



Project Title:	Fieldstone South EG-04-709
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758
Project Location:	Grant Line Road, South of Elk Grove Blvd.
Assessor's Parcel Number	134-0110-019 & 032
Project Sponsor's Name and Address:	MacKay & Somps Civil Engineers, Inc. Contact: Bruce Walters 1771 Tribute Road, Suite E Sacramento, CA 95815
General Plan Designation(s):	Estate Residential
Zoning:	AR-10, Agriculture Residential
Contact Person:	Darcy Goulart
Phone Number:	(916) 478-2222
Date Prepared	July 2005

Project Description

The proposed project would create 100 single-family residential lots, two landscape lots and one open space lot on a 28.7± acre parcel (approximately 4 units per acre) in the eastern portion of the City of Elk Grove. The site is south of Elk Grove Boulevard, in between Sonoma Creek Phase 2 and Grant Line Road in the southern portion of the East Elk Grove Specific Plan (**Figure 1**).

The proposed project involves:

- A Rezone;
- A Tentative Subdivision Map to create 100 single family parcels

The site is designated "Estate Residential" (4.1 to 7.0 du/acre) in the Elk Grove General Plan and in the East Elk Grove Specific Plan. The site's current AR-10 zoning designation would require a rezone to RD-4 (Residential 4-units per acre) to build single family residential units. The Tentative Subdivision Map would create the individual residential parcels. Two landscape lots are located along Grant Line Road (Lots A & B). The landscape lots range in size from 27 feet to 36 feet wide and would be dedicated to the Elk Grove Community Services District (EGCSD) for maintenance. The project will also include one open space lot (Lot C) which is located at the northern portion of the project site.

Access to the project would be provided from Grant Line Road and the adjacent Sonoma Creek Phase 2 subdivision. The internal roadway network consists of several residential roads providing adequate access for all parcels. A masonry wall would be constructed along Grant Line Road to mitigate noise impacts.

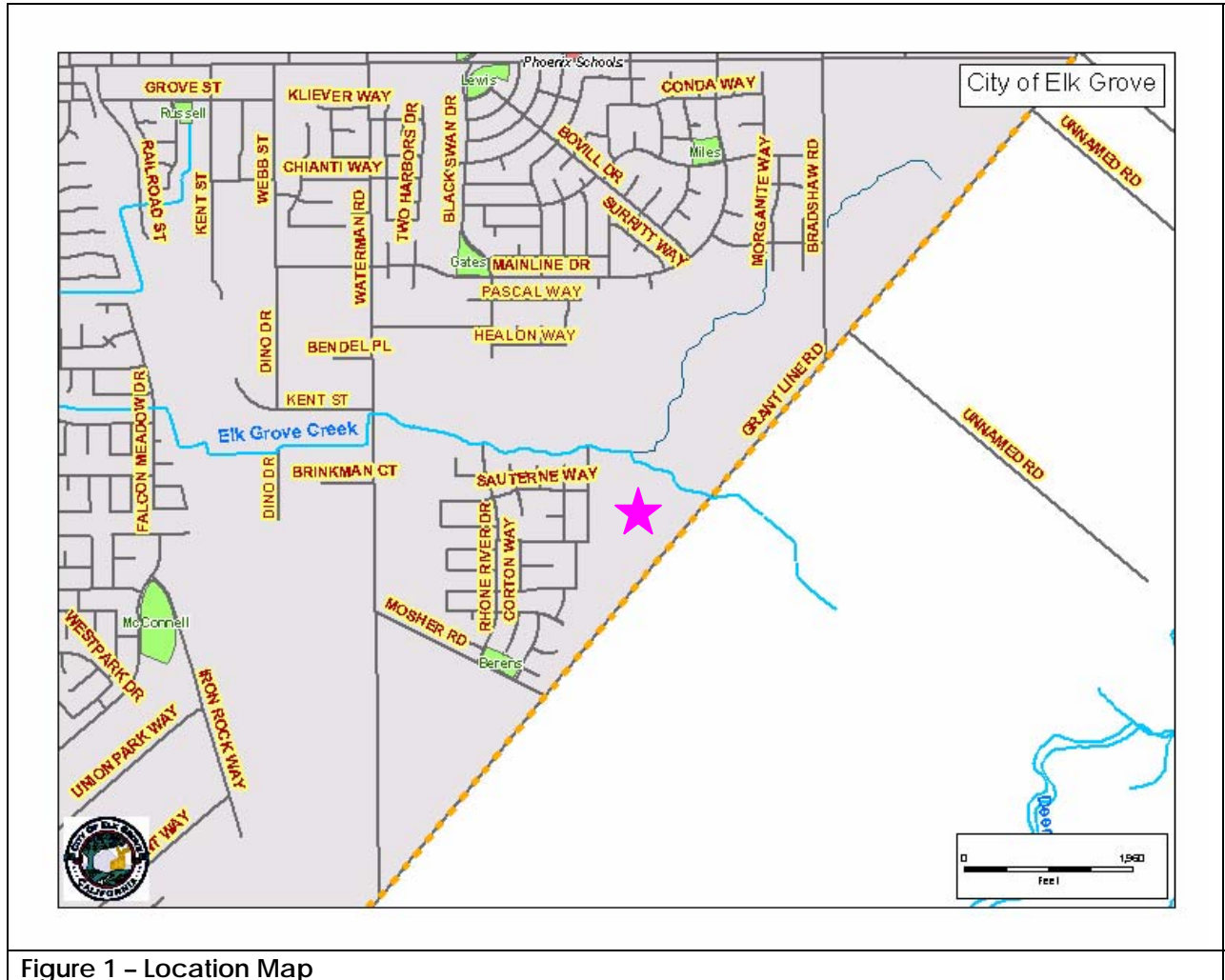


Figure 1 - Location Map

Environmental Setting and Surrounding Land Uses

The project site is located in the East Elk Grove Specific Plan, a Policy Area within the Elk Grove Genral Plan Land Use Policy Map. This area of the City encompasses approxiamtley 1,439 acres and is bounded by Bond Road on the north; Bradshaw Road on the east; Grant Line Road on the south, and Waterman Road on the west. The area is planned for development with residential, commercial, industrial, schools, parks and open space. The proposed project site is located at the southwest corner of Bond Road and Stonebrook Drive at the nrother edge of the Plan Area. The site consists of two parcels (APN 134-0110-019 & a portion of 032) 28.7± acres in size (**Figure 2**). The site has been graded in the past and various trees exist on the site. A barn and out buildings also exist on the site and are planned to be removed.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Sacramento Metropolitan Air Quality Management District
Regional Water Quality Control Board (Storm Water General Permit)

Other Project Assumptions.

The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, City of Elk Grove Improvement Standards, the California Building Code, the Sacramento County Water Agency Code, the Guidance Manual of On-site Storm Water Quality Control Measures, the State Health and Safety Code, and the State Public Resources Code.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Darcy Goulart

Planner's Printed Name

July 20, 2005

Date

City of Elk Grove
Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Fieldstone South project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) and b): **No Impact** – Based on the East Elk Grove Specific Plan (EEGSP) EIR Volume One, dated October 1995 (Project Characteristics, page 113), implementation of the project will not have an effect on a scenic vista, as no scenic vistas were identified or discussed within the 1,440-acre EEGSP or the EEGSP EIR of which this project is a part. Similarly, there are no state scenic highways or significant scenic resources within or adjacent to the project site, implementation of the project will not have a damaging effect on any significant scenic resources or historical buildings within a state scenic highway. Therefore, no impacts are anticipated to scenic vista or state scenic highway.

c) and d): **Less than Significant Impact** – Based on EEGSP EIR Volume One, dated October 1995 (Project Characteristics, page 113), implementation of the project will have no greater effect on the visual character or quality of the site and surroundings than those identified in the East Elk Grove Specific Plan EIR. The EEGSP and EEGSP EIR anticipate a conversion of agricultural lands to suburban residential uses. The majority of the EEGSP area has been or is being developed.

Specifically, the project anticipates residential development that would be subject to a design and architectural review in accordance to the City's Design Guidelines. The additional lighting that would be generated would be consistent with surrounding existing and future developments. Light and glare impacts are not expected to exceed the standards as discussed in the EEGSP EIR and therefore are considered less than significant.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)-c): **No Impact** – As evaluated in the EEGSP EIR Volume One (Environmental Impacts – Agricultural Potential, page 270), the project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation, Division of Land Resource Protection.

The proposal involves an amendment to the site's land use designation in accordance to the adopted City of General Plan and East Elk Grove Specific Plan. Moreover, the property is not subject to Williamson Act provisions. Thus no impact on significant farmland is anticipated.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

a), c), and f): **Less than Significant Impact** – With reference to EEGSP EIR (Environmental Impacts – Air Quality, page 216), the proposed project would contribute to long term air quality impacts. Adoption of the Fieldstone South project, subject to the air quality mitigation measures approved in the EEGSP EIR will not conflict with or obstruct implementation of the applicable air quality plan (see below). Moreover, the proposed project and anticipated uses would not create objectionable odors. Therefore, impacts to these factors are considered less than significant.

b), d), and e): **Less Than Significant With Mitigation Incorporated** – Sacramento County is currently an area of non-attainment of State and Federal Air Quality Standards for, ozone and particulate matter less than 10 microns in diameter (PM10s), the East Elk Grove Specific Plan EIR addressed these issues (EEGSP EIR Environmental Impacts – Air Quality, page 216). The EEGSP EIR found that implementation of the EEGSP would result in significant and unavoidable impacts – significantly increase emissions of PM10s, as well as reactive organic gas (ROG) and nitrogen oxides (NOx) which are ozone precursors. With regards to long term and cumulative impacts, adoption of Fieldstone South project, subject to the air quality mitigation measures (vehicle trip reduction measures) described below, the policies in the EEGSP, and the standard requirements by the SMAQMD, such as District Rule 403 for dust control and District Rule 442-Architectural

Coatings, will not impact air quality beyond the degree already identified in the EEGSP EIR and would therefore have a less than significant impact (see Attachment D).

Mitigation Measure 1 (Air Quality)

Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from the SMAQMD prior to operation. The applicant, developer or operator of a project that includes an emergency generator, boiler or heater should contact the District early to determine if a permit is required and to begin the permit application process. Portable construction equipment that has an internal combustion engine with a horsepower rating greater than 50 are required to have a District permit or a California Air Resources Board portable equipment registration. Other general types of uses that require a District permit are operations that generate airborne particulate emissions.

Timing/Implementation: Prior to approval of Improvement Plan or Grading Permit

Enforcement: City of Elk Grove Planning & SMAQMD

Mitigation Measure 2 (Air Quality)

Category 1: Reducing NOx emissions from off-road diesel powered equipment. The project shall provide a plan from approval by the City of Elk Grove and SMAQMD demonstrating that the heavy duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOx reduction and 45% particulate reduction compared to the most recent CARB fleet average; and

The project representative shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

And:

Category 2: Controlling visible emissions from off-road diesel powered equipment. The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40% opacity shall be repaired immediately, and the City of Elk Grove and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.

Timing/Implementation: Prior to approval of Improvement Plan or Grading Permit

Enforcement: City of Elk Grove Planning & SMAQMD

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Eat Elk Grove Specific Plan addressed biological impacts of development in a general (non-site specific) manner and applied mitigation measures to Tentative Subdivision Maps (participating properties) approved in conjunction with the EEGSP. The Wetland Impacts Assessment for the EEGSP EIR addressed potential impacts on the balance of the Specific Plan area (non-participating properties), and no Special Status Species Survey was conducted for non-participating properties. Standardized mitigation measures were adopted in the EEGSP to address potential impacts to wetlands, stream channels, riparian vegetation, trees, and nesting raptors within the Specific Plan area. A Jurisdictional Delineation and Special Species Status

Evaluation was prepared by Foothill Associates(dated May 6, 2005) to specifically address biological resources on the project site.

Sierra Nevada Arborist prepared an evaluation report (dated July 23, 2003) for the existing trees located on the project site. The results of the analysis were used to review the project and properly mitigate for any impacts to trees.

a-b) Less Than Significant With Mitigation Incorporated

The farmed wetlands on the site provide marginal potential breeding habitat for Western Spadefoot. If the farmed wetlands are impacted significant impacts to western spadefoot breeding habitat would occur. Several species of raptors may also forage and nest on the site including red-tailed hawk, and white-tailed kite. Mitigation measures have been included below to address any potentially significant impacts to these species

The proposed project is foraging habitat for the Swainson's hawk. The Swainson's hawk is a listed threatened species under the California Endangered Species act. The project site and adjoining parcels have grassland habitat with scattered trees, which is considered suitable habitat for Swainson's hawk. Given the habitat provided on the project site, adjoining parcels, and other surrounding remnant agricultural fields and open space areas, the proposed project could have a significant adverse effect by contributing to the cumulative loss of Swainson's hawk foraging habitat. The City's Swainson's hawk Ordinance is designed to reduce impacts to Swainson's hawk foraging habitat to less than significant levels. The project will be required to comply with the Swainson's hawk Ordinance. Therefore, as mitigated impacts are expected to be less than significant.

Habitat at the proposed project location could support foraging and nesting habitat for burrowing owsl. While no burrowing owls have were observed within the project area, the site contains annual grassland habitat. Therefore, implementation and construction of the proposed project could impact burrowing owl, both directly (removal of habitat and/or nest sites) and indirectly (increased human activity near nest sites). Special-status wildlife species are considered to be a sensitive resource by federal and state resource agencies, so alteration and disturbance of the project area would be considered a potentially significant impact.

Mitigation Measure 3 (Biological Resources – Western Spadefoot)

The project applicant shall retain a qualified biologist approved by the City of Elk Grove to conduct a preconstruction survey no more than 30 days prior to ground disturbing activity (and following any break in site activity longer than two weeks in duration) to determine the presence of any Western Spadefoot species. Should no Western Spadefoot species be found onsite, a report should be prepared (as outlined below) and submitted to the City of Elk Grove. No further mitigation would be necessary. Should Western Spadefoot be found onsite during the preconstruction survey or any time during construction activities then CDFG shall be consulted for mitigation measures that may be required.

Furthermore, the biologist shall prepare a written report to be submitted to the City of Elk Grove that includes a habitat assessment of the project site, survey methods and results, and maps as well as photographs of the area showing locations.

Timing/Implementation: Prior to the issuance of permits, during construction activities, and post-construction.

Enforcement/Monitoring: City of Elk Grove and California Department of Fish and Game.

MITIGATION MEASURE 4 (BIOLOGICAL RESOURCES- BURROWING OWLS)

The project applicant shall retain a qualified biologist approved by the City of Elk Grove to conduct a preconstruction burrow survey no more than 30 days prior to ground disturbing activity (and following any break in site activity longer than two weeks in duration) following procedures outlined in *Burrowing Owl Survey Protocol and Mitigation Guidelines* prepared by the California Burrowing Owl Consortium in April 1993. Should no owls be found onsite, a report should be prepared (as outlined below) and submitted to the City of Elk Grove. No further mitigation would be necessary. Should owls be found onsite during the preconstruction survey or any time during construction activities the following measures (as recommended in the guidelines) shall be implemented as soon as possible:

- a) An avoidance area shall be established around the occupied burrow, such that no disturbance (or ingress) into the buffer area shall be allowed. If construction occurs between September 1st and January 31st (the non-breeding season), the avoidance area shall be at least 50 meters surrounding the burrow. If construction occurs between February 1st and August 31st (the breeding season), the avoidance buffer shall be at least 75 meters surrounding the burrow;
- b) During the breeding season (February 1st through August 31st), occupied burrows shall not be disturbed unless the DFG verifies that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and capable of independent survival;
- c) If destruction of occupied burrows is unavoidable, replacement burrows shall be installed at a minimum ratio of one burrow replaced for every burrow lost (1:1). Replacement shall occur in an area with a minimum of 100 meter radius of foraging habitat surrounding the new burrow that shall be retained in a long-term conservation easement;
- d) If owls are threatened and must be relocated from a construction site, passive relocation shall be attempted (if appropriate) before trapping. Passive relocation is defined (in the owl guidelines) as encouraging owls to move from an occupied burrow to an alternate natural or artificial burrow located beyond 50 meters from the zone of impact. Trapping shall only be attempted during the nonbreeding season by a qualified biologist approved by the DFG;
- e) DFG shall be consulted regarding the adequacy of onsite avoidance measures and mitigation. The project applicant shall implement DFG recommendations to the extent possible.

Furthermore, the biologist shall prepare a written report to be submitted to the City of Elk Grove that includes a habitat assessment of the project site, burrow survey methods and results, behavior of owls noted onsite (if applicable), and maps as well as photographs of the area showing habitat and burrow locations.

Timing/Implementation: Prior to the issuance of permits, during construction activities, and post-construction.

Enforcement/Monitoring: City of Elk Grove and California Department of Fish and Game.

Mitigation Measure 5 (Biological Resources – Nesting Raptors and Migratory Birds)

Unless proposed construction activities are planned to occur outside the nesting seasons for local avian species, the project applicant shall retain a qualified biologist approved by the City to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of the construction area no more than 30 days prior to ground disturbance. If active nests are located during pre-construction surveys, USFWS and/or DFG shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nests until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment) around the nest or alteration of the construction schedule. No action is necessary if construction will occur during the nonbreeding season (generally October 1st through January 31st).

Timing/Implementation: Prior to the issuance of permits and during construction activities.

Enforcement/Monitoring: City of Elk Grove, US Fish and Wildlife Service, and California Department of Fish and Game.

Mitigation Measure 6 (Biological Resources – Swainson’s Hawk Foraging Habitat).

In order to mitigate for the loss of Swainson’s hawk foraging habitat, the applicant shall implement one of the following City of Elk Grove’s approved mitigation alternatives. Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:

- Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR
- Submit payment of Swainson’s hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

Timing/Implementation: Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first.

Enforcement/Monitoring: City of Elk Grove Development Services-Planning in consultation with CDFG

Implementation of the above mitigation measures would reduce impacts to special status species or habitats to less than significant.

c) **Less Than Significant With Mitigation Incorporated.** In May 2005, Foothill Associates performed a delineation of “waters of the United States (U.S.)” occurring at the proposed project site. A total of 0.095 acres of farmed wetlands were identified on the site. Farmed

wetlands have been manipulated for production of food or forage but retain sufficient wetland features (e.g. flora, hydrology) to qualify as jurisdictional wetlands under the Clean Water Act.

Mitigation Measure 7 (Biological Resources - Wetlands)

The proposed project site contains potential jurisdictional water of U.S. features. The project applicant shall consult with the Army Corps of Engineers to verify actual acreages (as presented in the delineation) of potential impact to wetland areas that qualify as jurisdictional waters of the U. S. at the project location to the extent possible, the project shall be designed to avoid all impacts to jurisdictional waters of the U. S. If jurisdictional waters cannot be avoided, a no net loss of wetlands policy shall be employed and the appropriate permits (i.e., Section 404 and 401 under the Clean Water Act, and/or Section 1602 Streambed Alteration Agreement) shall be obtained prior to issuance of grading permits.

The project applicant shall comply with all permit conditions and employ best management practices and measures (established by the Corps) to minimize and compensate for potential impact to any jurisdictional waters. In addition, wetland delineation and mitigation details shall be noted on the design plans for the proposed project.

Timing/Implementation: Prior to the issuance of permits.

Enforcement/Monitoring: City of Elk Grove and US Army Corps of Engineers.

Implementation of the above mitigation would reduce impacts to waters of the U.S. to less than significant.

Califorina linderiella, Vernal Pool Fairy Shrimp, Mid-Valley Fairy Shrimp, and Vernal Pool Tadpole Shrimp

The farmed wetlands on the site provide potential habitat for special status invertebrate species including California linderiella, mid-valley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp. USFWS generally requires a minimum mitigation ratio of 3:1 (2:1 preservation and 1:1 creation). The presence of California linderiella, Vernal Pool Fairy Shrimp, Mid-Valley Fairy Shrimp, and Vernal Pool Tadpole Shrimp is assumed and is addressed below through the wetland mitigation measure below.

Mitigation Measure 8 (Biological Resources – California linderiella, Vernal Pool Fairy Shrimp, Mid-Valley Fairy Shrimp, and Vernal Pool Tadpole Shrimp)

Prior to the start of any construction activities (including clearing and grubbing) on the project site, the applicant shall consult with USFWS regarding impacts on vernal pool invertebrate habitat as part of the 404 permit process. Based on USFWS criteria, each acre of habitat directly or indirectly affected would require preservation of two acres (2:1 ratio) of vernal pool habitat within an off-site USFWS-approved preservation bank or three acres (3:1 ratio) of habitat on-site. Also, for every acre of habitat directly affected, either one acre (1:1 ratio) of habitat must be created within the off-site USFWS-approved habitat mitigation bank, or two acres (2:1 ratio) of habitat must be created on-site.

Monitoring Actions

- ***Prior to the start of construction activities including clearing and grubbing***, the applicant shall provide Development Services – Planning written verification that appropriate permits from the U.S. Fish and Wildlife Service (USFWS) have been obtained or a statement form USFWS indicating that no permits from that agency are needed.

Enforcement/Monitoring: City of Elk Grove Development Services, Planning, and USFWS

Implementation of the above mitigation would reduce impacts to waters of the U.S. to less than significant.

Mitigation Measure 9 (Biological Resources – Special Plan Species)

The project applicant shall retain a qualified biologist approved by the City of Elk Grove to conduct a preconstruction survey for special status plant species, including but not limited to Ahart's dwarf rush, Bogg's Lake hedge-hyssop, dwarf downingia, and legenere. The survey shall be conducted when these plant species would be in season and must be conducted prior to any site disturbance. If no special-status plant species are located during the preconstruction survey, no further mitigation is necessary. If sensitive plant species are found during the survey, measures shall be implemented including but not limited to:

- a) Establishing an avoidance area (no ingress of workers or equipment) of a minimum of 10 feet around the plant population that shall be clearly marked with fencing and signage if appropriate;
- b) Ensure the hydrology of the area shall remain consistent during construction and following project completion to reduce potential stress to the plant population;
- c) If the plants cannot be avoided, the project applicant shall retain a qualified biologist approved by the City of Elk Grove to relocate the population under the direction of USFWS and/or DFG to a similar area (approved by the agencies) that shall be retained in a long-term conservation easement;
- d) USFWS and/or DFG shall be notified regarding the location and status of the plant population.

USFWS and/or DFG recommendations regarding appropriate avoidance or disturbance mitigation measures shall be incorporated into the project to the extent possible.

Timing/Implementation: Prior to the onset of construction activities.

Enforcement/Monitoring: City of Elk Grove, US Fish and Wildlife Service, and California Department of Fish and Game.

d) **Less than Significant Impact.** The project site has been previously cultivated and the predominant plan community on site is hay crops. Existing single-family residential development is located to the southwest (Sonoma Creek) and development is occurring to the west (Fieldstone South). The site does not consist of any large bodies of water suitable for migratory waterfowl nor was the site identified as suitable for any other migratory bird species in the Elk Grove General Plan EIR. Elk Grove Creek was not identified as possible migratory fish habitat in either the General Plan EIR nor the wetlands delineation and special status species evaluation completed by Foothill Associates for the project site. Therefore, the project would not have a substantial effect on wildlife corridors or nursing sites and is considered a less than significant impact.

e) **Less Than Significant With Mitigation Incorporated.** The project is site contains numerous large eucalyptus trees, valley oaks and black walnuts. Eucalyptus trees in general are not suitable single family residential trees. Especially the multi-trunk eucalyptus which have a tendency to fall apart and lose one or more trunks. The black walnut trees are in poor condition and are not viable trees that should be saved. It is possible that some of the valley oak trees

located in the landscape lot along Grant Line Road could be incorporated into the design. Further review is required when preliminary landscape plans are produced. The applicant is proposing the removal of 212 inches of native trees. The majority of the trees proposed for removal are either located in the Grant Line Road right-of way or have poor structure. The following mitigation measure will reduce these impacts to less than significant with mitigation.

Mitigation Measure 10 (Biological Resources – Trees)

Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs a Tree Replacement Plan shall be prepared by a certified arborist or landscape architect to mitigate for the loss of native trees 6-inch dbh or larger and all non-native trees larger than 18-inch dbh or larger that are proposed for removal or that would be adversely affected by the project. The Plan shall comply with the City code and General Plan polices and be submitted to the City for review and approval. The current policies require that every trunk diameter lost shall be mitigated by an inch planted or funds placed in the tree mitigation fund. Mitigation funds for one-inch of native/ornamental tree removed shall be \$300.00 per trunk diameter. Mitigation can occur on site or off site. The Plan shall include the following elements:

- Species, size and locations of all replacement trees plantings. Replacement trees shall not be planted in lawn areas or in front yards of residential lots;
- Method of irrigation, a 3 year monitoring program and a 3 year maintenance program and name contractor to maintain replacement trees.
- The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage.

Timing/Implementation: Prior to issuance of any permits

Enforcement/Monitoring: City of Elk Grove

f) **No Impact.** The City of Elk Grove does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, there would be no impact to these types of plans.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

According to the EEGSP EIR Cultural Resources section, a cultural resource overview of the East Elk Grove Specific Plan area was conducted by Robert A. Gerry, Peak and Associates, Inc in July 1994. The overview concluded that no significant cultural resources were identified; historic structures appear to consist primarily of nondescript barns and relatively recent residences, except for a house on Grant Line Road between Mosher and Waterman Roads.

Nevertheless, the project site is identified within a potentially cultural and archeological sensitive area, according to the Cultural Resource Element of the City of Elk Grove General Plan. As such, a site specific cultural resource survey was conducted. The survey did not identify any cultural or historical resource of significance. However, as detailed below performance standards adopted in EEGSP shall be applied in the event that significant resources are encountered during any development activities.

a): **No Impact** – Based on the above discussion, the site does not contain any known historic buildings or structures, or resources related to ethnic cultural value, or religious/sacred uses. The site is currently developed with residences and accessory buildings, which will be demolished in anticipation of the proposed development. Therefore, no impacts are anticipated to the resources.

b-d): **Less Than Significant**- The site is not known to have any archaeological significant or significant characteristics as defined by the criteria within the CEQA Guidelines. No paleontological resources are known or suspected and no unique geologic features exist on the project site. No human remains are known or predicted to exist in the project area.

Section 7050.5 of the California Health and Safety Code states that, when human remains are discovered, no further site disturbance shall occur until the County Coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. Further, Section 7050.5 of the California Health and Safety Code requires that if the Coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Less than Significant Impact. The site is not located within an Alquist-Priolo earthquake hazard zone and there are no known faults crossing or in the vicinity of the project site. However, the project site, as with virtually all sites within the state, would be vulnerable to ground shaking in the event of an earthquake. The nearest active fault is the Foothills Fault System, which is located approximately 20 miles east of the site. The maximum level of ground motion that could ever be experienced at the project site would occur as a result of a 6.5 magnitude earthquake on the Foothills Fault (Elk Grove, 2003). As the project site is not in an area with deposits of water-saturated alluvium of similar deposits of artificial fill, the potential for liquefaction is minimal. The project site and surrounding vicinity are relatively				

flat eliminating the potential for landslides. The City of Elk Grove General Plan requires that the project be designed and constructed in accordance with the requirements of the Uniform Building Code (UBC). Adherence to the provisions of the UBC would reduce potential for structural damage in the event of an earthquake. Therefore, seismic related impacts are considered less than significant.

- b) ***Less than Significant Impact.*** The project site has been previously graded but would require additional earthwork and possibly some excavation to install necessary infrastructure to accommodate the project. These activities would occur entirely on the 28.7-acre project site. The project would not result in substantial soil erosion or the loss of topsoil. While some soils erosion may occur during the construction process, the loss of topsoil would not be substantial. Existing City codes regulating erosion control during and after construction would be fully enforced. The project would be subject to the City Land Grading and Erosion Control Ordinance and the requirements of the Clean Water Act (CWA).

The CWA Amendments of 1972 require the project contractor to file a notice of intent under the State's NPDES General Construction Permit (CAS0002). The City would be required to adhere to conditions under the City's NPDES permit set forth by the Regional Water Quality Control Board (RWQCB), and also prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction are minimized. Therefore, soil erosion impacts and loss of topsoil would not be significant.

- c) ***Less than Significant Impact.*** The project site is relatively flat and is not located on a geologic unit or soil that is unstable. The project would not require substantial earth moving or create unstable earth conditions, significant changes to the geologic substructure, or substantial changes to topography. Therefore, the proposed project would result in less than significant impacts relative to soils and soil stability.
- d) ***Less than Significant Impact.*** Soils in the project area are generally San Joaquin Silt loam and San Joaquin-Galt Complex (Sacramento County, 1995). These soil units have some clay content. Minerals in certain clays swell with increased moisture content and then contract during dry periods. Areas surrounding the project site have been developed and are not experiencing any problems relative to expansive soils. The project would be designed consistent with the requirements of the UBC and on-site soils would be properly compacted and engineered to support the proposed uses. Therefore, this impact is considered less than significant.
- e) ***No Impact.*** Sewage disposal would be provided by Community Services District (CSD-1). Neither septic tanks nor alternative wastewater disposal systems are part of the proposed project. Therefore, no impact would occur.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a,b) Less than Significant Impact. The proposed project involves construction of a 100-unit single family residential project. Construction of the proposed project would involve the use of heavy equipment which uses small amounts of oils and fuels and other potentially flammable substances. During construction, equipment would require refueling and				

minor maintenance on location which could lead to fuel and oil spills. The Contractor will be required to identify a staging area for storing materials and equipment. The proposed project would not result in a significant risk of explosion or accidental release of hazardous substances. The use and handling of hazardous materials during construction activities would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. No waterways are located on the project and the project would be required to obtain a National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit. The project contractor would be required to file a Notice of Intent under the State's NPDES General Construction Permit (CAS00002). This permit requires that a Storm Water Pollutant Prevention Plan (SWPPP) be prepared specifying Best Management Practices (BMPs) to reduce construction related impacts on the project site. Therefore, accidental release impacts are considered less than significant.

- c) ***Less than Significant Impact.*** The project proposes the development of the site for residential purposes. Once completed, the project would use fertilizers, solvents, oils, etc., as part of maintenance in a residential area. Because this project would not create hazardous emissions or involve handling of hazardous or acutely hazardous materials, substances or waste, a less than significant impact would occur.
- d) ***No Impact.*** The area surrounding the project site has undergone extensive urbanization evidenced by subdivisions surrounding the project site to the south and east. Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003) depicts hazardous materials sites throughout the City. None of the sites are identified on the proposed project site. Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.
- e-f) ***Less than Significant Impact.*** The nearest airport/airstrip to the project site is the Sunset Sky ranch, located at 9925 Grant Line Road. This facility is regulated by the California Department of Transportation Division of Aeronautics. The Comprehensive Land Use Planning (CLUP) Area for this facility indicates that single-family detached homes, duplex and multiple-family dwellings are compatible with this area (Sacramento County, 1995). The CLUP also indicates the project site is located within Safety Area 3 – Overflight Zone (Safety Area 3), which covers the widest area for flight safety. The normal operations of this facility would not result in safety related or other adverse impacts to people working at or near the project site. Therefore, this impact is considered less than significant.
- g) ***No Impact.*** Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The Plan focuses on operational concepts relative to large-scale disasters, which can pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is “*To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials.*” The project would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans. Therefore, no impact is anticipated.

- h) **No Impact.** The project site is adjacent to existing residential development on the south and rural residential development to the east and west. Based on the site's location in an urban area and development in the area, it would not be subject to wildland fire. No impact would occur.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)-i): **Less Than Significant Impact** – Water quality standards and waste discharge requirements have been addressed in the East Elk Grove Specific Plan and Environmental Impact Report and corresponding Mitigation Measures. The County Sanitation District-1 (CSD-1) and Department of Water Resources have provided standard comments and conditions involving public water and sewer connection that will be applied to the residential subdivision on Lot G (see Attachment D). Once development entitlements are proposed on the other lots, respective agency conditions shall be applied to the project. As such, the additional flow from this project will not have any significant impact on water quality or discharge pollutants into the water system or result in violations of existing requirements.

The Department of Water Resources has provided standard conditions of approval that will be applied to the proposed residential subdivision. Therefore no impacts beyond those identified in the EEGSP EIR are foreseen and mitigation measures identified in the EEGSP EIR are sufficient to mitigate potential impacts to a less than significant level.

The predominant portion of the site is not located within a 100-year flood plain. The northern section adjacent to Elk Grove Creek is designated as 100-year flood plain. The project proposes to utilize these areas for the residential subdivision. These developments will be subject to building and grading standards designed to mitigate potential flooding effects.

The project will not alter the course of any stream or river, although the drainage pattern will be altered. The project will be connected to the expanded storm drain system infrastructure thus reducing this impact to a less than significant level.

The project has the potential to change absorption rates, drainage patterns, and the rate and amount of surface runoff. These impacts were addressed in the EEGSP EIR. The site will be graded such that it drains to the existing storm drain system. No greater impact beyond that described from the EEGSP EIR is anticipated as a result of the Fieldstone South development; therefore the impact is less than significant.

The EEGSP EIR discussed the potential impacts of urban runoff on previously undeveloped land. The project will be conditioned to provide drainage plan certifying that the existing storm water system can accommodate the runoff from the project. Compliance with

applicable requirements of the City of Elk Grove Floodplain Management and Drainage Ordinance and Improvement Standards would reduce impacts to a less than significant level. No additional impacts are anticipated other than those discussed in the EEGSP EIR (Hydrologic Conditions and Drainage, page 157).

- j): **No Impact** – According to the EEGSP EIR (Hydrologic Conditions and Drainage, page 157) and the City of Elk Grove General Plan Environmental Impact Report, the policy area, which includes the project area, was not identified to be susceptible to flooding as a result of levee or dam failure, or seiche, tsunami or mudflow and therefore does not have the potential to expose people or structures to a significant risk of loss injury or death. Therefore, no impacts are anticipated.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Less than Significant. The project site is located within the East Elk Grove Specific Plan (EEGSP) Area. The EEGSP consists of residential, commercial, industrial, parks, open space, school and right-of-way land uses. The plan area is designated for residential uses. Therefore the proposed project would not divide an established community.				
b) Less than Significant Impact. Currently, the project site is designated for residential uses but does require a rezone. The proposed development is consistent with the General Plan and EEGSP. Therefore, the proposed project would not divide an established community, nor conflict with current land use plan, policy or regulation of a jurisdictional agency.				
c) No Impact. The City of Elk Grove does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan. Therefore, there would be no impact to these types of plans.				

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) and b): No Impact - According to EEGSP and City of Elk Grove General Plan EIR, no significant mineral resources have been identified in the policy area. Therefore, development impact to this resource is not anticipated.				

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant with Mitigation Incorporated.** Potential sources of noise for the project include traffic along Grant Line Road which is currently a two-lane east/west street immediately to southeast of the project site.

A small portion of the backyards of lots 1-17 are located within the 60 dB Noise Level Contour for Grant Line Road (Elk Grove, 2003). Maximum allowable noise exposure for residential uses is 60 Ldn/CNEL, db. The EEGSP EIR analyzed the potential traffic noise impacts to residential project along Grant Line Road. Table 20 of the noise section indicates that a barrier height of 11 feet is necessary in order to mitigate noise levels to 60 Ldn, dB. The following mitigation measure will reduce traffic noise impacts to less than significant.

Mitigation Measure 11 (Noise – Barrier Height)

Prior to the issuance of any building permits, the applicant shall construct a noise barrier as specified below which are required to meet the thresholds for acceptable noise levels prior to residential occupancy. A combination of berm and wall is required.

- Construct an 11-foot high noise barrier at the rear property lines of lots 1-17 to reduce the traffic noise impacts of Grant Line Road.

Timing/Implementation: Prior to the issuance of building permist

Enforcement/Monitoring: City of Elk Grove Development Services, Planning and Building

- b) **Less than Significant.** Construction of the proposed project could expose neighboring residents to the west and southwest to noise levels in excess of 60 Ldn/CNEL, dB in Outdoor activity areas (the maximum allowable noise exposure level for transportation noise sources) (Elk Grove, 2003). Maximum noise level (db at 50 feet) for typical construction equipment ranges from 85 dB for a backhoe and pneumatic tools to 87 dB for bulldozers, and 88 dB for heavy trucks. As a result, residents surrounding the project site could be exposed to noise levels in excess of accepted City standards. Neighbors may also experience groundbourne vibration associated with site preparation. However, the duration would be short and end once the site has been graded and any necessary infrastructure installed. Furthermore, the evening and nighttime restrictions imposed by the City Noise Control Ordinance (chapter 6.68 of the City Code) would mitigate any effects to less than significant.
- c) **Less than Significant.** The site is currently vacant. Following construction, noise levels on the project site would increase in association with the proposed residential development. Noise generated would be typical of a residential development and include traffic noise and back yard noise. While overall ambient noise levels would increase as a result of the project, the proposed residential uses are not anticipated to exceed any applicable noise standards. Therefore, this impact is considered less than significant.
- d) **Less than Significant.** Project construction would result in a temporary increase in ambient noise levels in the vicinity of the project site. The impact would be considered less than significant based on the temporary nature of these activities, limits on the duration of noise and the evening and nighttime restrictions imposed by the City Noise Control Ordinance (Chapter 6.68 of the City Code).
- e-f) **No Impact.** The Sunset Sky ranch, a privately owned, public use facility for light airplanes is located approximately 2 miles south of the project site. The land uses designated in the East Elk Grove Specific Plan are consistent with the Sunset Sky ranch Comprehensive Land Use Plan (CLUP) (Elk Grove, 2003) and the project site itself is not located within any of the Safety

Areas identified in Plate 11 of the *East Elk Grove Specific Plan Final EIR* (Sacramento County, 1995). Noise impacts from this facility were analyzed in the Sunset Sky ranch Airport Comprehensive Land Use Plan (CLUP).

The 60 CNEL noise contour for the Sunset Sky ranch Airport is considered the airport's noise impact boundary. The project site falls over a mile outside of this contour. Therefore, the proposed project would not be adversely affected by excessive noise from the airport and no impact would occur.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-c) Less than Significant Impact. The proposed project would add approximately 43 new housing units to the City's housing stock. The project site is in an area that is predominantly residential and would represent an extension of existing residential development. While the project would generate a new resident population in the area, the extent of the new population would not be considered substantial. The project site is vacant, therefore no existing residents or housing would be displaced to accommodate the proposed project. Therefore, impacts to population and housing are considered less than significant.</p>				

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
<p>Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)	<p><i>Less than Significant Impact.</i> The project site is located in the Elk Grove Community Services District Fire Department service area. The project would be required to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, water mains, fire flow, brush clearance and hydrants and would result in a less than significant impact on fire protection services. Increased demands for fire service are funded almost entirely through property taxes. The proposed project would increase property taxes and thereby the amount of funding available for fire services. Therefore, impacts to fire services are considered less than significant.</p>				
b)	<p><i>Less than Significant Impact.</i> The project site is located within the service area of the City of Elk Grove Police Department. The police department is provided through a contract with the Sacramento County Sheriff's Department (SCSD). The City's contract with the SCSD is effective through June 30, 2006. The contract will automatically renew unless it is cancelled by the City in order to establish its own police department. The project would add 100 single-family dwellings which would increase demands for law enforcement services within the City. Additional funding to accommodate growth would be provided through tax revenues and building impact fees which contribute to the cost of new personnel and facilities. Therefore, impacts to police protection would be less than significant.</p>				
c)	<p><i>Less than Significant Impact.</i> The project site is located within the Elk Grove Unified School District. The addition of 100 single family dwellings, would increase demand for schools by generating students. The EGUSD is currently impacted, overcrowded and experiencing a high rate of growth (Elk Grove, 2004). Mechanisms in place to offset impacts to schools include but are not limited to Prop 47 funds, increasing developer and local tax fees, and issuing local general obligation bond funds. The Leroy F. Green School Facilities Act of 1998, which governs a school district's authority to levy school impact fees would also assist in mitigating impacts to schools. Finally, California Government Code Sections 65995(h) and 65996(b) note that payment of fees provide full and complete school facilities mitigation. The project is required to pay statutory development fees (currently \$3.63 per square foot of residential space) prior to the issuance of building permits for single-family residential construction. Therefore, with the payment of statutory fees, and Section 65996 of the Planning and Zoning Laws, the impacts to schools would be less than significant.</p>				
d)	<p><i>Less than Significant Impact.</i> The project site is located within the boundaries of the Elk Grove Community Services District Department of Parks and Recreation service area. State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere. The District uses</p>				

a dedication formula of 5-acres per 1,000 persons. The proposed project would add 100 single-family residential units and generate approximately 307 residents (based on a generation factor of 3.07 persons per household from the 2000 Census) (City of Elk Grove, 2003). The amount of population generated by the project does not reach the 1,000 person standard and no parkland is proposed as part of the project. However, the project would satisfy park requirements through the payment of in-lieu fees. Therefore, impacts to parks and recreation are considered less than significant.

XIV. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **Less than Significant Impact.** The proposed project, as a residential development would increase use of existing recreational facilities. The Elk Grove Specific Plan Area has a substantial number of acres devoted to public parks and associated open space corridors.

The project does not propose a park or any recreational component. However, public parks are located near the project site. Based on the current population generation factor of 3.07 persons per household (City of Elk Grove, 2003), the construction of 100 single-family residential units would result in 307 new residents (100 x 3.07 = 307). The City's Subdivision regulations require the dedication of land or in-lieu fees equivalent to 5.0 acres per 1,000 population $[(307/1,000) \times 5]$ or 0.95 acres of parkland. The project would increase the use of existing neighborhood and regional parks, or other recreational facilities, but would contribute its fair share in the form of land, fees, or both, to the satisfaction of the Elk Grove CSD Parks and Recreation Department. Therefore, impacts to recreation are considered less than significant.

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The EEGSP states that the urbanization of policy area will significantly increase traffic. This increase in traffic would be introduced on to a road system that is partially rural in character in the vicinity of the site but which has become heavily urbanized and utilized near new residential developments. The EEGSP EIR concluded that many planned road improvements would mitigate for most of the impacts of the cumulative plus project (EEGSP) scenario.

The Transportation and Circulation Section of the EEGSP anticipates substantial traffic generation upon ultimate development of the identified Specific Plan area. Fieldstone South project is consistent with the land uses in the EEGSP and the trips generated by this project are included in the traffic and circulation analysis presented in the EEGSP, as verified by the Development Services-Public Works Department.

Discussion of Impacts:

a, b, d, e, and g): **Less than Significant Impact** – Based on the above discussion and Figure 5, the Fieldstone South project will be served by residential streets designed in accordance with City standard road templates, identified Level of Service, and the street improvements as

evaluated and approved in EEGSP. Therefore, there are no increases in impacts that can be attributed to transportation design would have no impact on roads or highways beyond that already identified in the EEGSP EIR.

c) and f): **No Impact**- The proposed single family residential units would be required to meet standard parking standards established in the Elk Grove Zoning Code. Similarly, upon development of the Elementary School, industrial, and park sites, parking facilities shall be required. Therefore, approval of the project will not result in inadequate parking supply.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

As introduced in the Project Description to this Initial Study, the East Elk Grove Specific Plan and its accompanying Environmental Impact Report specify anticipated residential, commercial and institutional land uses, and the needed infrastructure and financing systems to support an

anticipated new population of over 10,000 residents. Extensive conditions and mitigation measures were incorporated in the EEGSP EIR outlining the processes of which new systems and conveyances must be designed, approved and implemented for the East Elk Grove Specific Plan area.

The utility and service system providers have reviewed the Fieldstone South project and have provided comments that will translate into project level conditions of approval suggested for the project in the context of required utility and service system mitigations for the East Elk Grove Specific Plan. No comments were identified indicating any Utility or Service Systems impacts greater than already established with approval of the Specific Plan.

Discussion of Impacts:

a)-g): **Less Than Significant Impact**– The EEGSP Sewer Master Plan and EEGSP EIR determined that the entire Specific Plan area can be adequately served without the need for additional wastewater treatment facilities. Moreover, the policy determined no additional water or wastewater treatment facilities required to serve the EEGSP area. The proposed project would not have any additional impact beyond that identified in the EEGSP EIR.

The EEGSP would require development of drainage facilities and improvements; the environmental impacts of construction of these drainage facilities was found to be a potentially significant impact; the proposed Fieldstone South project would not result in impacts beyond those identified in the EEGSP EIR. The project will be conditioned to provide adequate drainage for each parcel in conformance with applicable EEGSP and General Plan policies and City standards, thereby insuring a less than significant impact.

The EEGSP and EEGSP EIR identified groundwater as the primary source of water supply in the Specific Plan area. However, conditions from County Department of Water Resources, requiring individual connections to the water system, will be applied to the project. Moreover, the EEGSP Sewer Master Plan and EEGSP EIR determined that the entire Specific Plan area can be adequately served without the need for additional wastewater treatment facilities. The proposed project would not have any additional impact beyond that identified in the EEGSP EIR.

The Solid Waste Disposal Section in the EEGSP EIR concluded that “the proposed 4,300 unit residential subdivision (entire EEGSP) would be expected to generate approximately 7,150 tons of solid waste per year (about 9.1 pounds/household of 3.5 people/day). This amount of additional solid waste generation would not be considered significant in comparison to current disposal rate.” No significant impacts to waste collection or disposal are expected from this project (EEGSP). As a component of the EEGSP, the Fieldstone South project would have no greater impacts to local solid waste disposal facilities than those already established by the EEGSP.

The EEGSP EIR indicates that on the basis of the EEGSP residential population only (exclusive of commercial uses), ultimate development of the Plan area can be expected to result in approximately 7,150 tons of solid waste per year (about 9.1 pounds/household of 3.5 people/day). This amount of additional solid waste generation would not be considered significant in comparison to current disposal rate. No significant impacts to waste collection or disposal, greater than those identified in the EIR, are expected from this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a)-c): **Less Than Significant Impacts-** This initial study found that the proposed project will potentially impact the environment in the areas of Air Quality, Biological Resources, Cultural Resources, Noise, Transportation/Traffic, Public Services, Utilities and Services System, Population and Housing, Hydrology and Water Quality, and Geology and Soils. However, these potential impacts have been determined to be less than significant level or will be minimized to a less than significant level with implementation of identified, specific mitigation measures as detailed in the corresponding environmental section.

Coupled with previous and future development in accordance to the EEGSP, the Fieldstone South project poses cumulative impacts that have been identified to be less than significant. Moreover, these effects will not substantially adverse on human beings. Mitigation measures and conditions of approval will be applied on the project reducing the impacts resulting to from this project to a less than significant level.

REFERENCES

1. City of Elk Grove General Plan. Elk Grove, CA. 2003
2. East Elk Grove Specific Plan, February 1996. City of Elk Grove
3. East Elk Grove Specific Plan Environmental Impact Report (EIR), October 1995. City of Elk Grove