
4.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

The following is an introduction to the 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 DEIR regarding specific assumptions, methodology, and significance criteria used in the analysis.

ANALYSIS ASSUMPTIONS GENERALLY USED TO EVALUATE THE IMPACTS OF THE PROJECT

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 the 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 project site and the surrounding area are described in detail in the technical sections of the DEIR (see Sections 4.1 through 4.11). In general, these setting discussions describe the setting conditions of the project site and the surrounding area as they existed when the NOP for the project was released on December 14, 2007.

GENERAL PLAN CONSISTENCY ANALYSIS

As required by CEQA Guidelines 15125(d), each technical section of the DEIR (Sections 4.1 through 4.11) discusses the project's consistency with relevant policies contained in the existing Elk Grove General Plan.

PROJECT CONSTRUCTION EFFECTS

The proposed project is limited to a General Plan Amendment (GPA) and Rezone. No development is proposed as part of the project. Section 3.0, Project Description, provides a description of uses allowed by the proposed land use and zoning designations. The environmental analysis in Sections 4.1 through 4.11 addresses potentially significant impacts from the construction effects of future development projects based on the assumptions made regarding the development potential of the project site.

PROJECT DEVELOPMENT AND BUILDOUT ASSUMPTIONS

For the purposes of the environmental analysis, it is assumed that the buildout of the project site would occur against current conditions. The project is limited to a GPA, rezone, and Special Planning Area (SPA) amendment. While no development is proposed as part of the project, the DEIR examines potential impacts that could occur in association with development of the site with uses allowed under the proposed land use designations. For the purposes of assessing potential impacts, it was assumed that development of the project site could result in a maximum of 237 residential housing units (20 housing units per acre multiplied by 11.85 acres of RD-20 zoning) and approximately 504,643 square feet of commercial development assuming a floor area ratio (FAR) of 0.35 (33.1 acres of commercial uses x 43,560 sq. ft./acre x 0.35).

STRUCTURE OF THE ENVIRONMENTAL IMPACT ANALYSIS

Sections 4.1 through 4.11 of this DEIR each contain a detailed description of current setting conditions (including applicable regulatory setting), an evaluation of the direct and indirect

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environmental impacts resulting from the implementation of the project, and feasible mitigation measures to reduce the magnitude of identified impacts. The individual technical sections of the DEIR follow the following format:

ENVIRONMENTAL SETTING

This sub-section includes a description of the existing physical setting conditions associated with the technical areas of discussion (i.e., visual resources/light and glare, air quality, etc.), consistent with CEQA Guidelines Section 15125.

REGULATORY SETTING

This sub-section consists of the identification of applicable federal, state, regional, and local plans, policies, laws, and regulations that apply to the technical areas of discussion and discussion of the project's consistency with relevant General Plan policies.

IMPACTS AND MITIGATION MEASURES

The Impacts and Mitigation Measures subsection identifies direct and indirect environmental effects associated with implementation of the proposed project and identifies those measures that mitigate the environmental effects. Standards of significance are identified and utilized to determine whether identified environmental effects are considered significant and require the application of mitigation measures. Each environmental impact analysis is identified numerically (e.g., Impact 4.1.1 – Land Use Compatibility Issues) and is supported by substantial evidence in the discussion.

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 DEIR are based on the existing conditions as could be modified by land use plans provided by the City of Elk Grove (General Plan and Zoning Ordinance), Sacramento County (via the Sacramento County General Plan and Zoning Ordinance), City of Sacramento, and the proposed, approved, and reasonably foreseeable development projects listed in **Table 4.0-1**. The 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 region.

The cumulative setting for the Sheldon/99 GPA and Rezone project generally encompasses the City of Elk Grove. The cumulative setting varies for each environmental issue area, depending on the resources affected and any relevant boundaries, such as the Sacramento Valley Air Basin for air quality resources or the County Sanitation District-1 boundaries for sewer services. Each technical section of the DEIR includes a description of the geographic extent of the cumulative setting for that resource based on the characteristics of the environmental issues 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 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 Sheldon/99 GPA and Rezone site is considered in the cumulative impact analysis. Section 5.0, Cumulative Impacts Summary, provides a summary of the cumulative impacts associated with the project.

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**TABLE 4.0-1
PROPOSED AND APPROVED LARGE-SCALE RESIDENTIAL AND COMMERCIAL PROJECTS IN THE SACRAMENTO REGION**

Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Elk Grove Projects						
Montego Falls Affordable Housing Project	Residential	132 units	N/A		west side of Bruceville Road at Terrazzo Drive, north of Whitelock Parkway (APN 132-0720-032)	Approved
Seasons at Laguna Ridge	Residential	222	N/A		northeast corner of Bruceville Road and Bilby Road (APNs 132-0050-028, -029, -034, -035) in LRSP	Approved
Elk Grove Promenade	Commercial	N/A	1.1 million square feet	107	northwest corner of State Route 99 and Grant Line Road in the Lent Ranch Special Planning Area (APN 134-0220-078)	Approved
Emerald Vista Apartments	Residential	112 units	N/A		east side of E. Stockton just north of Elk Grove Boulevard (APN 125-0010-003)	In process
Vineyard at Madeira	Commercial	N/A	140,000 square feet		7623 Poppy Ridge Road in LRSP	In process

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Reynolds and Brown Plaza III	Commercial/ Retail	N/A	2,400 sf of retail uses; 3,000 sf full service gas station with car wash and mini-mart; 4-story hotel with 93 rooms; 4,500 sf restaurant; 1,200 sf coffee drive-thru	4.014	9603-9641 East Stockton Blvd. between E. Stockton Blvd. and Hwy 99 on the south side of Elk Grove Blvd. at the former Caltrans maintenance station site (APN 125-0030-029)	FEIR in process
Sterling Meadows	Mixed Use	799 single- family residential lots on 127.5+ net acres, 174 live/work and/or flex units on 22.2+ net acres, 206 multi-family residential units on 10.3+ net acres	N/A	200	southernmost portion of the City of Elk Grove, in southern Sacramento County; the project site is southwest of State Route (SR) 99, and north of Kammerer Road	FEIR in process
Southeast Area Specific Plan	Mixed Use	4,752 units	3.1 million sf of commercial/office	1,194	encompasses the City of Elk Grove's Southeast Policy Area; located to the west of Highway 99, east of Big Horn Boulevard and Bruceville Road, south of Bilby Road and Poppy Ridge Road, north of Kammerer Road	On hold as of February 2008

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Laguna Ridge Specific Plan	Mixed Use	7,767	265.0 acres of commercial, office, and civic uses	1,900	in the southwestern portion of City; west of Hwy 99, south of Elk Grove Boulevard, east of Bruceville Road and the East Franklin Specific Plan area, and north of Bilby Road	SP adopted in 2004, some projects under construction
Rancho Cordova Projects						
Heritage Falls	Residential/ Open Space	206 single-family dwellings, 622 active adult (age restricted) single-family dwellings, 132 active adult (age restricted) multi-family dwellings	N/A	237.8	west of Grant Line Road approximately 0.75 miles south of White Rock Road and approximately 0.80 miles north of Douglas Road within the City of Rancho Cordova	NOP released in February 2008, preparing DEIR
Westborough	Mixed Use	6,000 units on 1,000 acres	274 acres	1,274	bounded by Nimbus Road (east), White Rock Road (south)	Preliminary planning stages
Capital Village	Mixed Use	821 units on 71.1 acres	32 acres	103.1	Data Drive/ International Drive	Under construction
Villages of Zinfandel	Mixed Use	1,833 units on 527 acres	18 acres	545.0	Zinfandel/ International Drive	1,011 units complete/822 to be constructed
Rio Del Oro (Elliott Homes)	Mixed Use	11,601 units on 1,931 acres	137 acres	2,068	bounded by Douglas Rd., White Rock Rd., Sunrise Blvd.	Recirculated DEIR, public review ends 5/30/2008

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
North Douglas and North Douglas II	Residential	819 units	N/A	162.4	Douglas Road	North Douglas II pending approval and North Douglas not yet under construction
Mather East	Mixed Use	129 units on 11.9 acres	29.1 acres	41	southwest corner of Sunrise Blvd. and Douglas Road	Project approved, not yet under construction
Anatolia I	Mixed Use	916 units on 163.5 acres	14.5 acres	178	bounded by Sunrise Blvd. (west), Douglas Road (north)	Under construction
Anatolia II	Mixed Use	980 units on 150.7 acres	11.1 acres	161.8	bounded by Sunrise Blvd. (west), Chrysanthy Blvd. (south)	Under construction
Anatolia III	Residential	798 units	N/A	208	Kiefer Blvd./Jaeger Road	Site prep and grading
Anatolia IV	Residential	203 units	N/A	25	Chrysanthy Blvd., Jaegar Road	Pending approval
Montelena	Residential	892 units	N/A	158.3	bounded by Douglas Road (north), Jaeger Road (east)	Project approved, not yet under construction
Sunridge Lot J	Residential	369	N/A	64.8	bounded by Douglas Road (north), Jaeger Road (west)	Pending approval
Sunridge Park	Mixed Use	953 units on 203.4 acres	32.3 acres	235.7	Douglas Road, Americanos Blvd.	Awaiting final maps

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Douglas 103, Douglas 98, Grantline 208, and Arista Del Sol	Mixed Use	2,504 units on 363.7 acres	24 acres	387.7	bounded by Douglas Road (north), Grant Line Road (east), Americanos Road (west)	Project approved, not yet under construction
The Preserve	Residential	2,681	N/A	303.5	east of Jaeger Road, south of Douglas Road	EIR review
Grantline 220, Kamilos Property and Shaliko Investors	Mixed Use SPA	5,459 units on 2,901 acres	306 acres	3,207	bounded by Kiefer Blvd. (south), Chrysanthy Blvd. (north), Grant Line Road (west)	Early stages of EIR preparation
Chrysanthy Boulevard Retail	Commercial	N/A	188,757	16.8	SEC Sunrise Blvd. and Chrysanthy Blvd.	Processing application
Creekside Commerce Center	Commercial	N/A	308,709	28	Zinfandel Drive and N. Mather Blvd.	Approved May 2007, not yet under construction
The Arboretum-Waegell	Mixed Use	5,000 units	465,000	1349.29	E. of Sunrise, N. Jackson, W. Grant Line	Preliminary review – very rough draft of the Specific Plan
City of Sacramento Projects						
701 L Street	Mixed Use Tower	85 rental units	10,500 sf retail uses, 230,000 sf office uses, 570 parking spaces	583,332 sf tower	701 L Street	Application in progress
Cathedral Square Condominiums	Mixed Use Tower	233 units	7,290 retail sf	25-story tower	1010 11th Street, southwest corner of 11th and J	Pending Design Commission approval

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Sacramento Railyards	Mixed Use	10,000 to 12,101 units	1.4 million sf of retail, 2.3 million sf of professional office, 485,390 sf of historic cultural specialty retail	240	north of Sacramento's central business district and east of the Sacramento River	Approved by City Council 12/11/2007
831 L Street Tower	Use Undecided	173 condo units – OR –	6,500 retail sf, 190,200 office sf	either 13- or 15-story tower	831 L Street	EIR in progress, public hearing 1/24/2008 for comments
712 K Street	Mixed Use Tower	310 rental units	27,450 sf retail uses, 319 parking spaces	554,250 sf tower	712 K Street	Application in progress
The Metropolitan	Mixed Use	320 condo units or 190 condo units/190 hotel rooms	potential for 190 hotel rooms	0.96	921 10th Street (northeast corner of 10th & J streets)	City Council heard project on 1/8/2008 and sent back to Planning Commission and Design Commission to be reheard
Bank of the West Tower	Commercial	N/A	467,942 sf office uses, 27,124 sf retail uses	25-story tower	500 Capitol Mall	Under construction
U.S. Bank Tower	Commercial	N/A	366,000 sf commercial uses, 24,000 sf ground floor retail	25-story tower	621 Capitol Mall	Under construction
Aura	Mixed Use	282 residential units	ground floor retail	39-story condo tower	601 Capitol Mall	Approved, construction not yet started
Capitol Grand Tower	Mixed Use	278 residential units	54,634 sf commercial/office, 200 hospitality rooms	1.17 million sf tower	12 th and J Street	On hold as of April 2008
1901 Broadway	2 Mixed Use Buildings	108 units	17,628 sf office uses, 6,000 sf retail uses	-	1901 Broadway	Approved by City Council 1/22/2008
1801 3 rd Street	Mixed Use	305 condo units	ground floor retail	-	1801 3 rd Street	Awaiting Planning Commission scheduling as of April 2008

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Freeport Marketplace	Mixed Use	N/A	52,200	6.3	southeast corner of Freeport and Meadowview	Approved 11/20/2007
Curtis Park Village	Mixed Use	211 single-family units, 329 multi-family units	189,000	71.7	northwest corner Sutterville Road near 24 th Street	Not approved, EIR in progress
Franklin Point	Commercial	N/A	38,000	5.5	southwest corner of Franklin Blvd. and Mack Road	Project plans recently revised – project in process
Bruceville American Dream	Residential	64 single-family units	N/A	6.9	west side of Bruceville Road at Damascus	Negative Declaration still to be completed
Oak Park Townhomes and Apartments	Residential	-	N/A	2.075	Broadway/MLK Jr.	On hold – project under revision
Riza Avenue Project	Residential	46 single-family units, 12 duplexes (24 units) and 42 condo units	N/A	8.16	6001 Riza Avenue	Application in progress
Delta Shores	Mixed Use	4,600 to 5,900 units	2 mixed use retail centers	800	South of Meadowview	Environmental review in progress; NOP released 4/12/2007
Cottages at Laguna	Residential	72 condo units	N/A	3.2	Center Parkway at Hermitage Way	Approved By Planning Commission, scheduled to be heard by City Council 2/5/2008
College Square Retail Center	Mixed Use	355 multi-family units	4 retail and commercial buildings	2.8	southeast corner of Bruceville and Cosumnes	Phase I commercial completed, multi-family units in process
Parkway at Cosumnes	Residential	123 single-family units	N/A	10.6	8395 Bruceville	On hold – awaiting revisions from applicant

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Cooperstone Village I	Residential	101-unit affordable housing apartment community	N/A	-	8000 West Stockton Boulevard	Scheduled for Planning Commission 2/14/2008
Cooperstone Village II and III	Residential	252-unit apartment community	N/A	-	7600,7720, and 7640 W. Stockton Boulevard	Scheduled for Planning Commission 2/14/2008
Natomas Landing	Mixed Use	includes condo complex	450,000	69.5	northeast corner of Del Paso Road and El Centro Road	In progress
Natomas Crossing Retail	Retail	N/A	483,000	82.4	southwest and northwest corners of East Commerce Way and Arena Boulevard	EIR in process as of April 2008
Greenbriar	Mixed Use	2,952 units	288,000	577	southwest corner of Highway 99 and Elkhorn Boulevard	Planning Commission recommended denial, City Council hearing on 1/22/2008
Panhandle PUD	Mixed Use	3,075 units	200,000	594.7	northwest corner of Del Paso Road and Sorento Road	Final EIR released May 2007
Commerce Station	Mixed Use	Mixed Use Residential/Commercial	3,267,068 square feet of office, mixed-use office, retail, support retail, hospitality, and residential uses	180.5	northeast corner of Del Paso Road and Interstate 5	Final EIR released March 2008
Heritage Point	Residential	230 age restricted condo units	N/A	9.62	corner of Rose Arbor and Natomas Blvd.	Approved by Planning Commission 10/11/2007
Leisure Vistas	Residential	835 senior units	N/A	35	north end of Sully Drive	Master Parcel Map scheduled for hearing January of 2008

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Sacramento County Projects						
Florin-Vineyard "Gap" Plan	Mixed Use	current development proposals for 6,794 units	current development proposals for 20.6 acres commercial	total of 3,450 acres in plan, current development proposals for 1,192 acres	between the existing urban area to the west of Elk Grove-Florin Road and comprehensively planned urban area to the east (i.e., North Vineyard Station and Vineyard Springs)	All Florin-Vineyard Gap Community Plan projects are bundled with planning process itself; a single EIR and infrastructure financing plan in process. Once the EIR/financing plan has been completed (summer 2008), hearings will be held on planning effort first, then on individual projects.
Glenborough at Easton and Easton Place (part of the larger Easton Project)	Mixed Use	2,800 single-family units (detached and attached units) and approximately 2,000 multi-family units	3.5 million square feet of business uses	1,400	south side of Highway 50 between Hazel Avenue and Prairie City Road in unincorporated County	DEIR released, public review in progress
The Residences West and East and the Retreat	Residential	282 units	N/A	175	Rancho Murrieta in eastern Sacramento County, north of State Highway 16 and the Cosumnes River	Approved by Board of Supervisors 12/12/2007
Carmencita Ranch	Residential	667 units	N/A	105	Vineyard Springs Comprehensive Plan	Subdivision Review Committee hearing 12/21/2007 – action summary not yet available http://www.planning.sacounty.net/meetings/src/index.html
Golf Club Court Condominiums	High-Density Residential	22	N/A	1.48	7500-7536 Golf Club Court	Pending

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8330 Elk Grove-Florin Road	RD-10	97 single-family units	N/A	10	west side of Elk Grove-Florin Road, 600 ± feet north of Calvine Road, in the Vineyard community	On hold (applicant making changes to project as of 9/5/2007)
Vineyard Creek	Residential, Open Space	390 total lots: 377 residential lots, 1 park site lot, 3 open space lots, 1 detention facility lot, 2 future residential lots, 1 multi-family lot, and 6 landscape corridor lots	N/A	104.8	south side of Florin Road, 1,300 ± feet east of Hedge Avenue, in the Vineyard community	
Silveira Property	RD-5	72 single-family lots	N/A	14.3	7775 Carmencita Avenue	
Central Watt Avenue Wal-Mart Supercenter	Commercial	N/A	146,732	11.16	4675 Watt Avenue, North Highlands	Environmental review in progress – NOP for EIR released on 6/6/2007
Corsair Park	Residential	112-unit senior apartment community	N/A	4.26	east side of Watt Ave., approximately 700 feet north of Elkhorn Boulevard, in the North Highlands community	Approved by PPC 1/14/2008, pending final approval by Board of Supervisors
Norden Terrace Apartments	High-Density Residential	228 multi-family units	N/A	9.87	east side of Watt Avenue, north of Elkhorn Boulevard, in the North Highlands community	Approved by PPC 1/14/2008, pending final approval by Board of Supervisors

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Nimbus Village (Nimbus Winery)	Retail/Office	N/A	2 one-story retail buildings totaling 14,753 ± square feet at the existing Nimbus Winery site and the potential of 1 additional retail building totaling 7,540 ± square feet	10.0	northeast corner of Hazel Avenue and Folsom Boulevard, in the Rancho Cordova community	Rezone approved; other entitlements anticipated to go to Planning Commission early 2008
Westborough Station	Mixed Use Office/Condo	980 multi-family units	75,288	12.42	2300 Mine Shaft Lane, on the south side of Folsom Boulevard and Southern Pacific Railroad, approximately 6,700 ± feet east of Mercantile Drive, in the Rancho Cordova community	On hold since mid-2007 pending studies needed for environmental review
Aspen IV	Mixed Use	94.1 acres low density residential	15.2 acres commercial	109.3	4780 Bradshaw Road	ND released on 3/28/2008, revised ND in process
The Landing (aka Sacramento Promenade and Bradshaw Landing)	Commercial	N/A	439,706 (20-screen 3,800 ± seat multiplex theatre, restaurant, retail, and office complex)	37.5	northwest quadrant of the Bradshaw Road and Highway 50 interchange, in the Rancho Cordova community	Planning Commission recommended approval; dropped from the Board of Supervisor's agenda 10/10/2007; applicant submitted changes to project description January 2008

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Aston-Woodside	Residential	237	N/A	44.8	7315 Bradshaw Rd., on the east side of Bradshaw Rd., appr. 600 feet south of Florin Rd., in the North Vineyard Station Specific Plan	Approved by Board of Supervisors 7/18/2007
Morvai South	Residential	109	N/A	21.3	North Vineyard Station SP	Approved by Board of Supervisors 1/31/2007
Parkside	Residential	183	N/A	61	North Vineyard Station SP	Environmental review in progress
City of Galt Projects						
Marengo Ranch Shopping Center	Commercial	N/A	131,310 sf w/retail, movie theater, and restaurants	15.5	northwest corner of Walnut Avenue and Carillion	Application submitted, project under review
Chancellor Estates	Residential	297 single-family units	N/A	98.82	Carillion Boulevard	64 units under construction, remaining units construction completed
Fairway Oaks	Residential	123 single-family units	N/A	42.9	southeast of SR99 in the southeast portion of the city	Application submitted, project under review
Galt Village Shopping Center	Commercial	N/A	125,000	17.2	in northern Galt, south side of Twin Cities Rd, east of Hwy 99	Project under construction
Schmidt Family Farm	Residential	124 single-family units	N/A	40	Elm Road	Construction completed

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Carillion Corners Retail Center	Commercial	N/A	77,594 sf retail center	9.6	in northern Galt, southwest corner of Twin Cities Rd. and Carillion, east of Hwy 99	Application submitted and under review
Boessow South	Residential	128 single-family units	N/A	48	Boessow Road and Marengo Road	Project under construction
Wal-Mart SE Corner of Fermoy and Twin Cities	Commercial	N/A	132,295 sf of retail and 24,999 sf of grocery	11.26	in northern Galt, south side of Twin Cities Rd., east of Hwy 99	NOP for DEIR released 4/4/2008, public review period ends 5/5/2008
Simmerhorn Commercial Development	Commercial	N/A	421,516 sf of retail and 27,200 sf of restaurant	47	east of Hwy 99 in southern Galt	Project submitted and under review
Parlin Oaks PUD	Residential	223 townhomes	N/A	16	northwest corner of Walnut Avenue and Carillion	Project has approved Tentative Map
River Oaks Unit 3	Residential	274 units	N/A	77.1	Marengo Road	Project under construction
City of Lodi Projects						
Reynolds Ranch	Mixed Use	1,084 units	550,000 sf of office and commercial	220	southeast section of the City's Planning Area, south of the City's southern boundary (along Harney Lane) and west of Hwy 99	Construction of Phase I in progress
Lodi Shopping Center (Wal-Mart)	Commercial/Retail	N/A	339,996	40	southwest corner of West Kettleman Lane and Lower Sacramento Road	Environmental review in process

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Westside Project	Residential with one school site	740 units	N/A	151.74	west of Lower Sacramento Road	Approved/annexed; construction not yet started
Southwest Gateway	Residential with one school site	1,350 units	N/A	257.76	bounded by West Kettleman Ln. (north), Lower Sacramento Rd. (east), and Harney Lane (south)	Approved/annexed; construction not yet started
City of West Sacramento Projects						
Riverpoint Marketplace	Commercial	N/A	IKEA 265,000 sf (completed 2006) WalMart Super Center 230,000 sf Home Depot 107,000 sf	94	southeast of the Interstate 80 (I-80)/Reed Avenue interchange	Grading begun in January 2008 for pad buildings west of IKEA Court; design commenced for pad buildings in Phase II (final phase)
Westbridge Plaza (includes Lowe's)	Commercial	N/A	200,400	16.8	2250 Lake Washington Blvd.	Under construction (Lowe's opening January 2008)
Southport Town Center/Nugget Market	Commercial	N/A	290,000	30	corner of Jefferson Boulevard and Lake Washington Street	Complete
Bridgeway Lakes and Bridgeway Lakes 2	Residential	1,097 single family units	N/A	342		Bridgeway Lakes 1 (610 units) completed in 2007; Bridgeway Lakes 2 under construction

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Southport Framework Plan (includes proposed Yarbrough, River Park, and University Park/Vina Del Lago projects)	Mixed Use	16,000 units (with another 7,500 uses proposed by applications listed on left)	1,720,000 sf of commercial, 2,144,000 sf of office/business park uses, 7,660,000 sf of industrial uses, and 915 acres of parks and open space	7,120	bounded by the Deep Water Ship Channel on the north and west and the Sacramento River on the east and the city limits on the south	Plan approved May 1995 and under construction; additional projects proposed/in process; City Council heard initial presentation of Yarbrough and River Park 3/12/2008, held an additional workshop on the projects on April 16 and 17, 2008
Newport Estates	Mixed Use	866 single family units	17 acres mixed use	270	in Southport area	Under construction, 373 permits issued as of January 2008
Riveredge	Mixed Use	791 residential units	retail space totaling 84,480 sf, and office space of 30,000 sf		approximately 300 feet south of the Tower Bridge , runs south approximately 1,200 linear feet along the Sacramento River	On hold as of April 2008
Fulcrum Project	Mixed Use	2,300 units	2 million sf of office, and 217,000 sf of ancillary retail	50	bordered on the north by the US 50 off-ramp and South Pier Road, on the east by the Sacramento River, on the southwest by US 50 and on the southeast by the existing Cemex (formerly RMC) cement terminal	EIR in process and expected to be released in summer of 2008
The Rivers	Residential with school site	1,139 single- and multi-family units	N/A	250	just across the Sacramento River from downtown	Under construction

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Riverview Condominiums	Mixed Use	1,197 condominiums	12,500 sf of ground floor commercial	24-story buildings on top of a 5-level parking garage	the Robinson Trucking and City property on Delta Lane	No recent activity on project as of April 2008
Raley's Landing	Mixed Use	700-950 units	845,000 gross sf of office space; 86,000 sf of commercial/retail uses; and possibly 100 to 300 hotel rooms with a 7,000 to 15,000 sf conference center; with 4,268 to 4,852 on-site parking spaces		bordered by G Street to the north, 3rd Street to the east, West Capitol Avenue to the south, and 5th Street to the west	Under construction