

3.0 MODIFICATIONS TO THE PROJECT CHARACTERISTICS

This section describes minor modifications to the project since release of the DEIR based on additional information received from the applicant and also clarifies project features analyzed in the Sterling Meadows Development Project DEIR. As noted below, none of these modifications warrant recirculation of the DEIR pursuant to State CEQA Guidelines Section 15088.5.

3.1 MODIFICATIONS TO THE PROJECT CHARACTERISTICS

The project applicant has requested modifications to the originally proposed project that was presented in the DEIR. At this time, the applicant is requesting a General Plan Amendment and Development Agreement. An illustrative site plan for the project showing the modifications is included as **Figure 3.0-1** (all figures are located at the end of this section). Realigned roadways, relocated park facilities, the inclusion of a detention basin and the elimination of commercial uses are depicted in this figure and quantitatively summarized in **Table 3.0-1**. The project now proposes 984 single, 200 multi-family residential units and 18.5 acres of parks, an increase of approximately 5 residential units. The proposed project has been modified to include uses such as a fire station and a lift station lot and no longer includes 4 acres of commercial uses.

**TABLE 3.0-1
LAND USE COMPARISON**

Land Use	DEIR Numbers		Current Numbers		Unit Change
	Units	Net Acres	Units	Net Acres	
Single Family	799	127.5±	984	132.2±	+185
Single-Family (Live/Work and or Flex)	174	22.2±	--	--	-174
Multi-Family	206	10.3±	200	10.0±	-6
Commercial	--	4.0±	--	--	--
Park Sites	--	15.2±	--	18.5±	--
Fire Station	--	--	--	1.7±	--
Landscape Corridor/Paseos	--	8.4±	--	10.6±	--
Drainage Detention	--	--	--	14.6±	--
Road Right-of-Way	--	12.4±	--	12.4±	--
Total	1,179	200±	1,184	200±	+5

Source: MacKay & Soms, 2004 and 2008.

A map depicting the existing land use and land uses proposed for the site as part of the General Plan Amendment are shown in **Figure 3.0-2** (this replaces Figure 3.0-4 in the DEIR). As shown the site is currently designated for urban development but the proposed project will designate the site for specific uses including Low, Medium and High Density Residential, and Public Parks. **Figure 3.0-3** (which replaces Figures 3.0-5 and 3.0-6 of the DEIR) shows the existing AG-80 zoning and the proposed zoning for the site. As shown, the site would be rezoned to have six different designations (O, RD-5, RD-6, RD-7, RD-15, and RD-20). The reconfigured parcels within the project site are depicted in **Figure 3.0-4**, Large Lot Tentative Map (this replaces Figure 3.0-7 of the DEIR). The reconfigured lot pattern and density for each parcel are shown in the revised Tentative Map, **Figure 3.0-5** (this replaces Figure 3.0-8 in the DEIR).

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Figures 3.0-6 through **3.0-9** (which replace Figures 3.0-9, 3.0-10 and 3.0-11 in the DEIR) show the proposed widths of all right-of-ways and private drive/alleys identified on the Tentative Map. Revisions include the addition of private drive/alleys and an overall shift to narrower right-of-way widths throughout the project site.

Land Use

Land uses resulting from project modifications are generally consistent with the land uses presented in the DEIR. Proposed land uses include single-family residential, multi-family residential, cluster lots, park sites, landscape corridors, a lift station site, and a fire station. Changes from the land uses presented in the DEIR include the loss of the 4-acre commercial site, and the addition of cluster lots to the mix of land uses. The revised land uses would be consistent with applicable land use policies of the City's General Plan, and no changes to land use impacts identified in the DEIR are anticipated; therefore, no further analysis is necessary.

Agricultural Resources, Hazardous Materials/Risk of Upset, Hydrology/Water Quality, Geology/Soils, Biological and Natural Resources, Cultural Resources, and Visual Resources/Light and Glare

Project modifications have not resulted in a change to the project boundaries and or the total area of disturbance that would occur with implementation of the proposed project. Furthermore, there have been no significant changes to the proposed uses on the site that would adversely affect visual resources in a more severe way than presented in the DEIR. As a result, impacts to agricultural resources, hazardous materials/risk of upset, hydrology/water quality, geology/soils, biological and natural resources, cultural resources, and visual resources/light and glare would have the same level of significance as identified in the DEIR.

Population, Housing, and Employment

Although project revisions have resulted in a minor increase in residential units, the housing units proposed by the project account for housing unit growth in the City, would not result in exceeding SACOG projections, and are consistent with the level of growth anticipated in the General Plan. Therefore, no changes to the DEIR are necessary.

Transportation/Circulation

The minor increase in residential units resulting from project modifications would increase the amount of vehicle trips compared to the analysis contained in the DEIR. However, the removal of the commercial development from the project will reduce vehicle trips from what was analyzed in the DEIR, resulting in equal or less traffic and circulation impacts than presented in the DEIR. The minor project modifications would not result in an increased severity of traffic impacts than what was analyzed in the DEIR. Level of Service (LOS) at study intersections would not be impacted more severely than what was analyzed in the DEIR and mitigation measures would be applicable to traffic impacts resulting from project modifications. No further analysis is necessary.

Noise and Air Quality

As described above under Transportation and Circulation, there would be equal or less traffic impacts as a result of project modifications resulting in equal or less noise and air quality impacts. Since noise and air quality impacts would not increase over that which was presented in the DEIR, no further analysis is necessary.

Public Services and Utilities

The minor increase in single-family residential units would not adversely affect public services and utilities beyond what was analyzed in the DEIR mainly due to the removal of the commercial development from the proposed project. In relation to fire protection services, the proposed project now includes a fire station site that would lower the severity of this impact. In November of 2006, a merger between the Elk Grove Community Services District (CSD) and the Galt Fire Protection District resulted in the creation of the Cosumnes Community Services District (CSD). Thus service will be provided by the Cosumnes Community Services District (formerly the Elk Grove Community Services District.) The severity of all public services and utility impacts would be relatively the same as presented in the DEIR. No further analysis is necessary.