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## 2.0 Executive Summary

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This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.7 (Environmental Setting, Impacts, and Mitigation Measures).

**2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT**

This Draft Supplemental Environmental Impact Report (DSEIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the General Plan Amendment, pursuant to the California Environmental Quality Act (CEQA).

This DSEIR analysis focuses upon potential environmental impacts arising from the project. The DSEIR adopts this approach in order to provide a credible worst-case scenario of the impacts resulting from project implementation.

**2.2 PROJECT CHARACTERISTICS**

The proposed project is a General Plan Amendment that would result in changes to the designations on the General Plan Land Use Map as described in **Table 2.0-1**. Refer to Section 3.0 (Project Description) for a detailed explanation of the proposed project.

**TABLE 2.0-1  
PROPOSED LAND USE CHANGES**

Site #	Size (in acres)	Existing GP Designation	Proposed GP Designation
24	3.5	Estate Residential	Commercial
40	6.4	Low Density Residential	Commercial
4	1.6	Low Density Residential	Commercial
5	6.4	Low Density Residential	Commercial/Office/Multi-family
41	7.5	Office/Multi-family	Commercial/Office/Multi-family
21	160.4	Rural Residential	Low Density Residential
29	113	Rural Residential	Low Density Residential
A	7.4	Public Open Space/Recreation	High Density Residential

**2.3 AREAS OF CONTROVERSY**

The City of Elk Grove was identified as the Lead Agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove prepared and distributed a Notice of Preparation (NOP) for the Elk Grove General Plan that was circulated for public review on March 23, 2004. The NOP included a summary of probable effects on the environment from the implementation of the project. Written comments received on the NOP were considered in the preparation of the DSEIR. A summary of NOP comments is included in Section 1.0 (Introduction) and the actual NOP comments are included as **Appendix 1.0**.

The NOP identified that the proposed project may result in the following environmental impacts to be addressed in the DSEIR:

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- Land Use and Planning;
- Population and Housing;
- Air Quality;
- Transportation/Traffic;
- Noise;
- Public Services and Utilities-Wastewater; and
- Aesthetics.

Section 1.0 (Introduction) provides a summary of issues and areas of concerns presented to the City by agencies and the public regarding the proposed project and its associated DSEIR during the NOP review period.

### 2.4 ALTERNATIVES TO THE PROJECT

In accordance with the provisions of CEQA Guidelines Section 15126.6, the following alternatives are evaluated in Section 6.0 (Project Alternatives) at a qualitative level of detail:

- Alternative 1 - No Project Alternative
- Alternative 2 – General Plan Amendment Project Without Sites 21 and 29
- Alternative 3 – General Plan Amendment With Reduced Density on Sites 21 and 29

Alternative 2 is the environmentally superior alternative.

### 2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

**Table 2.0-2** displays a summary of impacts for the proposed project and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all project-level mitigation measures, refer to **Sections 4.1 through 4.7**

**TABLE 2.0-2  
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Land Use			
Impact 4.1.1 Implementation of the proposed General Plan Amendment Sites A, 4, 5, 24, 40, and 41 would be consistent with relevant land use planning documents within the City of Elk Grove. However, implementation of Sites 21 and 29 would be inconsistent with relevant land use planning documents.	S	None available.	SU
Impact 4.1.2 Implementation of the proposed General Plan would create conflicts with other land uses within the City.	LS	None required.	LS
Impact 4.1.3 Development of the General Plan Alternative sites in addition to other reasonably foreseeable projects in the region would change the land use patterns and result in conversion to residential and commercial/office and would result in land use development in excess of that allowed under the General Plan.	CS	None available.	SU
Impact 4.1.4 The General Plan Amendment project in addition to other reasonably foreseeable	LS	None required.	LS

S - Significant  
PS-Potentially Significant

LS – Less Than Significant  
CS – Cumulative Significant

SU – Significant and Unavoidable

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance	
development within Elk Grove could result in land use conflicts. However, this is a less than significant impact under cumulative conditions.				
Population/Housing/Employment				
Impact 4.2.1	Implementation of the proposed General Plan Amendment could result in population and housing projections that may exceed the City of Elk Grove 2003 General Plan projections for 2025.	LS	None required	LS
Impact 4.2.2	The increase in the number of employed persons versus the increase in housing units may result in a jobs-housing imbalance.	LS	None required.	LS
Impact 4.2.3	The population and housing unit increases due to implementation of the General Plan Amendment may exceed the Elk Grove General Plan population and housing projections for the Planning Area.	LS	None required.	LS
Transportation and Circulation				
Impact 4.3.1	Implementation of the proposed General Plan Amendment would result in increased traffic volumes,	S	None available.	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
V/C ratios, and a decrease in LOS on area roadways during the A.M. and P.M. peak hours.			
Impact 4.3.2 Implementation of the proposed General Plan Amendment would result in increased traffic volumes, V/C ratios, and a decrease in LOS on state highways during the A.M. and P.M. peak hours.	LS	None required.	LS
Impact 4.3.3 Implementation of the proposed General Plan Amendment would result in an increase in traffic volumes on some roadways, which would increase the potential opportunities for safety conflicts.	LS	None required.	LS
Impact 4.3.4 Implementation of the proposed General Plan Amendment as well as potential development within the City and adjacent areas would contribute to significant impacts on local roadways and state highways under cumulative conditions.	CS	None available.	SU
Noise			
Impact 4.4.1 Implementation of the proposed General Plan Amendment would increase in traffic noise levels that would be in excess of City of Elk Grove noise standards.	LS	None required.	LS
Impact 4.4.2 Implementation of the proposed	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
General Plan Amendment could result in the future development of land uses that generate noise levels in excess of applicable noise standards for non-transportation noise sources.			
Impact 4.4.3 Implementation of the proposed General Plan Amendment along with potential development of the Urban Study Areas would result in impacts to regional noise attenuation levels.	LS	None required.	LS
Air Quality			
Impact 4.5.1 Implementation of the proposed General Plan Amendment would allow for actions that may result in the construction of residential, commercial or office development. This, in turn, would result in period exhaust emissions and fugitive dust from construction activities that would affect local air quality.	LS	None required.	LS
Impact 4.5.2 Implementation of the proposed General Plan Amendment would increase air pollutant emissions from operational activities of land uses within the City.	PS	None available.	SU
Impact 4.5.3 Implementation of the proposed General Plan Amendment would	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
include sources of criteria pollutants, toxic air contaminants or odors that may affect surrounding land uses. Sensitive land uses may also be located near existing sources of criteria pollutants, toxic air contaminants or odors.			
Impact 4.5.4 Implementation of the proposed General Plan Amendment along with potential development within the region would exacerbate existing regional problems with ozone and particulate matter.	CS	None available.	SU
Public Services			
Impact 4.6.1 Implementation of the proposed General Plan Amendment would increase wastewater flows and the demand for additional sanitary sewer infrastructure and would result in conflicts with General Plan policies regarding extension of infrastructure into rural areas.	LS	None required.	LS
Impact 4.6.2 Implementation of the proposed General Plan Amendment along with potential development of the sites and growth in the SRCSD service area would result in cumulative wastewater impacts.	LS	None required.	LS
Visual Resources/Light and Glare			

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.7.1 Implementation of the proposed General Plan Amendment could result in the alteration of scenic resources and degradation of the visual character and quality in the City.	PS	None available.	SU
Impact 4.7.2 Implementation of the proposed General Plan Amendment could result in the introduction of additional daytime glare and nighttime lighting sources to the area.	PS	Policies LU-35 and LU-38 and their associated action items would reduce potential impacts to daytime glare and nighttime lighting to less than significant.	LS
Impact 4.7.3 Implementation of the proposed GPA along with potential development of the sites would result in the further conversion of the City's rural landscape to residential, commercial, and other land uses. This would contribute to the alteration of the visual character for certain areas in the City.	CS	None available.	SU

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CS – Cumulative Significant

SU – Significant and Unavoidable