

### **Rural Residential (minimum 2 acre lots)**

This area consists of land areas east and north of the existing City limits, and consists of agricultural and rural residential land uses. The proposed General Plan identifies that the City's long-term vision for this area is to maintain existing conditions, which is less intense than what is currently allowed under the existing Sacramento County General Plan (one acre lot minimum). However, approved development projects within these areas would retain their approved density of development.

### **Limited Development**

These areas are generally located south and east of the existing City limits and consist of rural residential, agricultural, open space uses and/or are constrained by flooding conditions along the Cosumnes River and Deer Creek. The General Plan identifies that the City's long-term vision for this area is to maintain existing conditions.

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### GENERAL ASSUMPTIONS UTILIZED FOR EVALUATING CONSTRUCTION, PHASING, AND OPERATIONAL IMPACTS FROM THE IMPLEMENTATION OF THE GENERAL PLAN

The environmental analysis in this Draft EIR does consider environmental effects associated with construction and operation of land uses under the proposed General Plan. Current estimated rates of future development of the City based on Sacramento Area Council of Governments (SACOG) estimates are provided in Section 4.3 (Population/Housing/Employment). The City currently does not operate under a growth control ordinance or other similar mechanism that restricts the rate of growth in a given year and the proposed General Plan does not propose such a program. It is anticipated that the rate of development will be driven by market conditions.

### APPROACH TO THE CUMULATIVE IMPACT ANALYSIS

#### Definition of Cumulative Setting

CEQA Guidelines Section 15130 requires that EIRs include an analysis of the cumulative impacts of a project when the project's effect is considered cumulatively considerable. In general, the cumulative setting conditions considered in this Draft EIR are based on the existing land use plans in the Sacramento region (see **Figure 4.0-2** for an illustration of large growth areas in the region) (e.g., Sacramento County, El Dorado County, Placer County and the cities of Sacramento, Folsom, Rancho Cordova, Galt, Citrus Heights, Roseville and Rocklin) as well as by consideration of large-scale proposed and approved development projects listed in **Table 4.0-2** and shown in **Figure 4.0-1**. This list of large-scale projects is intended to describe large-scale development activities in the general vicinity of the City and is not intended to be an all-inclusive list of projects in the Sacramento region.

Each technical section of the Draft EIR includes a description of the cumulative setting's geographic extent based on the characteristics of the environmental issue under consideration as set forth in Section 15130(b) of the CEQA Guidelines.

#### Consideration of Cumulative Impacts

Each technical section in the Draft EIR considers whether the project's effect on anticipated cumulative setting conditions is cumulatively considerable (i.e., a significant effect). The determination of whether the project's impact on cumulative conditions is considered is based on consideration of applicable public agency standards, consultation with public agencies and/or expert opinion. In addition, as described above, the environmental effects of potential development of the Urban Study Areas is considered in the cumulative impact analysis. Section 5.0 (Cumulative Impacts Summary) provides a summary of the cumulative impacts associated with the General Plan.

### TERMINOLOGY USED IN THE DRAFT EIR

This Draft EIR uses the following terminology:

**Elk Grove Planning Area:** As described in Policy LU-9, this land area consists of land area outside the current incorporation boundaries of Elk Grove that the City has identified a long-term vision for land uses.

**Cumulative Significant Impact:** A cumulative significant impact would result when the project would contribute significantly to a physical impact on the environment expected under cumulative conditions.

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**Less Than Significant Impact:** A less than significant impact would cause no substantial change in the physical condition of the environment (no mitigation would be required for project effects found to be less than significant).

**Significant Impact:** A significant impact would cause (or would potentially cause) a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects using specified standards of significance provided in each technical section of the EIR. Identified "significant" impacts are those where the project would result in an impact that can be measured or quantified, while identified "potentially significant" impacts are those impacts where an exact measurement of the project's effect cannot be made but substantial evidence indicates that the impact would exceed standards of significance. A potentially significant impact may also be an impact that may or may not occur and where a definite determination cannot be foreseen. Mitigation measures and/or project alternatives are identified to avoid or reduce to a less than significant level project effects to the environment.

**Significant Unavoidable Impact:** A significant and unavoidable impact would result in a substantial change in the environment that cannot be avoided or mitigated to a less than significant level if the project is implemented.

**Standards of Significance:** A set of significance criteria used by the CEQA lead agency (Placer County) as well as by other public agencies with regulatory jurisdiction over the project to determine at what level or "threshold" an impact would be considered significant. Significance criteria used in this EIR include the State CEQA Guidelines; factual or scientific information; regulatory performance standards of local, State, and Federal agencies; and, City goals, objectives, and policies. Specified significance criteria are identified at the beginning of the impact analyses of each technical section of the EIR.

**Subsequent Projects:** Anticipated development projects (e.g., residential, commercial, park, recreational) that would occur under the General Plan. This would include public and utility extension projects including, but not limited to, roadway widenings and extensions, intersection improvements, water distribution improvements and trail extensions.

**Urban Study Areas:** Two general land areas identified outside of the City limits, but within the Elk Grove Planning Area where some form of urban development may occur.