
ES EXECUTIVE SUMMARY

This section provides an overview of the Project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate section (Sections 5.1 through 5.13) of Section 5.0, Introduction to the Environmental Analysis and Assumptions Used.

ES.1 PURPOSE AND SCOPE OF THE EIR

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) when there is substantial evidence that a project could have a significant effect on the environment. The purpose of an EIR is to provide decision-makers, public agencies, and the general public with an objective and informational document that fully discloses the potential environmental effects of the proposed Project. The term “proposed Project,” as used in this Draft EIR, refers to the City of Elk Grove General Plan Update Project. The EIR process is specifically designed to describe the objective evaluation of potentially significant direct, indirect, and cumulative impacts of the proposed Project, to identify alternatives that reduce or eliminate the Project’s significant effects, and to identify feasible measures that mitigate significant effects of the Project. In addition, CEQA requires that an EIR identify those adverse impacts determined to remain significant after mitigation. This Draft EIR provides an analysis of the potential environmental effects associated with the adoption and implementation of the proposed City of Elk Grove General Plan Update Project.

This EIR has been prepared as a program EIR pursuant to CEQA Guidelines Section 15168. A Program EIR examines the environmental impacts of an overall area that may contain a series of subsequent projects. This type of EIR focuses on the changes in the environment that would result from implementation of the overall Project, including development of land uses and transportation systems identified in the Project, as well as other infrastructure required to serve the Project. The General Plan Update EIR will serve as the environmental review document for subsequent activities in the program. Consistent with CEQA Guidelines Section 15168(c), the City will review subsequent activities to determine whether the activity is within the scope of the Project covered by the Program EIR or whether an additional environmental document must be prepared.

ES.2 PROJECT CHARACTERISTICS

The Project includes the following components as directed by the City Council:

- **General Plan Update.** The General Plan and implementing programs serve as the blueprint for future growth and development. The General Plan would provide for the future development of approximately 48,102 housing units, as well as the creation of approximately 77,339 jobs.
- **Climate Action Plan Update.** The updated Climate Action Plan (CAP) will include an updated community-wide emissions inventory for Elk Grove, along with updated emissions forecasts for 2020, 2030, and 2050 based on land use activities anticipated with implementation of the updated General Plan.
- **Specific Plan Actions.** To implement the policies and programs proposed in the General Plan update, the Project includes changes to the East Elk Grove Specific Plan, the East Franklin Specific Plan, and the Laguna Ridge Specific Plan.
- **Zoning Code Amendments.** To maintain consistency with the updated General Plan, the Project also includes a number of amendments to the Zoning Code.

- **Parks and Recreation Master Plan Update.** The Cosumnes Community Services District (CCSD) is preparing an update to the Parks and Recreation Master Plan that will be coordinated with the General Plan Update.

PROJECT OBJECTIVES

The City has identified the following objectives for the proposed Project:

- 1) Provide for growth of the City to meet long-term needs, including housing, employment, and recreational opportunities.
- 2) Facilitate orderly and logical development, including economic development, while maintaining the character of existing communities.
- 3) Provide an improved transportation system that includes an array of travel modes and routes, including roadways, mass transit, walking, and cycling.
- 4) Protect open space, providing trails, parkland, and a range of recreational opportunities.
- 5) Provide mechanisms to minimize noise and safety risks associated with natural and human-caused noise and safety hazards.
- 6) Promote sustainability and community resiliency through reductions in vehicle miles traveled, improved air quality, reductions in energy usage, and a diversified economy.
- 7) Provide and support public facilities and infrastructure with sufficient capacity to adequately serve the needs of the growing community.

ES.3 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 reduce the degree of environmental impact. Section 7.0, Project Alternatives, provides a qualitative analysis of five alternatives, including the no project alternative:

- Alternative 1 – No Project Alternative
- Alternative 2 – Additional Climate Action Plan Measures
- Alternative 3 – Reduced Study Areas
- Alternative 4 – Increased Development Intensity Alternative
- Alternative 5 – Increased Employment Alternative

Alternative 1 – No Project Alternative

The No Project Alternative assumes implementation of the existing General Plan (2003) instead of the proposed General Plan Update. Under this alternative, the existing General Plan land uses would remain in place and development in the City would occur as anticipated in the 2003 General Plan, with an emphasis on carefully managed growth and buildout of the Southeast Policy Area.

Alternative 2 – Additional Climate Action Plan Measures

Under this alternative, the City would adopt additional measures in the Climate Action Plan (CAP) that would further exceed established GHG reduction targets for 2020 and 2030 and allow the City to meet the State's targets for 2050. The Draft EIR concludes that GHG emissions are a less than significant impact for 2020 and 2030, but a significant and unavoidable impact for 2050 due to uncertainty regarding the availability of measures to reach 2050 emissions reduction targets. Additional measures may include, but are not limited to, CALGreen Tier 1/NetZero by 2020, additional transportation sector measures, a direct offset program, and other emissions reduction options discussed as part of the Project but not included in the proposed CAP.

Alternative 3 – Reduced Study Areas

This alternative reduces the extent of the Study Areas to those areas within the existing Sacramento County Urban Services Boundary (USB) as well as the area included in the Kammerer/99 Sphere of Influence Amendment that was filed by a private developer for the area south of Kammerer Road and west of State Route (SR) 99. This would result in a reduction in the size of the West and South Study Areas by 2,502 acres and 1,436 acres, respectively, for a total reduction in the Planning Area of 3,938 acres. The East and North Study Areas would remain the same with this alternative as with the proposed Project.

Alternative 4 – Increased Development Intensity Alternative

This alternative increases the allowable residential density and nonresidential development intensity for selected key sites around the City. In addition, the land use designations for several additional sites would be changed from Low Density Residential (LDR) to High Density Residential (HDR) or other land use designations for this alternative. HDR sites, which total approximately 67 acres, would be changed to the HDR land use designation under the Increased Development Intensity Alternative. Based on these land use changes, this alternative could accommodate up to 515 more High Density Residential units, 89 Medium Density Residential units, and 597 Mixed Use Village Center units. Low-density units and mixed-use residential units would be reduced by 148 and 65 units, respectively. Overall, this alternative could result in up to 988 additional dwelling units compared to the proposed Project. This alternative would also generate approximately 300 more jobs due to the increase in Mixed Use Village Center acreage.

Alternative 5 – Increased Employment Alternative

This alternative would change the land use designations for certain areas of the City to allow for more office development, thereby generating a greater number of jobs in Elk Grove.

In addition to less population growth, this scenario would result in a greater number of jobs in the City, which could allow Elk Grove residents to work locally and therefore have shorter commutes (or be able to walk, cycle, or use local transit for their commutes). This alternative would yield approximately 330 fewer housing units and as many as 5,700 more jobs as compared to the proposed Project.

ES.4 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 prepared and distributed a Notice of Preparation (NOP) of an EIR on June 23, 2017. This notice was circulated to the public, local, state,

and federal agencies, and other interested parties to solicit comments on the proposed Project. The NOP is presented in **Appendix A**. Concerns raised in response to the NOP were considered during the preparation of the Draft EIR. Comment letters are presented in **Appendix B**.

ES.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table ES-1 presents a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance of each environmental impact is indicated both before and after the application of the recommended mitigation measure(s).

For detailed discussions of all project impacts and mitigation measures, the reader is referred to the topical environmental analysis in Section 5.0.

**TABLE ES-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
5.1 Aesthetics, Light, and Glare			
Impact 5.1.1 There are no designated scenic vistas or highways within view of the Planning Area.	NI	None required.	NI
Impact 5.1.2 Implementation of the General Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the Planning Area.	PS	No additional feasible mitigation available beyond compliance with the City's Design Guidelines, supplemental guidelines, and proposed General Plan policies.	SU
Impact 5.1.3 Implementation of the General Plan would create new sources of daytime glare, and would change nighttime lighting and illumination levels associated with new and redevelopment activities in the Planning Area, which would contribute to skyglow.	PS	No additional feasible mitigation available beyond compliance with the City's Design Guidelines, supplemental guidelines, and proposed General Plan policies.	SU
Impact 5.1.4 Implementation of the proposed Project, in addition to other reasonably foreseeable projects in the region, would introduce new development into undeveloped agricultural and rural areas that would have a cumulatively considerable contribution to impacts on visual character.	CC	No additional feasible mitigation available beyond compliance with the City's Design Guidelines, supplemental guidelines, and proposed General Plan policies.	CC/SU
Impact 5.1.5 Implementation of the proposed Project, in addition to other reasonably foreseeable projects in the region, would introduce new development	CC	No additional feasible mitigation available beyond compliance with the City's Design Guidelines, supplemental guidelines, and proposed General Plan policies.	CC/SU

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
into undeveloped agricultural and rural areas, increasing nighttime lighting and daytime glare and contributing to regional skyglow.			
5.2 Agricultural Resources			
Impact 5.2.1 Implementation of the proposed Project would allow for new development in areas of the Planning Area that are designated Important Farmland and/or under Williamson Act contract.	PS	No additional feasible mitigation available beyond compliance with existing laws and procedures and proposed General Plan policies.	SU
Impact 5.2.2 Implementation of the proposed Project would place urban land activity types adjacent to primarily agricultural land activity types, which may impair agricultural production and result in land use compatibility conflicts.	LS	No additional mitigation required beyond compliance with proposed General Plan policies and applicable Municipal Code sections.	LS
Impact 5.2.3 Implementation of the proposed Project would ultimately result in the conversion of Important Farmland and the cancellation of Williamson Act contracts. This loss would contribute to the cumulative loss of farmland in the region.	CC/SU	No additional feasible mitigation available beyond compliance with existing laws and procedures and proposed General Plan policies.	CC/SU
5.3 Air Quality			
Impact 5.3.1 Buildout of the proposed Project could result in short-term construction emissions that could violate or substantially contribute to a violation of federal and state standards for ozone, PM ₁₀ , and PM _{2.5} .	PS	No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies.	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
Impact 5.3.2 The Project could result in long-term operational emissions that could violate or substantially contribute to a violation of federal and State standards for ozone and coarse and fine particulate matter.	PS	No additional feasible mitigation available beyond compliance with proposed General Plan policies.	SU
Impact 5.3.3 The Project would not contribute to localized concentrations of mobile-source carbon monoxide that would exceed applicable ambient air quality standards.	LS	None required.	LS
Impact 5.3.4 The proposed Project could result in increased exposure of existing or planned sensitive land uses to stationary or mobile-source TACs that would exceed applicable health risk standards.	PS	No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies.	SU
Impact 5.3.5 Implementation of the Project could result in increased exposure of sensitive receptors to odorous emissions as compared to baseline conditions.	PS	No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies.	SU
Impact 5.3.6 The Project would be substantially consistent with all applicable control measures in the Sacramento Regional NAAQS 8-Hour Ozone Attainment and Further Progress Plan (Attainment Plan), but because the Project would exceed the SMAQMD's air quality thresholds of significance, the Project would not be considered to be fully consistent with the Plan's goals.	PS	No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies.	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
Impact 5.3.7 The proposed Project in combination with growth throughout the air basin will exacerbate existing regional problems with criteria air pollutants and ozone precursors.	CC	No additional feasible mitigation available beyond compliance with proposed General Plan policies.	CC
5.4 Biological Resources			
Impact 5.4.1 Implementation of the proposed Project could result in adverse effects, either directly or indirectly, on species listed as endangered, threatened, rare, proposed, and candidate plants and wildlife.	PS	No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies and standards.	SU
Impact 5.4.2 Implementation of the proposed Project could result in adverse effects, either directly or indirectly, on non-listed special status species (Species of Special Concern, fully protected, and locally important).	PS	No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies and standards.	SU
Impact 5.4.3 Implementation of the proposed Project could result in the loss of riparian vegetation, sensitive natural communities, and/or state or federally protected wetlands.	LS	No additional mitigation required beyond compliance with existing regulations and proposed General Plan policies.	LS
Impact 5.4.4 Implementation of the proposed Project could interfere with wildlife movement.	LS	No additional mitigation required beyond compliance with existing regulations and proposed General Plan policies and standards.	LS
Impact 5.4.5 Implementation of the proposed Project would not conflict with any local policies or ordinances protecting biological resources.	NI	None required.	NI

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
<p>Impact 5.4.6 Implementation of the proposed Project would not conflict with the provisions of an adopted habitat conservation plan by allowing development of land planned for preservation as part of the proposed South Sacramento Habitat Conservation Plan.</p>	<p>NI</p>	<p>None required.</p>	<p>NI</p>
<p>Impact 5.4.7 Future development in the Planning Area, when considered together with other past, existing, and planned future projects, could result in a significant cumulative impact on biological resources in the region.</p>	<p>CC</p>	<p>No additional feasible mitigation available beyond compliance with existing regulations and proposed General Plan policies and standards.</p>	<p>CC/SU</p>
<p>5.5 Cultural Resources</p>			
<p>Impact 5.5.1 Implementation of the proposed Project would allow for new development throughout the Planning Area which has the potential to impact historical resources, archaeological resources, tribal cultural resources, and human remains.</p>	<p>PS</p>	<p>MM 5.5.1a Prior to the approval of subsequent development projects in the Planning Area, a detailed cultural resources study of the subject property shall be conducted by the applicant and peer reviewed by the City. The cultural resources study shall identify, evaluate, and mitigate impacts to cultural resources as defined by CEQA and/or the NHPA. Mitigation methods to be employed include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Redesign of the project to avoid the resource. The resource site shall be deeded to a nonprofit agency to be approved by the City for maintenance of the site. • If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards. • If capping is determined infeasible by the City, the resource shall be recovered to appropriate standards. <p>MM 5.5.1b If cultural resources or tribal cultural resources are discovered during grading or construction activities within the Planning Area, work shall</p>	<p>LS</p>

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		<p>halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery.</p> <p>If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.</p>	
<p>Impact 5.5.2 Development of the proposed Project could contribute to the cumulative disturbance of cultural resources (i.e., prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts and features) and human remains.</p>	LCC	<p>No additional mitigation required beyond compliance with existing laws and regulations, proposed General Plan policies, and mitigation measures MM 5.5.1a and MM 5.5.1b.</p>	LCC
<p>5.6 Geology, Soils, Mineral Resources, and Paleontology</p>			
<p>Impact 5.6.1 The Planning Area is not located in an area that is susceptible to adverse impacts associated with seismic ground failure, including surface rupture, ground shaking, liquefaction, or landslides.</p>	LS	<p>No additional mitigation required beyond compliance with existing State and local regulations and standards.</p>	LS
<p>Impact 5.6.2 Future development resulting from the proposed Project, including buildings, pavement, and utilities, would include grading and excavation activities that could result in the potential for topsoil erosion.</p>	LS	<p>No additional mitigation required beyond compliance with existing State and local regulations and standards.</p>	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
<p>Impact 5.6.3 Future development resulting from the proposed Project, including buildings, pavement, and utilities, could incur damage as a result of underlying expansive or unstable soil properties.</p>	<p>LS</p>	<p>No additional mitigation required beyond compliance with existing State and local regulations and standards.</p>	<p>LS</p>
<p>Impact 5.6.4 Future development resulting from the proposed Project could occur in locations where public sewer service is not available.</p>	<p>LS</p>	<p>No additional mitigation required beyond compliance with existing State and local regulations and standards and proposed General Plan policies.</p>	<p>LS</p>
<p>Impact 5.6.5 Construction activities in the Planning Area could affect undiscovered unique paleontological resources in paleontologically sensitive rock formations.</p>	<p>PS</p>	<p>MM 5.6.5 Before the start of any earthmoving activities, the project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources (fossils) are discovered during grading or construction activities within the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.</p>	<p>LS</p>

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Impact 5.6.6 Implementation of the proposed Project, in combination with other reasonably foreseeable development, would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific.	LCC	No additional mitigation required beyond compliance with existing State and local regulations and standards and proposed General Plan policies.	LCC
Impact 5.6.7 Development of the proposed Project could contribute to the cumulative disturbance of paleontological resources (i.e., fossils and fossil formations).	LCC	No additional mitigation required beyond compliance with existing laws and mitigation measure MM 5.6.5 .	LCC
5.7 Greenhouse Gas Emissions and Energy			
Impact 5.7.1 Development that would occur under the proposed General Plan Update would result in construction- and operational-related GHG emissions that contribute to climate change on a cumulative basis. However, the General Plan and the associated CAP Update would result in GHG emissions reductions sufficient to meet GHG reduction targets and goals, which are consistent and aligned with the goals identified 2017 Scoping Plan to meet the statewide GHG emission reduction targets for 2020 and 2030, as established by AB 32 and SB 32.	LS	No additional mitigation required beyond compliance with the CAP Update and proposed General Plan policies.	LS
Impact 5.7.2 Adoption of the proposed General Plan and CAP Update would result in emission reductions that are consistent with statewide reduction targets for 2020 and 2030. However, based on current emission estimates for the City projected	PS	No additional feasible mitigation available beyond compliance with the CAP Update and proposed General Plan policies.	SU

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<p>for 2050, and considering the proposed policies and programs included in the General Plan and CAP Update, the proposed General Plan and CAP Update would likely not result in sufficient GHG reductions for the City to meet the longer-term goal for 2050 as stated in EO S-3-05.</p>			
<p>Impact 5.7.3 Land uses developed and operated under the proposed General Plan would increase electricity and natural gas consumption. Buildings developed under the proposed General Plan would comply with CCR Title 24 standards for building energy efficiency, and actions under the proposed CAP would include zero net energy requirements in 2020 and 2030 for residential and commercial development, respectively. Actions under the proposed General Plan and CAP would include the requirement of a 15 percent VMT reduction for new development projects, installation of more bicycle and pedestrian infrastructure, as well as improved public transportation options that would reduce VMT and associated consumption of automotive fuel. Construction-related energy consumption would be temporary and not require additional capacity or increased peak or base period demands for electricity or other forms of energy. Thus, energy consumption associated with the development of the project would not result in wasteful, inefficient, or unnecessary consumption of energy.</p>	<p>LS</p>	<p>No additional mitigation required beyond compliance with the CAP Update and proposed General Plan policies.</p>	<p>LS</p>

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Further, development of the project would not conflict with a State or local plan for renewable energy or energy efficiency.			
5.8 Hazards and Hazardous Materials			
Impact 5.8.1 Construction and/or operation of future projects in the Planning Area would involve the routine use, transport, storage, and disposal of hazardous materials.	LS	No additional mitigation required beyond compliance with existing standards and regulations and General Plan policies.	LS
Impact 5.8.2 Construction and demolition activities associated with future development under the proposed Project could result in the inadvertent or accidental release of hazardous materials, which could pose a human health and/or environmental risk.	PS	MM 5.8.2 Prior to approval of improvement plans, grading permits, and or demolition permits for properties in the Planning Area that have not already been evaluated for the potential for the presence of hazardous materials and hazardous conditions, Phase I ESAs shall be prepared by a qualified professional. Each Phase I ESA shall assess the potential for hazards and provide recommendations whether additional investigation (Phase II ESA) should be completed. If determined necessary, a Phase II ESA shall be conducted to determine the lateral and vertical extent of soil, groundwater, and/or soil vapor contamination, as recommended by the Phase I ESA. The City shall not issue a grading or building permit for a site where contamination has been identified until remediation or effective site management controls appropriate for the site use have been completed consistent with applicable regulations and to the satisfaction of the Sacramento County Environmental Management Department, the California Department of Substances Control, and/or Central Valley Regional Water Quality Control Board, as appropriate. If the Phase I ESA determines there are no recognized environmental conditions, no further action is required. However, the City shall ensure any grading or improvement plan or building permit includes a statement that if hazardous materials contamination is discovered or suspected during construction activities, all work in the vicinity of the contamination shall stop immediately until a qualified professional has evaluated the site and determined an appropriate course of action.	LS

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Impact 5.8.3 The proposed Project could involve activities that have the potential to generate hazardous materials emissions within one-quarter mile of existing schools.	LS	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards	LS
Impact 5.8.4 The proposed Project would result in construction activities that could temporarily affect roadways and increase the number of people who may need to evacuate the Planning Area in the event of an emergency.	LS	No additional mitigation required beyond compliance with existing regulations and standards and proposed General Plan policies.	LS
Impact 5.8.5 The proposed Project would include development that could be subject to wildland fire hazard risk	LS	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LS
Impact 5.8.6 Cumulative development would increase the use, storage, disposal, and transport of hazardous materials.	LCC	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LS
Impact 5.8.7 Cumulative development would result in construction activities that could temporarily affect roadways and increase the number of people who may need to evacuate the region in the event of an emergency.	LSS	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LCC
Impact 5.8.8 Cumulative development could be subject to wildland fire hazard risk.	LCC	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LCC
5.9 Hydrology and Water Quality			
Impact 5.9.1 Implementation of the proposed Project would result in future development in the Planning Area that would involve construction-related	LS	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LS

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activities that could expose soil to erosion during storm events, causing degradation of water quality. Urban runoff from new projects in the Planning Area post-construction could also contribute pollutants that could affect surface water or groundwater quality.			
Impact 5.9.2 Implementation of the proposed Project would result in future urbanization in the Planning Area that would increase stormwater runoff as a result of changes in drainage patterns and increases in impervious surface.	PS	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LS
Impact 5.9.3 Future development in the Planning Area may occur in locations subject to 100- and/or 200-year flood risk, including flooding from levee failure, or could place structures where they may have the potential to impede or redirect flood flows.	LS	No additional mitigation required beyond compliance with existing laws, regulations, and proposed General Plan policies and standards.	LS
Impact 5.9.4 The proposed Project would increase the demand on water supplies, some of which would be groundwater.	PS	MM 5.9.4 Implement mitigation measure MM 5.12.1.1 (Plan for Services).	SU
Impact 5.9.5 Development of the Planning Area, in combination with other development in the Sacramento River and Cosumnes River watersheds, would increase the potential for pollutants to be discharged to surface water and groundwater.	LCC	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LCC

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<p>Impact 5.9.6 Development of the Planning Area, in combination with cumulative development in the Sacramento River watershed, including its American River and Cosumnes River tributaries, could be located in areas subject to 100-year and/or 200-year flood hazard.</p>	LCC	No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.	LCC
<p>Impact 5.9.7 Development of the Planning Area, in combination with other development in the Central Basin, would increase demand for groundwater and could potentially interfere with recharge of the aquifer.</p>	PCC	No additional feasible mitigation available beyond compliance with existing laws, proposed General Policies, and mitigation measure MM 5.12.1.1.	SU
<p>5.10 Noise</p>			
<p>Impact 5.10.1 Construction activities could result in a substantial temporary increase in noise levels at nearby noise-sensitive land uses, which may result in increased levels of annoyance, activity interference, and/or sleep disruption.</p>	PS	No additional mitigation required beyond compliance with existing standards and proposed General Plan policies.	LS
<p>Impact 5.10.2 Implementation of the proposed Project would result in a significant increase in transportation noise, including traffic noise levels along many existing roadways in the City. Even with implementation of proposed policies to limit traffic noise impacts, predicted traffic noise levels would still result in potential increases above applicable standards.</p>	PS	No additional feasible mitigation measures available beyond compliance with proposed General Plan policies.	SU

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<p>Impact 5.10.3 The proposed Project would result in future development that could expose existing noise-sensitive land uses to new non-transportation noise sources that could exceed the City’s applicable noise standards. However, several policies, discussed below, address and limit the exposure of existing and future noise-sensitive land uses to non-transportation noise sources.</p>	LS	No additional mitigation required beyond compliance with existing standards and proposed General Plan policies.	LS
<p>Impact 5.10.4 The proposed Project would result in development projects involving construction activities that could expose receptors to excessive groundborne vibration, and new industrial and commercial land uses that could expose receptors to excessive groundborne vibration from long-term operations.</p>	LS	No additional mitigation required beyond compliance with existing standards and proposed General Plan policies.	LS
<p>Impact 5.10.5 Implementation of the proposed Project would contribute to cumulative noise levels along many roadway segments in the Planning Area due to increased cumulative traffic volumes.</p>	CC	No additional feasible mitigation available beyond compliance with proposed General Plan policies.	CC/SU
<p>Impact 5.10.6 Implementation of the proposed Project would not result in a substantial contribution to cumulative construction vibration and noise levels in the Project area.</p>	LCC	No additional mitigation required beyond compliance with existing standards and proposed General Plan policies.	LCC

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
5.11 Public Services and Recreation			
Impact 5.11.1.1 Implementation of the proposed Project would increase demand for fire protection and emergency medical services, which could trigger the need for additional fire stations, the construction of which could result in impacts on the physical environment.	LS	No additional mitigation required beyond compliance with existing regulations and proposed General Plan policies.	LS
Impact 5.11.1.2 Implementation of the proposed Project, in combination with other development within the CCSD's service area, would increase demand for fire protection and emergency medical services.	LCC	No additional mitigation required beyond compliance with existing regulations and proposed General Plan policies.	LCC
Impact 5.11.2.1 Implementation of the proposed Project would increase demand for law enforcement services, which could trigger the need for additional law enforcement facilities, the construction of which could result in impacts on the physical environment.	LS	No additional mitigation required beyond compliance with existing regulations and General Plan policies.	LS
Impact 5.11.2.2 Implementation of the proposed Project, in combination with other development in the Planning Area, would increase demand for law enforcement services.	LCC	No additional mitigation required beyond compliance with existing regulations and General Plan policies.	LCC
Impact 5.11.3.1 Implementation of the proposed Project would allow for future development in the Planning Area, which would result in an increase of school-aged children and require the construction of new public school facilities, the	PS	No additional feasible mitigation available beyond compliance with existing laws and proposed General Plan policies.	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
construction of which could have impacts on the physical environment.			
Impact 5.11.3.2 Implementation of the proposed Project, in combination with other development in the EGUSD service area, would result in the increase of school-aged children, which would require the construction of new public school facilities, which could have impacts on the environment.	CC	No additional feasible mitigation available beyond compliance with existing laws and proposed General Plan policies.	SU
Impact 5.11.4.1 Implementation of the proposed Project would increase requirements for park and recreation facilities, and trails, the construction of which could result in impacts on the physical environment.	LS	No additional mitigation required beyond compliance with proposed General Plan policies and construction-related mitigation identified in this EIR.	LS
Impact 5.11.4.2 The proposed Project would result in a cumulative increase in demand for parkland and recreational facilities, the construction of which could impact the physical environment.	LCC	No additional mitigation required beyond compliance with proposed General Plan policies and construction-related mitigation measures identified in this EIR.	LCC
5.12 Public Utilities			
Impact 5.12.1.1 Implementation of the proposed Project would increase demand for domestic water supply, which may result in the need for additional water supplies.	S	MM 5.12.1.1 Prior to LAFCo approval of annexation of any portion of the Planning Area into the City of Elk Grove for which the SCWA would be the retail provider for water service, the City must prepare the Plan for Services to allow LAFCo to determine that: (1) the requirement for timely water availability, as required by law, is met; (2) its water purveyor is a signatory to the Water Forum Successor Effort and that groundwater will be provided in a manner that ensures no overdraft will occur, (3) the amount of water provided will be consistent with the geographical extent of the annexation territory; and (4) existing water customers will not be adversely affected. The Plan for Services	SU

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
		<p>shall be sufficient for LAFCo to determine timely water availability to the affected territory pursuant to Government Code Section 56668, subdivision (l), or its successor.</p> <p>The Plan for Services shall demonstrate that the SCWA water supplies are adequate to serve the amount of development identified in the annexation territory, in addition to existing and planned development under normal, single-dry, and multiple-dry years. The Plan for Services shall depict the locations and approximate sizes of all on-site water system facilities to accommodate the amount of development identified for the specific annexation territory; demonstrate that the SCWA has annexed the territory into its service area; and demonstrate that adequate SCWA off-site water facilities are available to accommodate the development identified in the annexation territory, or that fair-share funding will be provided for the construction of new or expanded treatment and/conveyance facilities and/or improvement of existing off-site water system facilities with no adverse fiscal impacts on existing ratepayers.</p>	
<p>Impact 5.12.1.2 Implementation of the proposed Project would require the construction of new and expanded water supply infrastructure, which could result in impacts to the physical environment.</p>	PS	Implement mitigation measure MM 5.12.1.1.	SU
<p>Impact 5.12.1.3 Implementation of the proposed Project, in combination with other development, would contribute to cumulative demand for domestic water supply.</p>	CC	No additional feasible mitigation available beyond compliance with proposed General Plan policies and mitigation measure MM 5.12.1.1.	SU
<p>Impact 5.12.2.1 Implementation of the proposed Project would result in additional wastewater generation and require treatment of additional wastewater at the Sacramento Regional Wastewater</p>	LS	None required.	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
Treatment Plant. There is sufficient capacity at the existing Regional San treatment plant to accommodate Project demand.			
Impact 5.12.2.3 Implementation of the proposed Project, in addition to other development in the Regional San service area, would generate new wastewater flows requiring conveyance and treatment.	CC	No additional feasible mitigation available beyond mitigation measure MM 5.12.2.1.	SU/CC
Impact 5.12.3.1 Construction and operation of future development projects within the Planning Area would generate solid waste, thereby increasing demand for waste collection and disposal services.	LS	No additional mitigation required beyond compliance with existing regulations and General Plan policies.	LS
Impact 5.12.3.2 Implementation of the proposed Project, in combination with other development in other jurisdictions that contribute to regional landfills, would generate solid waste, thereby increasing demand for hauling and disposal services. The Project's solid waste generation would be substantially less than average.	LCC	No additional mitigation required beyond compliance with existing regulations.	LCC
Impact 5.12.4.1 Implementation of the proposed Project would increase demand for electric, natural gas, and telephone services.	LS	None required.	LS
Impact 5.12.4.2 Implementation of the proposed Project, in combination with other development within the service areas of the applicable providers, would increase demand for electric, natural gas, and telephone services.	LCC	None required beyond compliance with the CAP Update and proposed General Plan policies.	LCC

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
5.13 Transportation			
Impact 5.13.1 Implementation of the proposed Project could cause unacceptable level of service conditions at some intersections and on some roadway segments.	PS	No additional feasible mitigation available beyond compliance with proposed General Plan policies.	SU
Impact 5.13.2 Implementation of the proposed Project would exacerbate unacceptable (LOS F) conditions on SR 99 and I-5.	PS	No additional feasible mitigation available beyond compliance with proposed General Plan policies.	SU
Impact 5.13.3 Implementation of the proposed Project would result in increased VMT.	PS	No additional feasible mitigation available beyond compliance with proposed General Plan policies.	SU
Impact 5.13.4 Implementation of the proposed Project includes land use changes that would have only a limited influence on air traffic patterns.	LS	None required beyond implementation of proposed General Plan policies.	LS
Impact 5.13.5 Implementation of the proposed Project will modify the existing transportation network to accommodate existing and future users, which could change existing travel patterns or traveler expectations.	LS	None required beyond compliance with proposed General Plan policies.	LS
Impact 5.13.6 Implementation of the proposed Project would alter land use patterns and increase travel demand on the transportation network, which may influence emergency access.	LS	None required beyond compliance with proposed General Plan policies	LS

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Resulting Level of Significance
Impact 5.13.7 Implementation of the proposed Project would not result in conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.	LS	None required beyond compliance with proposed General Plan policies.	LS

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