

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) of the Draft Supplemental Environmental Impact Report (Draft SEIR or DSEIR).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Supplemental Environmental Impact Report (SEIR) will provide a reasonably thorough analysis of the potential environmental effects associated with the implementation of the Elk Grove General Plan Amendment, pursuant to the California Environmental Quality Act (CEQA).

This SEIR analysis focuses upon potential environmental impacts arising from the project. The SEIR 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	3.3	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 of the DSEIR.

2.0 EXECUTIVE SUMMARY

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

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

Section 1.0 (Introduction) of the Draft SIER 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.

The City issued the Notice of Availability for the Draft SEIR on October 13, 2004. The City received public comments on the Draft SEIR from October 13, 2004 through November 26, 2004 and at a Planning Commission meeting on November 18, 2004. Public comments received on the Draft SEIR were primarily regarding land use, traffic, air quality, noise, and public sewer impacts associated with Sites 21 and 29, as well as quality of life issues and impacts to the rural area associated with these sites. Comments were also received from County Sanitation District-1, California Department of Transportation, the Sacramento Municipal Utility District, and State Clearinghouse; no new issues or significant information regarding the project was provided or raised in these comments.

2.4 PROJECT ALTERNATIVES SUMMARY

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. The alternatives analysis provides a comparative analysis between the project and selected alternatives. Section 6.0 (Project Alternatives) of the DSEIR evaluates the following alternatives at qualitative 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

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2.0-2 displays a summary of impacts 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 of the DSEIR.

**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 development within Elk Grove could result in land use conflicts. However, this is a less than significant impact under cumulative conditions.	LS	None required.	LS
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

*S - Significant**LS – Less Than Significant**SU – Significant and Unavoidable**PS-Potentially Significant**CS – Cumulative Significant**B - Beneficial*

2.0 EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
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, V/C ratios, and a decrease in LOS on area roadways during the A.M. and P.M. peak hours.	S	None available.	SU
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	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
standards.			
Impact 4.4.2 Implementation of the proposed 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.	LS	None required.	LS
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 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.	LS	None required.	LS
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

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Impact		Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
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				
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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