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## 4.0 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS AND ASSUMPTIONS USED

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The following is an introduction to the project-specific and cumulative impacts, environmental analysis, 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 and significance criteria used in the analysis.

### 4.1 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 Draft EIR (see Sections 4.1 through 4.7). In general, these discussions describe the setting conditions of the project site and the surrounding area as they existed when the NOP for the project was released in July 2008. 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 region (see **Table 4.0-1**).

#### GENERAL PLAN CONSISTENCY ANALYSIS

As required by CEQA Guidelines 15125(d), each technical section of the EIR (Sections 4.1 through 4.7) has been evaluated for consistency with policies contained in the City of Elk Grove General Plan.

#### PROJECT CONSTRUCTION EFFECTS

Section 3.0, Project Description, provides a description of anticipated construction activities associated with the proposed project. The environmental analysis addresses potential significant impacts from the direct effects of construction at the project site. The analysis of these impacts is evaluated in the technical sections of the EIR (Sections 4.1 through 4.7).

#### PROJECT ASSUMPTIONS

The traffic volumes forecasted for southbound SR 99 and its off-ramp to Elk Grove Boulevard reflect 2030 "demand volumes." These forecasted demand volumes may be higher than the volumes that could actually reach this section of freeway due to upstream bottlenecks. By assuming unconstrained 2030 demand volumes, this analysis may report higher vehicle delays and queue lengths at the southbound off-ramp than would likely occur in the future.

The construction year (2010) traffic volume forecasts were developed using a methodology similar to that used for 2030 conditions (rather than an average growth method) since most of the Laguna Ridge Specific Plan and Plaza III land uses are assumed to be constructed by 2010. An average growth method would underestimate traffic volumes at the interchange. The traffic consultants for this project, Fehr & Peers, modified the year 2030 land use assumptions in the Laguna Ridge Specific Plan area to reflect 2010 development levels.

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The forecast traffic growth at the Elk Grove Boulevard/SR 99 interchange is consistent with the location of approved development near the project like the Laguna Ridge Specific Plan. For example, the growth is highest to/from the west and lowest to/from the east. Neighborhoods to the east are mature and generally built out. Developing areas in east Elk Grove are located near Grant Line Road and will have faster access to SR 99 using the Grant Line Road/SR 99 interchange, which was reconstructed by 2008. The SR 99 mainline forecasts are consistent with recent growth rates based on Caltrans traffic counts.

### **STRUCTURE OF THE ENVIRONMENTAL IMPACT ANALYSIS**

Sections 4.1 through 4.7 of this Draft EIR contain a detailed description of current setting conditions (including applicable regulatory setting), an evaluation of the direct and indirect 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 Draft EIR follow the following format:

#### **Environmental Setting**

This subsection 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 subsection consists of the identification of applicable federal, state, regional and local plans, policies, laws, and regulations that apply to the technical areas of discussion.

#### **Project Impacts and Mitigation Measures**

The Project 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 –Altering Existing Visual Character) 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 Draft EIR are based on the existing land use plans provided by the City of Elk Grove (General Plan and Zoning Ordinance) and the proposed capital improvement and approved development projects listed in **Table 4.0-1**. This list of projects is intended to describe large-scale development activities in the general vicinity of the project and is not intended to be an all-inclusive list of projects in the city.

The cumulative setting for the Elk Grove Boulevard/SR 99 Interchange Modification 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,

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such as the Sacramento Valley Air Basin for air quality resources. Each technical section of the Draft EIR 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.

In addition to these projects and local land use plans, the cumulative setting conditions consider the proposed City of Elk Grove General Plan.

### **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 considerable is based on applicable public agency standards, consultation with public agencies, and/or expert opinion.

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**TABLE 4.0-1  
PROPOSED AND APPROVED LARGE-SCALE RESIDENTIAL AND COMMERCIAL PROJECTS IN ELK GROVE**

Name of Project		Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
<b>Elk Grove Projects</b>							
<b>East Elk Grove Specific Plan</b>		A mix of single-family residential development, commercial uses, park sites, school sites, and open space	Total: 4,300 single-family units (based on the average density in each land use category) Proposed: 114 single-family units	23.5 total acres: 54,000 square feet (approved)	1,439	Policy area: Borders of Bradshaw Rd., Bond Rd., and Grant Line Rd.	
Projects	Status						
Waterman 20	Project Approved						
Waterman Park	Project Approved						
Waterman Plaza	Project Approved						
Newton Ranch #2	Project Approved						
Newton Ranch #3	Project Approved						
Bond Ridge	Project Approved						
<b>Lent Ranch Special Planning Area</b>		Commercial/ office/residential development	280 multi-family units, 299 res. units, 7 commercial lots	3.1 million square feet of commercial/ office uses 79.3 gross acres 11.5 acres 445,282 square feet	295	Elk Grove: W. Stockton Blvd./State Route 99 as eastern borders; Kammerer Rd. as southern border	Under Construction
Projects	Status						
Elk Grove Promenade (Lent Ranch Mall)	Project Approved						
The Marketplace @ Elk Grove	Project Approved						
<b>Elk Grove Auto Mall Expansion</b>		Expansion of existing auto mall	N/A	1,533,312	44	Elk Grove: South of Elk Grove Blvd.	
Projects	Status						

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Name of Project		Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Niello BMW	Project Approved					and the existing auto mall; west of State Route 99 Elk Grove Auto Mall	
<b>Madeira</b>		A mix of residential, commercial, and office uses, as well as schools, parks, and open space	7,767 units total	N/A	1,900	Policy area: Borders of Elk Grove Blvd., Bruceville Rd., Kammerer Rd., W. Stockton Blvd.	
(formerly Laguna Ridge Specific Plan)							
Projects	Status						
Laguna Ridge Bayless	Project Approved						
Madeira East (Zehnder Ranch) TSM	Project Approved						
Madeira South/Laguna Ridge	Project Approved						
The Grove Village 3 Marquis	Project Approved						
Poppy Ridge Estates	Project Approved						
The Vineyard at Madeira	Incomplete Application – Waiting for Complete Submittal						
Tuscan Ridge (Meritage Homes)	Project Approved						
Zraggen Ranch TSM, TPM	Project Approved						

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Name of Project		Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Pappas	Project in Process	Single-family residential	100		20.3	South of Whitelock Parkway	
Reynolds & 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	9603-9641 East Stockton Blvd. between E. Stockton Blvd. and SR 99 on the south side of Elk Grove Boulevard at the former Caltrans maintenance station site (APN: 125-0030-029)	Project Approved
Sterling Meadows/South Pointe Policy Area		A mix of residential, parks, and open space uses	799 single-family, 174 live/work, & 206 multi-family units	43,560	200	Policy area: Borders of Southeast Policy Area, Kammerer Rd., and Lent Ranch SPA	Project in Process
Southeast Policy Area Specific Plan		Specific Plan initiation	N/A	241,046	22.36	SE corner of Calvine Rd. and Elk Grove/Florin Rd.	Project Approved
Old Town Mixed Use Development		Commercial mixed-use development	N/A	28,000	1.86	SE corner of Webb Street and Elk Grove Boulevard	Project Approved
Backer Ranch Condominiums		Condominiums	126	N/A	9.4	SW corner of Bruceville Rd. & Backer Ranch Rd.	Application Approved
Bel-Air Village Phase II		Shopping center	N/A	61,000	8.51	8475 Elk Grove - Florin Rd.	Application Approved

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Beltway Venture Development	Commercial	N/A	160,000	10	East Stockton & Hampton Oak	Application Approved
Bubbles Car Wash	Car wash	N/A	7040	0.61	8458 Bond Rd.	Application Approved
Centex Homes – Vintara Park	Single-family residential	695	N/A	230	NW corner of Bond Rd. and Waterman Rd.	Project Approved
Creekside Estates	Single-family residential	17	N/A	9.05	9350 Bond Rd.	Project in Process
Emerald Vistas Apartments	Multi-family residential	112	N/A	4	East Stockton Blvd. north of Elk Grove Blvd.	Project in Process
Iron Rock Industrial Park	Industrial	N/A	N/A	4.24	10200 Iron Rock Way	Application Approved
Iron Rock Six	Heavy industrial	N/A	N/A	9.07	Iron Rock Rd. and Elkmont Way	Application Approved
Kamps Propane Relocation	Industrial	N/A	5,257		Iron Rock #6 Lot #3	Application Approved
Laguna Creek Shopping Center DRNR	Commercial	N/A	N/A	12	NW corner of Laguna Blvd.& Bruceville Rd.	Application Approved
Laguna Gateway Phase III	Commercial	N/A	4.97	4.97	SW corner of West Stockton Blvd. & Dunisch Road	Project in Process
Laguna Gateway Phase IV	Commercial	N/A	30.71	3.63	South of Dunisch Rd.	Project on Hold
Laguna Gateway Phase V	Commercial	N/A	18,980	2.34	Lot 5 of 144 PM 2 on Big Horn Road	Application Approved

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McGeary Ranch (LR) – TSM	Residential	206	N/A	46.3	SEC Old Poppy Ridge Rd. & Bruceville	Application Approved
Venture Commerce Center	Commercial	N/A	89,603	6.36	NW corner of Laguna Blvd. & Dwight Rd.	Application Approved
Waterman Square	Residential	84	N/A	4	9160 & 9150 Waterman	Application Approved
Sutter Health Elk Grove Medical Campus	Hospital and medical facility	N/A	Hospital and Medical Campus Expansion	N/A	8170 Laguna Boulevard	Project in Process
Laguna Marketplace Parcel 3	Commercial	N/A	7,700 sq. ft	1.74	South of Sheldon within Winco Shopping Center	Project in Process
Good Shepherd Catholic Church	Church	N/A	N/A	N/A	9539 Racquet Court, 6808 Kilconnel Drive	Project Approved
Bond Waterman Retail	Commercial	N/A	42,440 sq. ft.	N/A	NW corner of Bond and Waterman Road	Project Approved
CMD Court	Industrial	N/A	N/A	N/A	NE quadrant of Grant Line Road and Highway 99	Project in Process
Laguna Creek Courtyard	Retail	N/A	14,400	1.4	9140 Bruceville Road	Project in Process
Elk Grove Distribution Center	Warehouse	N/A	144,200	N/A	Corner of Iron Rock Way and Hampton Oak Drive	Project in Process
Earth Townhomes	Townhomes	11	N/A	N/A	9648 Gage Street	Project in Process

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Laguna Ridge Town Center	Commercial	N/A	N/A	N/A	SE corner of the Elk Grove Boulevard and Bruceville Road Intersection	Project in Process
Montego Falls Apartments	Multi-family	132	N/A	N/A	Bruceville Road south of Terrazzo Drive	Project in Process
Elk Grove Landing	Multi-family residential complex	90 townhome units, 90 flats and 240 condo units	N/A	N/A	Elk Grove-Florin Road near Sheldon Road	Waiting for Resubmittal from Applicant
Elk Grove Care Facility	Residential care facility	N/A	40,909	3.3	9564 Sabrina Lane	Proposed
Sunrise Assisted Living	Assisted senior living facility	3 new bldgs	N/A	N/A	6915 Elk Grove Blvd.	Project in Process
Meadows	Assisted senior living facility	Rezone Rd-5 to RD-30, CUP Amendment and add 14 units to existing facility	N/A	N/A	9325 E. Stockton Blvd.	Project Approved with Conditions
City of Elk Grove Transportation Projects in Project Vicinity						
Sheldon Rd/SR 99 Interchange Improvement Project	Modify existing freeway interchange and realign portions of East Stockton Blvd.	N/A	N/A	49	Sheldon Rd at SR 99	Under Construction
Grant Line Rd/SR 99 Interchange Reconstruction Project	Modify existing freeway interchange and realign nearby surface streets	N/A	N/A	59	Grant Line Rd at SR 99	Under Construction

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Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
Grant Line Rd/Waterman Rd Intersection Project	Realign intersection	N/A	N/A	40	Grant Line Rd at Waterman Rd.	Project approved. 35% plans submitted
Franklin Blvd/Elk Grove Blvd Intersection Improvements and Bus Stop Project	Widen intersection and add bus turnouts	N/A	N/A	5	Franklin Blvd/Elk Grove Blvd Intersection	Project approved. Construction planned for Spring 2009.