

4.0 ENVIRONMENTAL IMPACT ANALYSIS

The following is an introduction to the environmental analysis of the Project and cumulative impacts and the general assumptions used in the analysis. The reader is referred to the individual technical sections of the Draft EIR 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 the 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 4.12). 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 in August 2007. 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 4.11) has been evaluated for consistency with policies contained in the existing Elk Grove General Plan (updated 2003).

PROJECT CONSTRUCTION EFFECTS

Section 3.0 (Project Description) provides a description of anticipated improvements associated with Project construction activities necessary for the development of all phases of the Project. The environmental analysis addresses potential significant impacts from the direct effects of construction at the Project site, direct effects associated with required infrastructure and roadway improvements required to serve the Project, and indirect construction impacts associated with the proposed construction staging areas, fill areas, and construction traffic.

PROJECT BUILDOUT ASSUMPTIONS

The Sutter Elk Grove Master Plan (Sutter Master Plan) proposes development of a hospital and related medical facilities, including both construction of new structures and renovation of existing structures, at the Sutter Health Elk Grove Medical Campus. The Sutter Master Plan includes seven phases anticipated to develop through 2030. Project operational impacts based on build out of all Phases of the Master Plan (such as traffic, air quality, noise, hydrology, public services and utilities) are evaluated in the following technical sections of this EIR (Sections 4.1 through 4.12).

APPROACH TO THE CUMULATIVE IMPACT ANALYSIS

The following EIR analysis includes evaluation of whether the overall impacts of the proposed Project would be cumulatively significant. Additionally, it determines if the proposed Project would cause a "cumulatively considerable" contribution to any such cumulatively significant

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impacts. (CEQA Guidelines Sections 15130[a]–[b], 15355[b], 15064[h], 15065[c]; Communities for a Better Environment v. California Resources Agency [2002] 103 Cal.App.4th 98, 120.)

CEQA requires that an EIR contain an assessment of the cumulative impacts that could be associated with the proposed Project. According to CEQA Guidelines Section 15130(a), “an EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.” “Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (as defined by Section 15130). As defined in CEQA Guidelines Section 15355, a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. A cumulative impact occurs from:

...the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

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), Sacramento County (via the Sacramento County General Plan and Zoning Ordinance), City of Sacramento and the proposed and approved development projects listed in **Table 4.0-1**. This list of large-scale 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 Project generally encompasses the City of Elk Grove and the Urban Study Area located south of the City of Elk Grove, as identified in the City of Elk Grove General Plan. 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 Sacramento Area Sewer District boundaries for sewer services. 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 development assumptions provided in the City of Elk Grove General Plan and General Plan EIR (adopted November, 2003; amended January, 2005).

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. In addition, as described above, the environmental effects of potential development of the Sutter Elk Grove Master Plan Project is considered in the cumulative impact analysis. Section 5.0 (Cumulative Impacts Summary) provides a summary of the cumulative impacts associated with the development of the Sutter Elk Grove Master Plan.

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

Map #	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status	
Elk Grove Projects								
1	East Elk Grove Specific Plan:		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.	See "Status" section in Column #2
	Projects:	Status:						
	Waterman 20	Project Scheduled for Hearing 6/7/07						
	Waterman Park	Project Approved						
	Waterman Plaza	Project Approved						
	Newton Ranch #2	Project Approved						
	Newton Ranch #3	Project Approved						
	Bond Ridge	Project Approved						
2	Lent Ranch Special Planning Area:		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	See "Status" section in Column #2
	Projects:	Status:						
	Elk Grove Promenade (Lent Ranch Mall)	Project Scheduled for Hearing 5/31/07						
	The Marketplace @ Elk Grove	Project Approved						

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Map #	Name of Project		Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
3	Sheldon Park	Project Approved	Single-family residential development	177 single-family units	N/A	40	Elk Grove: NE corner of State Route 99 and Sheldon Rd.	See "Status" section in Column #2
4	Calvine/99 SPA:		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	Elk Grove: Sheldon Rd./E. Stockton Blvd. 8601, 8665, 8669 Bow Street	See "Status" section in Column #2
	Projects:	Status:						
	Arcadian Village #4	Project Approved						
	Sheldon Park	Project Approved						
	Bow Street Subdivision	Project Approved						
5	East Franklin Specific Plan:		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 square feet	Total: 844.6 (approved); 102.5 (proposed)	Policy Area: Borders of Elk Grove Blvd., Franklin Blvd., Bilby Rd., and Bruceville Rd.	See "Status" section in Column #2
	Projects:	Status:						
	Franklin Crossings	Project Approved						
6	Elk Grove Auto Mall Expansion		Expansion of existing auto mall	N/A	1,533,312	44	Elk Grove: South of Elk Grove Blvd. and the existing auto mall; west of State Route 99 Elk Grove Auto Mall	
	Projects:	Status:						
	Niello BMW	Project Approved						
7	Madeira (formerly Laguna Ridge Specific Plan)		A mix of residential, commercial, and office uses, as well as schools, parks, and open space	Total: 7,767 Units total	N/A	1,900	Policy Area: Borders of Elk Grove Blvd., Bruceville Rd., Kammerer Rd., W. Stockton Blvd.	See "Status" section in Column #2
	Projects:	Status:						
	Arbor Ranch	Project						

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	TSM	Approved						
	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						
	Poppy Ridge Pointe	Project on Hold Status						
	The Vineyard at Madeira	Incomplete Application – Waiting for Complete Submittal						
	Treasure Homes	Project Approved						
	Tuscan Ridge (Meritage Homes)	Project Approved						
	Zraggen Ranch TSM,TPM	Project Approved						
	Pappas	Incomplete Application	Single Family Residential	100		20.3	South of Whitelocke	See “Status” section in

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Map #	Name of Project	Use	Total Number of Dwelling Units	Total Commercial Square Footage	Total Acreage	Location	Status
						Parkway	Column #2
8	Sterling Meadows/ South Pointe Policy Area	A mix of residential, parks, and open space uses	799 single family, 174 live/work, & 206 multifamily units	43,560	200	Policy Area: Borders of Southeast Policy Area, Kammerer Rd., and Lent Ranch SPA	Project Scheduled for Hearing 6/27/07
9	Southeast Policy Area Specific Plan	Specific Plan Initiation					Project Approved
10	Calvine Pointe	Commercial development	N/A	241,046	22.36	SE corner of Calvine Rd. and Elk Grove-Florin Rd.	Project Approved
11	Di Benedetto	Single Family Residential	37	N/A	41.2	NW corner of Grant Line and EG Blvd.	Project Approved
12	Ermandarold Estates	Single Family Residential	39	N/A	74	8577 Bader Rd.	Project Approved
13	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
14	Backer Ranch Condominiums	Condominiums	126	N/A	9.4	Southwest corner of Bruceville Rd. & Backer Ranch Rd.	Application Approved
15	Bader Parcel Map and Rezone	Single Family Residential	4	N/A	8.65	West side of Bader Rd. between Calvine and Sheldon	Application Approved
16	Bel-Air Village Phase II	Shopping Center	N/A	61,000	8.51	8475 Elk Grove - Florin Rd.	Application Approved

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17	Beltway Venture Development	Commercial	N/A	160,000	10	East Stockton & Hampton Oak	Application Approved
18	Bond Road #5	Single Family Residential	5	N/A	10	10049 Bond Rd.	Project on HOLD STATUS
19	Brownwood Estates	Single Family Residential	10	N/A	10	9756 Elk Grove Blvd.	Application Approved
20	Bubbles Car Wash	Car Wash	N/A	7040	.61	8458 Bond Rd.	Application Approved
21	Center Pointe @ Laguna	Office Park	N/A	N/A	10.92	Longport Court (SE I-5 and Laguna Blvd.)	Application Approved
22	Centex Homes – Vintara Park	Single Family Residential	695	N/A	230	NW corner of Bond Rd. and Waterman Rd.	Project Pending Legal Action
23	Creekside Estates	Single Family Residential	17	N/A	9.05	9350 Bond Rd.	Project in Process
24	East Crossing Pointe	Commercial	N/A	24,538	3.45	Northwest corner of Elk Grove Blvd. & Bradshaw	Application Approved
25	Elk Meadows /Parkwood	Single Family Residential	23	N/A	5	Sheldon/Elk Grove-Florin Rd.	Project Approved
26	Emerald Vistas Apartments	Multifamily Residential	112	N/A	4	East Stockton Blvd. North of Elk Grove Blvd.	Application Approved
27	French Estates	Single Family Residential	50	N/A	10	SE corner of Elk Grove-Florin Rd. & Four Seasons Drive	Application Approved
28	Hampton Inn & Suites	Hotel	110 guest rooms	N/A	63,010	Longport Drive – south of Laguna Blvd. & West of	Application Approved

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						Harbour Point	
29	Iron Rock Industrial Park	Industrial	N/A	N/A	4.24	10200 Iron Rock Way	Application Approved
30	Iron Rock Six	Heavy Industrial	N/A	N/A	9.07	Iron Rock Rd. and Elkmont Way	Application Approved
31	Jiffy Lube 2341	Automotive	N/A	2,341	0.44	Klagge Court & Longport Court	Application Approved
32	Kamps Propane Relocation	Industrial	N/A	5,257		Iron Rock #6 Lot #3	Application Approved
33	Laguna Creek Shopping Center DRNR	Commercial	N/A		12	NW corner of Laguna Blvd. & Bruceville Rd.	Application Approved
34	Laguna Gateway Phase III	Commercial	N/A	4.97	4.97	SW corner of West Stockton Blvd. & Dunisch Road	Project in Process
35	Laguna Gateway Phase IV	Commercial	N/A	30.71	3.63	South of Dunisch Rd.	Project on HOLD STATUS
36	Laguna Gateway Phase V	Commercial	N/A	18,980	2.34	Lot 5 of 144 PM 2 on Big Horn Road	Application Approved
37	Laguna West Plaza	Commercial Office	N/A	17,530	2.83	9098 Laguna Blvd.	Application Approved
38	Lakemont Drive 25 – REZ, TSM	Single Family Residential	27	N/A	6	9094 Calvine Road	Application Approved
39	Longport Retail Center	Commercial	N/A	9,871	2.73	2301 Longport Ct.	Application Approved
40	McGeary Ranch (LR) – TSM	Residential	206	N/A	46.3	SEC Old Poppy Ridge Rd. &	Application Approved

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						Bruceville	
41	Raley's Center of Elk Grove	Commercial	N/A	105.4	4.33	Southeast corner of Franklin Blvd. & Elk Grove Blvd.	Application Approved
42	Samos Stonelake Village	Single Family Residential	123	N/A	7.6	North of Riparian Drive between W Taron and Waterfowl	Application Approved
43	Sandage Estates Subdivision Map	Residential	10	N/A	20	9584 Sandage Avenue	Application Approved
44	Sheldon Crossing	Commercial	N/A	43,784	5.14	Grant Line & Wilton	Application Approved
45	Sheldon Crossroads	Residential	75	N/A	10.43	8555 E. Stockton Blvd.	Application Approved
46	Stone Springs Estates Unit 2	Single Family Residential	21	N/A	5.04	9230, 9310 Bradshaw Rd.	Application Approved
47	Tegan Estates II	Residential	32	N/A	6.70	5501 & 5461 Tegan Rd.	Application Approved
48	Venture Commerce Center	Commercial	N/A	89,603	6.36	NW corner of Laguna Blvd. & Dwight Rd.	Application Approved
49	Vista Creek Village Unit 4	Single Family Residential	25	N/A	13.51	8585 Waterman Road	Project in Process
50	Vista Creek Village Unit 3	Single Family Residential	30	N/A	13.51	East of the intersection of Waterman /Brown Rd.	Application Approved

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51	Waterman Square	Residential	84	N/A	4	9160 & 9150 Waterman	Application Approved
52	Sutter Health Elk Grove Medical Campus	Hospital and Medical Facility	N/A	Hospital and Medical Campus Expansion		8170 Laguna Boulevard	Project Analysis
53	Robinson Ranch	Residential		Rezone to create four new parcels and one remainder lot		9980 Calvine Road	Application Incomplete
54	Laguna Marketplace Parcel 3	Commercial	N/A	7,700 sq. ft	1.74	South of Sheldon within Winco Shopping Center	Project Analysis
55	CMD Court	Industrial	N/A			Northeast Quadrant of Grant Line Road and Highway 99	Project Analysis
56	Laguna Creek Courtyard	Retail	N/A	14,400	1.4	9140 Bruceville Road	Project in Process
57	Elk Grove Distribution Center	Warehouse	N/A	144,200		Corner of Iron rock Way and Hampton Oak Drive	Hearing Scheduled - PC
58	Earth Townhomes	Townhomes	11	N/A		9648 Gage Street	Application Accepted
59	Laguna Ridge Town Center	Commercial	N/A	N/A		Southeast corner of the Elk Grove Boulevard and Bruceville Road Intersection	Project Analysis
Sacramento County Projects							
60	North Vineyard Station Specific Plan	A mix of residential developments of different densities,	5,732	30.5 gross acres (approximately	1,594.5	Sacramento County: Boundaries of	Approved

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		commercial and office uses; schools, and recreation/ open space uses.		1,062,864 square feet)		Florin Rd., Gerber Rd., Vineyard Rd., Elder Creek Rd.	
61	Vineyard Springs Comprehensive Plan	Mix of residential developments of different densities with a large community park, schools, and neighborhood parks.	5,942	13 gross acres (approximately 453,024 square feet)	2,650	Sacramento County: Boundaries of Gerber Rd., Calvine Rd., Excelsior Rd., Bradshaw Rd.	Approved
62	Florin Vineyard 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	Sacramento County: 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
63	Sunrise-Douglas Community Plan (City of Rancho Cordova)	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	Sacramento County: Boundaries of Douglas Rd., Kiefer Blvd./ Jackson Highway, Grant Line Rd., Sunrise Blvd.	Approved
64	Short Road	GPA and Rezone	37	Low density residential	9.95 acres	Sacramento County: northeast corner of Short Road and Calvine	Proposed

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						Road	
65	Bradshaw Christian High School	General Plan Amendment, Community Plan Amendment, Rezone, Use Permit, and Tentative Subdivision Map	1,000 student private high school	7 parcels for private school and open space uses	72 acres	Sacramento County: located near the intersection of Bradshaw Road and Calvine Road	Proposed
66	Elk Grove Landing	Multi-Family Residential Complex	90 townhome units, 90 flats and 240 condo units	N/A		Elk Grove-Florin Road near Sheldon Road	Proposed
67	Elk Grove Care Facility	Residential Care Facility	N/A	40,909	3.3	9564 Sabrina Lane	Proposed
City of Sacramento Projects							
68	Airport Meadowview/South Sacramento Community Plan Update – includes: Sunnyside Meadows Village Meadows Delta Shores Village PUD City Farms Fruitridge Manor Glen Elder Elder Creek Franklin Villa Southgate Valley Hi Florin-Perkins industrial area	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	City of Sacramento: Joining of the Airport Meadowview Community Plan and South Sacramento Community Plan areas, including the Sacramento Regional Wastewater Treatment Plant	Update in process
69	College Square	N/A	400	N/A	18+	Cosumnes River	Have not yet

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						Boulevard and Highway 99	submitted for special permits
70	8151 Sheldon Road	Medium Density Residential uses	180	N/A	11	8151 Sheldon Road	Proposed
71	North Laguna Point Condos	Condominium uses	153	N/A	10.63	NE corner of Bruceville Rd. and Sheldon Rd.	Approved