

# 3 REVISIONS TO THE DRAFT SEIR

This chapter presents specific text changes made to the Draft SEIR since its publication and public review. The changes are presented in the order in which they appear in the original Draft SEIR and are identified by the Draft SEIR page number. Text deletions are shown in ~~strike through~~, and text additions are shown in underline.

The information contained within this chapter clarifies and expands on information in the Draft SEIR and does not constitute "significant new information" requiring recirculation. (See Public Resources Code Section 21092.1; CEQA Guidelines Section 15088.5.)

## Revisions to the Executive Summary

To reflect a change to housing site C-3, Impact 3.10-1 on page ES-19 of the Draft SEIR is revised as follows:

### Impact 3.10-1: Induce Substantial Population Growth

The Housing Element Update would accommodate up to ~~2,722~~ 2,745 net new dwelling units, which would accommodate approximately ~~8,765~~ 8,839 people (based on 3.22 persons per household). This growth would be within the projections generally assumed under the City's General Plan and regional planning efforts completed by SACOG. This impact would be less than significant.

## Revisions to the Project Description

To reflect the updated text of the Housing Element, the text on page 2-5 of the Draft SEIR is revised as follows:

**Action 2: Rezone Housing Sites.** The City has a lower-income regional housing need of 4,265 units. To meet the lower-income regional housing need, the City will, concurrently with adoption, identify and rezone at least 143 acres with a realistic capacity assumption of 30 units per acre or 171 acres with a realistic capacity assumption of 25 units to the acre, from sites identified sites in Table 34 and site E-1 in Table 33 to accommodate at least 4,265 units, of Chapter 12.4 (Technical Appendix) to provide for sufficient capacity to meet the City's RHNA.

If the City does not complete the rezone prior to the start of the planning period (May 15, 2021), sites will be rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone will accommodate 100 percent of the shortfall during the planning period and will include the following components.

- Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval; for developments in which 20 percent or more of the units are affordable to lower income households.
- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions;
- Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses;
- Ensure sites will be available for development during the planning period where water and sewer can be provided.

The City has, since 2003, required Design Review for all multifamily development. Design Review would be required for multifamily projects on these sites. Projects under 151 units are reviewed at the "staff-level" through consideration by the Zoning Administrator, while larger projects are reviewed by the Planning Commission.

To reflect the updated text of the Housing Element, the text on page 2-6 of the Draft SEIR is revised as follows:

**Action 6: Zoning for Missing Middle Housing Types (New, Missing Middle Study).** The City shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g. duplexes, triplexes, fourplexes, courtyard buildings) to create housing for middle- and moderate-income households and increase the availability of affordable housing in a range of sizes to reduce displacement risk for residents living in overcrowded units or overpaying for housing.

To reflect the updated text of the Housing Element, the text on page 2-6 of the Draft SEIR is revised as follows:

**Action 10: Parking Study (New, Staff Recommendation).** Conduct a parking study to determine parking needs for senior housing and affordable housing projects. Based on results, continue to allow flexibility in development standards, such as parking reductions for senior projects, and by allowing development incorporating universal design measures.

The City will also review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

To reflect the updated text of the Housing Element, the text on page 2-6 of the Draft SEIR is revised as follows:

**Action 11: Homeless Needs Assessment.** Continue to contribute funding to Elk Grove Homeless Assistance Resource Team (HART), Sacramento Self Help Housing, and other local and regional entities and work closely with these groups to assess the needs of people experiencing homelessness and develop plans to address homelessness at a regional level. The City will annually meet with local service providers and regional agencies (as applicable) to assess the needs regarding homelessness in the City and region.

The City will also review and amend standards to ensure they are objective and in compliance with Government Code Section 65583(a)(4).

To reflect the updated text of the Housing Element, the text on page 2-7 of the Draft SEIR is revised as follows:

**Action 14: Transitional and Supportive Housing (New, State Law).** Amend the Zoning Code to comply with Government Code Section 65583(c)(3), which deals with transitional and supportive housing. The City will amend the Zoning Ordinance to allow transitional and supportive housing in the mobile home subdivision (RM-1) and Mobile Home Park Combining District (MHP) zones as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The City will also amend the Zoning Ordinance to allow supportive housing in the Light Industrial (LI) zone, as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Amend the zoning code to allow for the approval of 100-percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.

**Action 15: Affordable Housing Database.** Continue to update the affordable housing unit database and to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City's website. The City will make multi-lingual information available as requested.

**Action 17: Rehabilitation Programs.** Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents. Provide information on available housing repair programs to homeowners by posting information on the City's website and in the City newsletter.

**Action 19: Affirmatively Further Fair Housing (New, State Law).** Implement the regional Analysis of Impediments to Fair Housing Choice (AI), prepared in 2019, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City identified barriers to fair housing through the Fair Housing Assessment (see Chapter 12.4, Section 4, Housing Needs Assessment). Actions the City may take to address the identified barriers, and foster an inclusive community, include:

- ▶ ~~Develop~~ By December 2021 develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities.
- ▶ Promote the availability of multi-lingual resources by ensuring that City provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make materials available by December 2021.
- ▶ Work with fair housing providers such as Renters Helpline on an annual basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
- ▶ Meet biannually, with the first meeting occurring by June 2022, with local and regional transit agencies to assess ~~Assess~~ whether the current e-~~Tran~~ routes and frequency meet demand and determine additional needs, if necessary.
- ▶ Where possible, improve bus stops to allow the safe deployment of wheelchair lifts and, where not possible, determine if a new stop can be added near the original that does allow life deployment. Assess where bus stops need improvement by August 2022.
- ▶ Encourage development of multifamily housing in areas with high performing schools to improve access to these schools for lower-income households by annually providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites near high performing schools.
- ▶ Providing information about fair housing choices to residents by distributing fair housing materials upon request and contracting with a fair housing rights nonprofit to provide fair housing services on an ongoing basis, including fair housing complaint intake, investigation, resolution, general housing (landlord/tenant) counseling, mediations, assistance, referrals, and resolution.
- ▶ Proactively monitoring rental housing providers for discriminatory practices by contacting fair housing service providers biannually for information on housing providers with complaints filed against them and using CDBG funds for fair housing enforcement and technical assistance activities.
- ▶ ~~Providing training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, processing reasonable accommodation re-quests, and educating them on the Housing Choice Voucher Program, including new le-gal requirements pursuant to SB 329.~~
- ▶ Meeting Meet with other jurisdictions in the region by June 2023 to identify fair housing strategies and discuss whether a regional fair housing strategy would be beneficial from a cost and/or efficiency perspective.
- ▶ ~~Using~~ Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts.
- ▶ ~~Increasing~~ Increase residential infill opportunities through changes in zoning and long-range plans. Process zone changes as requested by developers. Implement zoning and development incentives, such as inclusionary zoning, in-lieu fees, and density bonuses.

- ▶ ~~Supporting~~ Support development or resale of affordable homeownership opportunities through both developers' operations and obtaining resources to support low-income homebuyers, including affirmatively marketing to under-represented homeowners and developing and funding a first-time homebuyers' program.
- ▶ ~~Providing~~ Provide financial support annually, as available to organizations that provide counseling, information, education, support, and/or legal advice to lower-income households, including extremely low-income households, and persons experiencing homelessness.
- ▶ Affirmatively recruiting a diverse and multilingual staff as positions become available.
- ▶ ~~Analyzing~~ Analyze and ~~abating~~ abate environmental hazards before developing affordable housing.
- ▶ ~~Using~~ As the City grows, use data to identify areas of high need and areas of high opportunity; rezoning higher-density sites in identified areas of high opportunity.
- ▶ ~~Collaborating with the City's transit department and other transit providers in the region to develop transit lines and route schedules based on community needs.~~
- ▶ ~~Providing~~ Provide education to the community on the importance of completing Census questionnaires when the Census is distributed.
- ▶ To affirmatively promote more inclusive communities, the City will review the City's requirements for residential care facilities with 7 or more persons and permit them as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. These types of facilities are still subject to state licensing requirements.

To reflect the updated text of the Housing Element, the text on page 2-9 of the Draft SEIR is revised as follows:

**Action 23: Housing Choice Voucher Education.** Implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as training on avoiding discriminatory practices based on income or other protected classes. When the waitlist for tenant-based vouchers is open, publicize the opportunity through the City's social media and/or other public information channels.

To reflect corrections to sites E-13 and E-18 and a change in proposed zoning for housing site C-3, Table 2-2 beginning on page 2-14 of the Draft SEIR is revised as follows:

**Table 2-2 Existing Sites and Candidate Sites for Very Low and Low Income Groups**

Map ID	General Location	Acreage	Existing General Plan Designation	Existing Zoning	Proposed General Plan Designation	Proposed Rezoning	Dwelling Units
E-1	M&H Site in Lent Ranch	12.8	HDR	RD-20	HDR	RD-20	230
E-2	Quail Run	4.88	HDR	RD-25	HDR	RD-25	102
E-3	Southeast corner of Bruceville Road and Poppy Ridge Road	15.48	HDR	RD-20	HDR	RD-30	418
E-4	Northwest corner of Bruceville Road and Big Horn Boulevard	6.5	HDR	RD-25	HDR	RD-30	178
E-5	SEPA, Clark Property, Poppy Ridge at Lotz Parkway	9	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (25-30)	243
E-6	SEPA, Suyanaga Property, Southeast corner of Poppy Ridge and Big Horn	8.6	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (25-30)	233
E-7	SEPA, Souza Lot 1096	7.1	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	192
E-8	SEPA, Souza Lot 1097	7.9	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	198
E-9	SEPA, Souza Lot 1098	6.5	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	163
E-10	SEPA, Souza Lot 1098	7.2	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	180
E-11	SEPA, Souza Lot 1105	9.3	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (15.1-30)	233
E-12	SEPA, Bruceville Meadows	8.4	HDR	SEPA-HDR (15.1-30)	HDR	SEPA-HDR (25-30)	227
E-13	Laguna Ridge, Backer Property, Southwest corner of Big Horn and Poppy Ridge	11.1	HDR	RD-25	HDR	<del>RD-25</del> RD-30	300
E-14	Elk Grove Florin Road at Brown Road	4.4	HDR	RD-25	HDR	RD-30	119
E-15	Harbour Point Drive and Maritime Drive	3.06	HDR	RD-25	HDR	RD-30	83
E-16	East Stockton Boulevard at Bow Street	2.9	HDR	RD-25	HDR	RD-30	78
E-17	Sheldon Farms North, Stein	5.3	HDR	RD-25	HDR	RD-30	143
E-18	Sheldon Farms South, Arsone	9	HDR	RD-25	HDR	<del>RD-25</del> RD-30	243
C-1	Sterling Meadows HDR Site (southeast corner of Lotz Parkway and Bilby Road)	10.68	HDR	RD-20	HDR	RD-30	289
C-2	End of Dunisch Road	2.87	RC	SC	HDR	RD-25	72
C-3	Laguna Boulevard and Bruceville Road (COBRA/Pacific Properties)	7.6	MDR	RD-15	HDR	<del>RD-30</del> RD-40	<del>205</del> 228
C-4	2804 Elk Grove Boulevard (Samos)	7.49	MDR	RD-15	HDR	RD-30	202

Map ID	General Location	Acreage	Existing General Plan Designation	Existing Zoning	Proposed General Plan Designation	Proposed Rezoning	Dwelling Units
C-5	Southeast corner Sheldon Road and East Stockton Boulevard	12.3	RC	SC	HDR	RD-30	332
C-6	Northeast corner Sheldon Road and Power Inn Road	8	CC	GC	HDR	RD-30	216
C-7	Waterman Road at Rancho Drive	3.5	LDR	RD-4	HDR	RD-25	88
C-8	8994 Calvine Road	2.32	RC	RD-5	HDR	RD-25	58
C-9	8770 Calvine Road	3.5	HDR	RD-20	HDR	RD-25	88
C-10	Laguna Boulevard and Haussmann Street	6.96	CC	LC	HDR	RD-30	198
C-11	Laguna Vaux	2.59	CC	LC	HDR	RD-30	70
C-12	Laguna Boulevard and Gropius Street	5.85	EC	MP	HDR	RD-30	158
C-13	9296 E Stockton Boulevard	3.81	HDR	RD-20	HDR	RD-30	103
C-14	9343 E Stockton Boulevard	1.96	EC	BP	HDR	RD-30	53
C-15	Northwest corner Bond Road and Waterman Road	4.6	CC	GC	HDR	RD-25	115
C-16	Stathos Property (Elk Grove Blvd, west of Carlton assisted care facility)	3.19	LDR	RD-5	HDR	RD-30	86
C-17	Waterman 75 (Mosher Road and Grant Line Road)	5	RC	RD-10	HDR	RD-30	135
C-18	Bow Street Northwest	10.3	LDR	RD-6	HDR	RD-30	258
C-19	Old Town, southwest corner of Elk Grove Boulevard and Webb Street	1.87	CC	OTSPA	HDR	RD-25	53
C-20	Southeast corner Bond Road and Waterman Road	1.5	RR	AR-2	HDR	RD-25	38
C-21	Bond Road and Stonebrook Drive	1.66	MDR	RD-15	HDR	RD-25	42
C-22	Calvine Road and Jordan Ranch Road	2.06	ER	RD-4	HDR	RD-25	52
C-23	Calvine Road and Bradshaw Road	2.02	CC	GC/AR-5	HDR	RD-25	21
C-24	Southwest corner Lotz Parkway and Whitelock Parkway	5	LDR	RD-5	HDR	RD-25	125
C-25	Bradshaw, just south of Calvine, behind/adjoining Eden Gardens Event Center	5.17	ER	AR-5	HDR	RD-25	129
<b>Total</b>		<b>261.5 acres</b>					<del>6,749</del> <b>6,772</b>

To reflect a change in proposed zoning for housing site C-3, the paragraph beginning at the bottom of page 2-14 of the Draft SEIR is revised as follows:

As shown in Table 2-2, the proposed Housing Element Update would accommodate up to ~~6,749~~ 6,772 units for the RHNA very low and low income groups, which exceeds the City's requirement of providing 4,265 units for these income groups.

The first paragraph on page 2-15 of the Draft SEIR is revised as follows:

Table 2-3 below identifies the potential number of units under the adopted General Plan and the maximum number of units under the proposed Housing Element Update. As shown in Table 2-3, the adopted General Plan and current zoning anticipates 4,027 units on the existing and candidate housing sites. Under the proposed Housing Element Update, up to an additional ~~2,722~~ 2,745 units would be provided based upon the assumed average density. The proposed rezoning of candidate housing sites C-2, C-5, C-6, C-10, C-11, C-12, C-14, C-15, C-17, C-19, and C-23 would result in the loss of planned nonresidential uses and approximately 1,419 jobs under buildout of the General Plan.

Table 2-3 beginning on page 2-15 of the Draft SEIR is revised as follows:

**Table 2-3 Existing and Proposed Development Potential under the General Plan**

Map ID	Potential Dwelling Units Adopted General Plan Land Use Designations	Potential Dwelling Units Housing Element Update	Development Potential Change From Adopted General Plan
E-1	230	230	0
E-2	102	102	0
E-3	310	418	108
E-4	163	178	15
E-5	225	243	18
E-6	215	233	18
E-7	178	192	14
E-8	198	198	0
E-9	163	163	0
E-10	180	180	0
E-11	233	233	0
E-12	210	227	17
E-13	300	300	0
E-14	110	119	9
E-15	77	83	6
E-16	73	78	5
E-17	133	143	10
E-18	225	243	18
C-1	192	289	97
C-2	0	72	72
C-3	91	<del>205</del> <u>228</u>	<del>114</del> <u>137</u>
C-4	90	202	112
C-5	0	332	332
C-6	0	216	216
C-7	14	88	74

Map ID	Potential Dwelling Units Adopted General Plan Land Use Designations	Potential Dwelling Units Housing Element Update	Development Potential Change From Adopted General Plan
C-8	12	58	46
C-9	63	88	25
C-10	0	198	198
C-11	0	70	70
C-12	0	158	158
C-13	67	103	36
C-14	0	53	53
C-15	0	115	115
C-16	16	86	70
C-17	40	135	95
C-18	62	258	196
C-19	0	53	53
C-20	1	38	37
C-21	20	42	22
C-22	8	52	44
C-23	0	21	21
C-24	25	125	100
C-25	1	129	128
<b>Total</b>	<b>4,027</b>	<b><del>6,749</del> 6,772</b>	<b><del>2,722</del> 2,745</b>

### Revisions to Section 3.5, Energy

To reflect a change in proposed zoning for housing site C-3, first paragraph on page 3.5-9 of the Draft SEIR is revised as follows:

For instance, parcels C-1, Sterling Meadows High-Density Residential Site, C-3, Laguna Boulevard and Bruceville Road, and C-4, 2804 Elk Grove Boulevard (among several others) are proposed to be rezoned to RD-30 or RD-40 to provided additional higher-density, affordable housing to meet the City's housing needs (see Table 2-2 in Chapter 2, "Project Description."

### Revisions to Section 3.8, Hazards and Hazardous Materials

To reflect a change in proposed zoning for housing site C-3, the paragraph under Impact 3.8-2 on page 3.8-12 of the Draft SEIR is revised as follows:

General Plan EIR Impact 5.8.3 evaluated the potential for hazardous emissions within one-quarter mile of existing or proposed schools. The analysis noted that there are several elementary schools, middle schools, and high schools as well as several private schools, preschools, and childcare facilities within the City. The analysis concluded that while the General Plan could result in activities that would involve the use of hazardous materials within one-quarter mile of a school, adherence to existing regulations and General Plan policies would ensure that impacts would be less than significant. Eighteen potential housing sites (Sites C-3, C-4, C-5, C-6, C-8, C-9, C-10, C-13, C-14, C-16, C-21, C-22, C-23, C-25, E-2, E-4, E-15, and E-18) are located within one-quarter mile of an existing or proposed school. Implementation of the Project could result in a net increase in the number of residential units in the City over what is planned for under the General Plan by up to ~~2,722~~ 2,745 net new residential units depending on the final selection of housing sites for the Housing Element Update. Residential land uses do not typically involve the storage or usage of substantial quantities of hazardous materials, and thus, Project implementation would not result in a substantial increase of hazardous materials located near schools.



## Revisions to Section 3.10, Land Use, Planning, Population, and Housing

To reflect a change in proposed zoning for housing site C-3, Impact 3.10-1 on page 3.10-14 of the Draft SEIR is revised as follows:

### Impact 3.10-1: Induce Substantial Population Growth

The Housing Element Update would accommodate up to ~~2,722~~ 2,745 net new dwelling units, which would accommodate approximately ~~8,765~~ 8,839 people (based on 3.22 persons per household). This growth would be within the projections generally assumed under the City's General Plan and regional planning efforts completed by SACOG. This impact would be **less than significant**.

Table 2-2 and Figure 2-2 in Chapter 2, "Project Description," indicate the location and size of existing and candidate sites. While no specific development projects are proposed at this time, subsequent multi-family development on any or all of the existing and candidate sites would be not considered additional population or housing growth above that projected in the General Plan and analyzed in the General Plan EIR. The Housing Element Update does not require new construction or expansion of existing roadway infrastructure (e.g., new roads); however, infrastructure improvements to provide utilities to the existing and candidate sites would be necessary. Necessary infrastructure improvements would be limited to those necessary to serve projects associated with the Housing Element Update and would not be sized to accommodate additional population growth beyond the growth disclosed herein.

The Housing Element Update would accommodate up to ~~2,722~~ 2,745 net new dwelling units, which would accommodate approximately ~~8,765~~ 8,839 people (based on 3.22 persons per household). Above the existing conditions, the Housing Element Update would result in a potential total of ~~58,357~~ 58,380 dwelling units and a population level of ~~184,552~~ 184,626. The General Plan projects that at buildout (in 30 years or more), the City and its study areas would accommodate 332,254 people within 102,865 dwelling units. In addition, SACOG's 2036 projections for Elk Grove estimate that the City will have a population of 201,197 people accommodating 65,367 dwelling units (City of Elk Grove 2018:3.0-2, SACOG 2012). The population increase and development potential associated with the Housing Element Update and SACOG projections would be included within the relevant estimates and thus generally consistent with City and regional growth assumptions.

To reflect a change in proposed zoning for housing site C-3, the first full paragraph on page 3.10-15 of the Draft SEIR is revised as follows:

Elk Grove's total RHNA for the 2021–2029 planning period is 8,263 units, allocated to specific income groups. The City currently has an adequate number of zoned residential sites to meet RHNA requirements for the moderate and above moderate income groups. It has identified 43 possible housing sites (18 existing sites and 25 new candidate sites) located within City limits that could accommodate housing to meet the RHNA very low and low income levels. The 25 candidate sites, sites C-1 through C-25, would require rezoning, which covers 122.03 acres. Implementation of the Housing Element Update could accommodate up to ~~2,722~~ 2,745 units over the adopted General Plan land use designations. All 43 of the proposed housing sites are designated for urban or residential uses in the adopted General Plan; none of the existing and candidate sites are designated for conservation or preservation uses.

## Revisions to Section 3.12, Public Services and Recreation

To reflect a change in proposed zoning for housing site C-3, first full paragraph below the summary of Impact 3.12-2 on page 3.12-8 of the Draft SEIR is revised as follows:

Implementation of the Housing Element Update would increase housing and density in the City. The Housing Element Update would accommodate up to ~~2,722~~ 2,745 additional dwelling units beyond the number anticipated in the original General Plan EIR. The additional units would accommodate approximately ~~8,773~~ 8,839 people (based on ~~3.223~~ persons per household). To maintain EGPD's current officer-to-resident population ratio of 0.81 sworn police officers per 1,000 residents, approximately eight new officers and/or

administrative staff may be needed to serve the City. The EGPD operates out of a centralized facility at the City Hall complex and additional police services to accommodate development can be accomplished through additional personnel and equipment. The main police service campus is growing to accommodate the need for more police department office and storage space.

To reflect a change in proposed zoning for housing site C-3, the first full paragraph below the summary of Impact 3.12-3 on page 3.12-9 of the Draft SEIR is revised as follows:

As stated previously, implementation of the Housing Element Update would result in additional housing in the City. Overall, the Housing Element Update could increase the number of dwelling units in the City up to ~~2,722~~ 2,745 units beyond those identified in the General Plan. This increase of ~~2,722~~ 2,745 net new housing units would result in a potential population increase in the City of up to ~~8,773~~ 8,839 persons when compared to the adopted General Plan. Implementation of the Safety Element Update would update current policies but would not increase development that would generate new students. Therefore, the Safety Element Update would not result in effects related to the increased demand for public school facilities.

To reflect a change in proposed zoning for housing site C-3, Table 3.12-1 on page 3.12-9 of the Draft SEIR is revised as follows:

**Table 3.12-1 Potential New Students**

Grade Level	Multi-Family Units	Maximum Potential of Additional Units Beyond General Plan Buildout	New Students
Elementary K-6	0.2108	<del>2,722</del> <u>2,745</u>	<del>574</del> <u>579</u>
Middle School 7-8	0.0541		<del>147</del> <u>149</u>
High School 9-12	0.1270		<del>346</del> <u>349</u>
<b>Total</b>		<del>2,722</del> <u>2,745</u>	<del>1,067</del> <u>1,077</u>

The first paragraph following Table 3.12-1 on page 3.12-9 of the Draft SEIR is revised as follows:

Based on the existing student generation factors, the Housing Element Update could result in an additional ~~1,144~~ 1,077 students to be enrolled at EGUSD schools.

The first paragraph below the summary of Impact 3.12-4 on page 3.12-10 of the Draft SEIR is revised as follows:

Implementation of the Housing Element Update would in additional housing beyond what is currently allowed under the General Plan. This could result in an additional ~~2,722~~ 2,745 dwelling units and a net increase of ~~8,773~~ 8,839 in City population beyond what is currently anticipated at buildout under the General Plan. CCSD parkland standards, City Municipal Code Chapter 22.40 and General Plan Policy PT-1-3 require a minimum of 5 acres of developed parkland per 1,000 residents; the Laguna Ridge Specific Plan calls for parkland at a rate of 7 acres per 1,000 residents. The City has also established requirements for bicycle, pedestrian, and trail facilities as part of new development, either through the City’s Bicycle, Pedestrian, and Trails Master Plan, or through the requirements of an area plan, such as LRSP or SEPA; though, these facilities are in addition to the required park facilities. The City requires that private developers proposing residential projects in the City either dedicate land for park facilities or pay a fee in lieu of providing parkland. These dedications and fees are collected by the City or CCSD as part of the development process and used for the purpose of developing new park facilities to serve the development for which the fees were paid. The dedication of parkland and the payment of fees in lieu of dedication were identified in Impact 5.11.4.1 of the General Plan EIR.

## Revisions to Section 3.14, Utilities and Service Systems

To reflect a change in proposed zoning for housing site C-3, the first full paragraph under the summary for Impact 3.14-1 on page 3.14-16 of the Draft SEIR is revised as follows:

Implementation of the Housing Element and Safety Element Update would not, in and of itself, construct new housing in the City. However, the Housing Element Update would facilitate the development of residential units by providing policies and actions that would promote housing for all persons. The majority of policies and actions in the Housing Element Update commit the City to continuing to encourage the provisions of affordable housing and housing appropriate for special needs groups and to encourage the maintenance of existing housing. Implementation of the Housing Element Update could increase the number of dwelling units in the City by up to ~~2,722~~ 2,745 units over development anticipated in the adopted General Plan through redesignation of General Plan land uses and associated rezoning.

The first paragraph in page 3.14-17 of the Draft SEIR is revised as follows:

Implementation of the Housing Element Update would increase the number of dwelling units in the City by up to ~~2,722~~ 2,745 units over development anticipated in the adopted General Plan through redesignation of General Plan land uses. Table 5.14-4 of the General Plan EIR shows the water demand factors for each General Plan land use designation and calculates the water demand for each land use based on acreage. Using the water demand factors for each existing and proposed land use, Table 3.14-5 below calculates the difference in water demand that would occur with implementation of the land use changes in the Housing Element Update. As calculated below, the Project could result in an increase in water demand of approximately 45.11 AFY. No increase in water demand is anticipated from implementation of the Safety Element Update because no changes in General Plan designated land uses would occur.

The second paragraph below the summary of Impact 3.14-3 on page 3.14-21 of the Draft SEIR is revised as follows:

The Housing Element Update would result in up to ~~2,722~~ 2,745 additional residential units beyond the number assumed in the General Plan EIR, which could result in approximately ~~8,765~~ 8,839 additional residents (assuming 3.22 residents per dwelling unit). Using the solid waste disposal rate of 1.08 tons per resident per year (equivalent to 5.9 pounds per day), implementation of the Housing Element and Safety Element Update would generate approximately ~~9,466~~ 9,546 tons of waste per year. This represents an increase beyond those discussed in the General Plan EIR. However, this increase would reasonably be expected to remain below the statewide per capita target, because the current per capita disposal rate in 2015 was 2.8 pounds per capita per day, and this increase would not be substantial enough to increase the City-Wide per capita disposal rate above the State's goal of 5.9 pounds per capita per day. Implementation of the Safety Element Update would not result in land uses or activities that would generate solid waste service demands.

## Revisions to Chapter 6, Other CEQA-Mandated Sections

To reflect a change in proposed zoning for housing site C-3, the second paragraph on page 6-3 of the Draft SEIR is revised as follows:

As noted in Chapter 2, "Project Description," of this Draft SEIR, the Project would result in up to ~~2,722~~ 2,745 new dwelling units beyond what was evaluated in the General Plan EIR (City of Elk Grove 2018). While the Project would increase housing units, all Project parcels were already anticipated for various levels of development under the General Plan (City of Elk Grove 2019). While housing units would increase, the Project could result in a reduced level of commercial development as compared with that anticipated by the General Plan, the Project would not increase the City's development footprint. Implementation of the Housing Element and Safety Element Update could result in the irreversible and irretrievable commitment of material resources and energy during construction and operation of future development, including: