

|                                     |   |  |
|-------------------------------------|---|--|
| Project Title:                      | <b>French Estates Rezone/Tentative Subdivision Map</b>  |  |
| Project No.:                        | <b>EG-05-902</b>  |  |
| Lead Agency Name and Address:       | City of Elk Grove<br>Development Services - Planning<br>8400 Laguna Palms Way<br>Elk Grove, CA 95758  |  |
| Project Location:                   | The project site is located at the southeast corner of Elk Grove-Florin Road and Four Seasons Drive, north of Sheldon Road. The project site is in north-central section of the City of Elk Grove. (APN: 115-0170-034-0000 and 115-0170-035-0000) |  |
| Project Sponsor's Name and Address: | Towne Development<br>c/o Jeff Pemstein<br>775 Sunrise Ave., Suite 270<br>Roseville, CA 95661  | Baker-Williams Engineering<br>c/o Kent Baker<br>6020 Rutland Drive, Suite 19<br>Carmichael, CA 95608 |
| General Plan Designation(s):        | Low Density Residential, 4.1 to 7.0 dwelling units per acre   |  |
| Zoning:                             | Agriculture-Residential, 5 acres minimum (AR-5) and Residential, 7 units per acre (RD-7)  |  |
| Contact Person:                     | Eric Lee  |  |
| Phone Number:                       | (916) 478-3618  |  |
| Date Prepared                       | December 20, 2005   |  |

**Project Description**

The subject project proposes to rezone a 4.98 acre parcel (APN: 115-0170-035-0000) from AR-5 to RD-5 and to divide the two (2) existing parcels, 5.02 acres (APN: 115-0170-034-0000) and 4.98 acres (APN: 115-0170-035-0000), into 50 lots ranging in size from 5,460 square feet to 7,740 square feet over the entire 10-acre site (Figure 1 – Proposed Tentative Subdivision Map).

The project also includes tree removal, site grading (approximately 16,000 cubic yards) and improvements, and the construction of two roads connected to Four Seasons Drive to serve the development and extending into the approved Elk Meadows subdivision (EG-03-457) located south of the subject property. The two existing residences and accessory structures will be demolished.



**Environmental Setting and Surrounding Land Uses**

The project site is located in the northern portion of the City of Elk Grove at the southwest corner of Elk Grove-Florin Road and Four Seasons Drive, approximately 700 feet north of Sheldon Road (Figure 2 – Location & Vicinity Map). The site is bordered by Elk Grove-Florin Road to the east, Four Seasons Drive to the north, a built-out residential subdivision to the west, and an approved 23-lot residential subdivision (Elk Meadows) to the south (Figure 3 - Aerial Map). The project site is surrounded by existing and approved low-density residential areas with densities ranging from 5 to 7 units per acre. Opposite the project site on the east side of Elk Grove-Florin Road is a church (St. Peter’s Evangelical Lutheran Church) and a community park (Rau Park).

The project site consists of two (2) agricultural-residential parcels (approximately 5 acres each in size) with two (2) single-family residences and accessory structures. It contains maintained lawn, disturbed grassland, and planted trees including California walnuts, fruit trees, eucalyptus, and other ornamental species. The surrounding land uses are described in the table below.

**Table 1. Surrounding Land Uses**

|                     | Existing Use                   | Zoning   | General Plan                           |
|---------------------|--------------------------------|--|--|
| <b>Project Site</b> | Rural Residential/Agricultural | RD-7 & AR-5<br>(Residential - 7 units/acre;<br>Agricultural-Residential -<br>5 acre minimum)                     | Low Density Residential                |
| <b>North</b>        | Low Density Residential        | RD-7<br>(Residential - 7 units/acre)   | Low Density Residential                |
| <b>South</b>        | Vacant (with Approved Map)     | RD-5<br>(Residential - 5 units/acre)   | Low Density Residential                |
| <b>East</b>         | Church/Park                    | AR-5, RD-7 & RD-2<br>(Agricultural/Residential - 5<br>acre minimum; Residential -<br>7 units/acre, 2 units/acre) | Low Density Residential;<br>Open Space |
| <b>West</b>         | Low Density Residential        | RD-7<br>(Residential - 7 units/acre)   | Low Density Residential                |

Figure 2 - Location & Vicinity Map

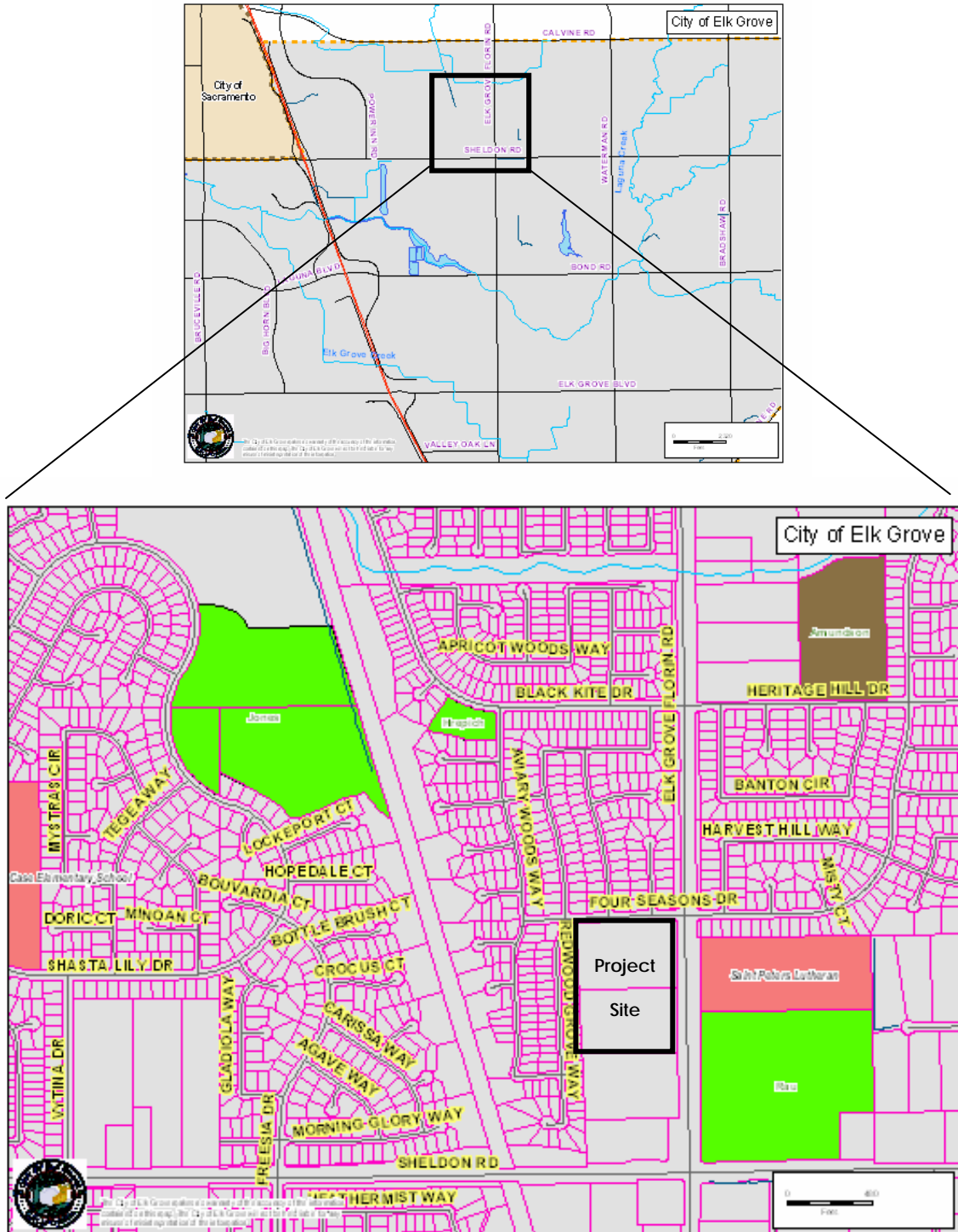
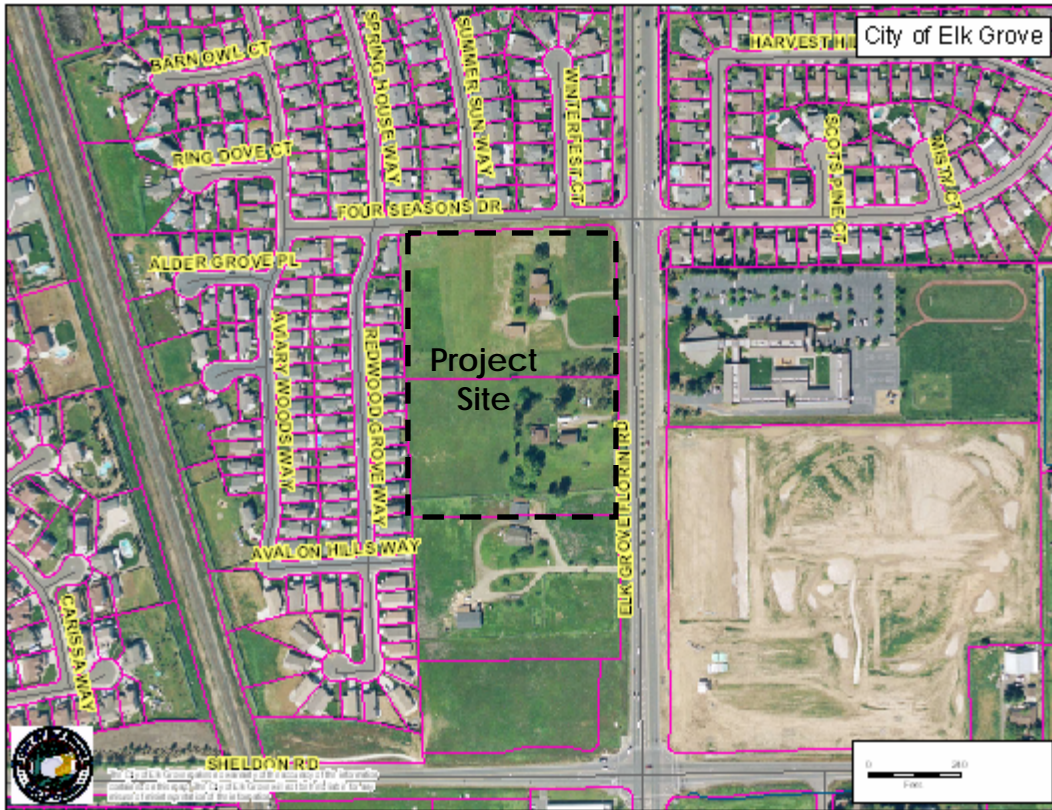


Figure 3 - Aerial Map



Source: City of Elk Grove, 2004 Aerial



Figure 4 - Project Site photos looking south from Four Seasons Drive

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

Eric Lee  
\_\_\_\_\_  
Planner's Printed Name

December 22, 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 Elk Meadows rezone and subdivision, as proposed, may have a significant effect upon the environment.

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.

| <b>I. AESTHETICS</b>      |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---------------------------|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Would the project:</b> |   |                                |  |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" 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:**

**a-c) No Impact.** There are no scenic vistas in the project area and the project is not near any scenic resources including trees, rock outcroppings, or historic buildings within a state scenic highway. The proposed residential development is consistent with the neighboring development and the General Plan Designation. The project will not degrade the existing visual character or quality of the site or surroundings. Therefore, no impact to scenic vistas or resources is expected.

**d) Less Than Significant Impact.** The current uses on the property (two single-family residences and accessory structures) produce minimal light and glare. The proposed project will create additional light and glare from the proposed residential development. However, the project is located in a residential area with a similar density as proposed by the project and is consistent with the General Plan designation. Lighting is subject to City of Elk Grove Improvement Standards for street light design and placement and will be consistent with lighting levels at other low density residential areas. Therefore, the impact is 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 Dept. 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 checked="" type="checkbox"/> | <input 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:**

The project site consists of two 5-acre parcels zoned AR-5 and RD-5 which permits agricultural and residential uses. The site contains two single family residences with accessory structures and historically has been used for residential and agricultural uses. The majority of the area exists as disturbed grassland with little natural vegetation. The site also contains a number of planted and ornamental trees

The California Environmental Quality Act (CEQA) defines "Agricultural land" as prime farmland, farmland of statewide importance, or unique farmland as defined by the United States Department of Agriculture (USDA). The USDA Natural Resource Conservation Service (NRCS) relies on the Soil Capability Classification and the Storie Index Rating System to determine a soil's agricultural productivity. Soils on the site consist of San Joaquin Silt Loam, leveled 0 to 1 percent slopes and San Joaquin-Durixeralfs Complex, 0 to 1 percent slopes according the Soil Conservation Service's Soil Survey of Sacramento County.

**a) Less Than Significant Impact.** San Joaquin silt loam and San Joaquin-Durixeralfs Complex are rated Class III and Class IV, according to the soil capability classification of the USDA. This classification indicates that on-site soils have severe limitations that reduce the choice of plants, require conservation practices, or both. The Storie Index ratings for the on-site soils are Poor and Very Poor indicating that soils are poorly suited for agriculture.

The Department of Conservation's map entitled "Sacramento County Important Farmland 2000" designates the project site as "Farmland of Local Importance" and/or "Urban and Built-Up land". The City's General Plan Conservation and Air Quality Element contains policies that acknowledge the loss of agricultural productivity on lands designated for urban uses within the city limits as a consequence of the development of Elk Grove, resulting in the conversion of agricultural/open space uses to urban uses. A Statement of Overriding Considerations was

adopted with the EIR that addressed the conversion of agricultural lands to urban uses. Therefore, conversion of the subject property to residential use is considered a less than significant impact.

**b & c) No Impact.** The project site is not under current agricultural production use and is not under a Williamson Act contract. The proposed rezone is consistent with General Plan policies, land use designations, and existing uses for the area. There are no lands in the immediate vicinity which are engaged in active agricultural production that would be affected. Therefore, no impacts are expected.

**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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion/Conclusion:**

The project site is located within the Sacramento Metropolitan Air Quality Management District (SMAQMD), which is part of the Sacramento Valley Air Basin. The Sacramento Valley Air Basin has been further divided into Planning Areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air region, designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone Non-attainment Area. The Non-attainment area consists of all of Sacramento and Yolo counties, and parts of El Dorado, Solano, Placer, and Sutter counties.

SMAQMD is responsible for limiting the amount of emissions that can be generated throughout the County by various stationary and mobile sources. Specific rules and regulations have been adopted by the SMAQMD Board of Directors that limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials. Emissions sources subject to these rules are regulated through the SMAQMD's permitting process. Through this permitting process, the SMAQMD also monitors the amount of stationary emissions being generated and uses this information in developing new clean air plans. The proposed project would be subject to SMAQMD rules and regulations to reduce specific emissions and to

mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for carbon monoxide (CO), ozone and particulate matter less than 10 microns in diameter (PM<sub>10</sub>). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO<sub>x</sub>, which are precursor components of ozone, and PM<sub>10</sub>.

The District considers construction-related increases in emissions of 85 pounds per day of NO<sub>x</sub> (ozone precursor), and operational increases in emissions of 65 pounds per day of NO<sub>x</sub> and ROG (both ozone precursors) to represent a significant adverse impact. In addition to these mass emission thresholds, California Ambient Air Quality Standards (CAAQS) significance criteria are applied to all phases of a project. A project is considered to contribute substantially to an existing or projected violation of a CAAQS if it emits pollutants at a level equal to or greater than five (5) percent of the CAAQS.

**a, e & f) No Impact.** The proposed project does not conflict with or obstruct the implementation of any applicable air quality plan on either a short-term or long-term basis. The project consists of a rezone and subdivision to create 50 residential lots in an urbanized, residential area. Existing uses adjacent to the project site include residences and a church and community park, approximately 130 feet away. As a residential development, the project does not result in long-term exposure to pollutants for any sensitive receptors, but will produce short-term construction-related dust and emissions. Grading and construction activities are subject to standard City requirements for erosion and dust control. The project involves residential uses and does not result in any objectionable or unusual odors. Therefore, the project is considered to have no impact.

**b, c & d) Less Than Significant Impact.** The Sacramento Metropolitan Air Quality Management District (SMAQMD) has adopted guidelines for determining potential adverse impacts to air quality in the region. The SMAQMD guidelines establish an initial screening threshold of 28 single-family units relative to construction-related NO<sub>x</sub> emissions and 656 units relative to operational NO<sub>x</sub> and ROG emissions as a potentially significant adverse impact. Because the project would result in the construction of 50 single-family units, further air quality analysis for construction-related emissions detailing the type and quantity of construction equipment and estimated construction worker trips is necessary. However, the project falls below the initial threshold of 656 units and is considered to have a less than significant impact so that no further analysis of operational emissions is necessary.

SMAQMD has established thresholds for NO<sub>x</sub> resulting from project construction and for NO<sub>x</sub> and ROG resulting from project operations. **Table III-1** includes the criteria for construction-related emission thresholds. Based on the table, a project would have a significant impact if it produced more than 85 pounds per day (lbs/day) of NO<sub>x</sub> during construction. There is no ROG threshold for the construction phase. Generally, the SMAQMD considers projects that are under the threshold for ROG and NO<sub>x</sub> to also be under the threshold for levels of PM<sub>10</sub>.

TABLE III-1: SMAQMD SIGNIFICANCE CRITERIA MASS EMISSION THRESHOLDS

| Project Type                      | Ozone Precursor Emissions<br>(pounds per day) |                 |
|-----------------------------------|---|-----------------|
|                                   | ROG   | NO <sub>x</sub> |
| Short-term Effects (Construction) | None  | 85              |
| Long-term Effects (Operation)     | 65  | 65              |

Source: Sacramento Metropolitan Air Quality Management District

The URBEMIS-2002 for Windows (Version 7.4.2) program estimates maximum emissions from demolition, site grading, construction worker trips, stationary and mobile equipment, architectural coatings and asphalt off-gassing. URBEMIS 2002 was used to estimate potential emissions for the proposed project expected to occur during 2006-2007. The total area of the project site to be developed is ten (10) acres. For the purposes of the estimate, a 25% value is used to determine the amount assumed to be "actively graded" (2.5 acres) and equipment numbers (0.25 equipment for each equipment piece per SMAQMD default values). The two existing single-story structures to be demolished were estimated at 2,500 square feet in size each and asphalt assumed to be 15% of the site. Architectural coatings were not included because no ROG threshold exists for the construction phase.

NOx Emissions from construction activities (demolition, grading and building,) are summarized in **Table III-2**. The complete report can be found in Attachment A.

**TABLE III-2: ESTIMATED EMISSIONS RESULTING FROM PROJECT CONSTRUCTION ACTIVITIES (lbs/DAY)**

|      | Activity Phase                         | NOx (lbs/day) Unmitigated | NOx (lbs/day) over 85 lbs/day threshold |
|------|--|---------------------------|---|
|      | Demolition                             | 41.05                     | 0                                       |
| 2006 | Grading                                | 23.70                     | 0                                       |
| 2006 | Building Construction                  | 8.44                      | 0                                       |
| 2007 | Building Construction                  | 8.05                      | 0                                       |
| 2007 | Asphalt                                | 4.25                      | 0                                       |
|      |  |                           |   |
|      | Total Project NOx over threshold (lbs) | ---                       | 0                                       |

The estimated NOx values for 2006 and 2007 activity phases are below the established significance threshold of 85 lbs/day. Therefore, impacts to air quality associated with NOx emission is determined to be less than significant. Moreover, as detailed in Chapter 5 (Emission Concentration), section 5.3 (Project Screening) of the Air Quality CEQA Guidelines, given that the NOx emission for this project is below the threshold, the district considers impacts associated with PM<sub>10</sub>, ROG, CO, and SO<sub>2</sub> to be not significant.

The Federal and California State Ambient Air Quality Standards for important pollutants are summarized in **Table III-3** and described in detail below.

**TABLE III-3: FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS**

| Pollutant                           | AVERAGING TIME | Federal Primary Standard | State Standard |
|-------------------------------------|----------------|--------------------------|----------------|
| Ozone (O <sub>3</sub> )             | 1-Hour         | 0.12 ppm                 | 0.09 PPM       |
|                                     | 8-HOUR         | 0.08 ppm                 | --             |
| Carbon Monoxide (CO)                | 8-Hour         | 9.0 ppm                  | 9.0 ppm        |
|                                     | 1-Hour         | 35.0 ppm                 | 20.0 ppm       |
| Nitrogen Dioxide (NO <sub>x</sub> ) | ANNUAL         | 0.05 ppm                 | --             |
|                                     | 1-HOUR         | --                       | 0.25 ppm       |
| Sulfur Dioxide (SO <sub>2</sub> )   | Annual         | 0.03 ppm                 | --             |
|                                     | 24-Hour        | 0.14 ppm                 | 0.05 ppm       |
|                                     | 1-Hour         | --                       | 0.5 ppm        |

|                   |                           |   |  |
|-------------------|---------------------------|---|--|
| PM <sub>10</sub>  | Annual<br>24-HOUR         | 50 µg/m <sup>3</sup><br>150 µg/m <sup>3</sup> | 30 µg/m <sup>3</sup><br>50 µg/m <sup>3</sup> |
| PM <sub>2.5</sub> | ANNUAL<br>24-HOUR         | 15 µg/m <sup>3</sup><br>65 µg/m <sup>3</sup>  | --<br>--                                     |
| Lead              | 30-Day Avg.<br>Month Avg. | --<br>1.5 µg/m <sup>3</sup>                   | 1.5 µg/m <sup>3</sup><br>--                  |

Source: California Air Resources Board, "Ambient Air Quality Standards," January 25, 1999.

Ppm = parts per million

µg/m<sup>3</sup> = Micrograms per Cubic Meter

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established criteria and plans for reducing air emissions. For non-attainment pollutants (ozone precursors or PM<sub>10</sub>), any net increase in regional emissions is considered significant. For localized pollutants, such as carbon monoxide, an increase in concentrations that would result in a predicted violation of the most stringent State or Federal standard (20.0 ppm for 1-hour or 9.0 ppm for 8-hours) is considered to represent a significant impact.

The project contributes criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard, but does not result in a cumulatively considerable net increase. Temporary or short term increases in dust and particulate matter will result from construction activities, such as grading and construction-related vehicular traffic. Potential long-term impacts are related to additional vehicle trips. However, the development is consistent with the City of Elk Grove General Plan and air quality impacts related to residential build-out of the City are addressed in the General Plan Environmental Impact Report as a cumulatively significant and unavoidable impact.

In addition, the project design is integrated into the existing and approved pedestrian and bicycle network to provide connectivity and project-related construction activities are subject to Air Quality District rules. Therefore, project impacts are considered less than significant.

| IV. BIOLOGICAL RESOURCES   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Would the project:</b>  |                                |  |                                     |                                     |
| 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 type="checkbox"/>                           | <input checked="" 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 type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" 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/Conclusion/Mitigation:**

The project site is located in a rural area that has historically been used for agricultural purposes. The two 5-acre parcels (10 acres total) are generally flat and include two single family residences, a number of planted and ornamental trees, and non-native grasses. Surrounding parcels generally consist of residential uses although a church and a neighborhood park are located on the opposite side of Elk Grove-Florin Road. The site and surrounding area are characterized by non-native annual grassland and urban development. No water features are present.

**a) Potentially Significant Unless Mitigation Incorporated.** A number of special-status plant and wildlife species potentially occur on the site and could be affected by the project. According to a biological assessment and inventory of the site no potential jurisdictional water features, canals, drainages, or pond depressions were identified and no special-status species were observed. No sensitive species associated with wetland, stream, or streamside habitats would be expected to occur. However, based on the California Natural Diversity Database and occurrences of known species within the vicinity of the project site, there is the potential for sensitive bird species to occur.

Sensitive species with the potential to occur on the project site include Swainson's hawk, white-tailed kite, Cooper's hawk, burrowing owl, and migratory birds. Project activity during the breeding season could result in the destruction of active nests of special-status bird species. Project activity could also disturb nearby nesting pairs, potentially resulting in nest abandonment. Common raptor species (e.g., red-tailed hawk, red-shouldered hawk, great horned owl) are also protected under the California Fish and Game Code and could be affected. No active raptor nests and no sensitive species were identified in the biological survey of the site. However, development of the proposed parcels does result in the loss of potential foraging habitat.

#### **Swainson's hawk**

Development of the 10-acre site could displace resident and/or migratory wildlife including Swainson's hawk, a listed threatened species under the California Endangered Species Act, and further limit nesting and foraging opportunities. The California Department of Fish and Game Natural Diversity Database indicate there are known Swainson's hawk nesting sites within one mile of the project site, as indicated on Figure IV-1 which shows known nest sites with a one mile radius. The CDFG has determined that parcels of land five acres or larger can provide suitable foraging habitat and that potential significant impacts to foraging habitat must be offset through mitigation.

**Figure IV-1. Properties within 1 mile radius of known Swainson's Hawk Nests**



Source: Department of Fish and Game

Given that the site is within a foraging radius of known nest sites and there is the presence of suitable habitat on or surrounding the site, the project will result in the loss of 10 acres of suitable foraging habitat for Swainson's hawk. Loss of foraging habitat is considered a potentially significant impact. In order to reduce potentially significant impacts to Swainson's hawk foraging habitat to a less than significant level, mitigation is required. Mitigation measures include setting aside other lands that provide Swainson's hawk foraging habitat and protecting those lands through fee title acquisition or a conservation easement. This project is also eligible for mitigation through payment of an in-lieu fee pursuant to Chapter 16.130 of the City's Municipal Code.

### **Mitigation Measure 1 (Biological Resources - Swainson's Hawk Foraging Habitat)**

In order to mitigate for the loss of Swainson's hawk foraging habitat to a less than significant level, the applicant shall implement one of the City of Elk Grove's approved mitigation alternatives as set forth below.

#### Monitoring Action

**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 provide written verification to Development Services-Planning that **one** of following mitigation measures has been implemented:

- Preserve 1.0 acre of similar habitat for each acre lost within a ten-mile radius of the project site. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and 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. The applicant shall be responsible for funding the operation and maintenance and/or monitoring of the protected land; OR,
- Purchase mitigation credits at a 1:1 ratio (1 credit=1acre of mitigation) at a DFG approved mitigation bank, acceptable to the City. Prior to issuance of grading permits, the applicant shall provide Development Services - Planning proof of purchase of the credits; 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.

Enforcement/Monitoring: City of Elk Grove Development Services-Planning and CDFG

The above mitigation (**MM 1**) ensures that impacts to Swainson's hawk are reduced to a less than significant level.

### **Other Sensitive Species**

No nesting sites for sensitive species were identified as part of the biological survey. However, the project site provides suitable foraging habitat for common raptor species. Implementation of the above mitigation (MM1) reduces the loss of foraging habitat on sensitive species to a less than significant level. The site also contains a number of large trees which could potentially serve for nesting raptors and migratory birds which could inhabit the site prior to construction.

The western burrowing owl (*Athene cunicularia hypugea*) is a Federal Bird of Conservation Concern and state Species of Special Concern which is known to exist in Elk Grove and the vicinity. It inhabits vacant parcels and fields similar to the project site. Although none have been observed on the project site, the burrowing owl is an opportunistic species that will occupy existing burrows and could potentially move onto the site to nest prior to construction.

Because the project site offers potential nesting habitat to the western burrowing owl and other raptors which are known to exist in the vicinity, this project could have a potentially significant adverse impact to this species unless mitigation is incorporated.

### **Mitigation Measure 2 (Biological Resources – Preconstruction Survey)**

In order to reduce impacts to raptors and burrowing owls to a less than significant level, the Applicant shall conduct a pre-construction survey on the site as follows. Within thirty days prior to commencement of any tree removal, clearing, grading or construction a field survey shall be conducted by a qualified biologist to determine if active nests of raptors or burrowing owls exist on the site. These surveys shall include all areas in or within 250 feet of the construction zone. In the event that nesting birds are found, a temporary 150-foot no-construction zone shall be established around the nest. Staff and the Applicant will subsequently consult with the California Department of Fish and Game (CDFG), and follow the recommendations of the Department in order to determine the measures necessary to mitigate or avoid impacts to the species. Any required permits or approvals shall be obtained from CDFG prior to disturbance of the site. Mitigation measures may include flagging the nest to avoid disturbance, passive relocation, active relocation to move birds from the site, or other measures required by the biologist or CDFG.

#### Monitoring Actions

**Prior to the commencement of any tree removal, clearing, grading or construction**, the applicant shall submit to Development Services – Planning for approval, a copy of the survey results including evidence of consultation with CDFG and their recommendations, if applicable.

Enforcement/Monitoring: City of Elk Grove Development Services - Planning in consultation with California Department of Fish and Game (CDFG)

The above mitigation measure (**MM 2**) reduces impacts to raptor species and burrowing owls to a less than significant level.

**d) Less Than Significant Impact.** There are no stream corridors and no known native resident or migratory fish or wildlife species that migrate through the site or that have established wildlife nursery sites within the project boundaries. However, the potential exists that wildlife currently traverses the site and future development of single family residences is expected on the site which could cause interference with the movement of wildlife species. However, due to the existing surrounding residential land uses and roads and the lack of connections to any adjacent sensitive or protected habitat, interference to the movement of any native resident or migratory or wildlife species is minimal. Therefore, impacts are considered to be less than significant.

**e) Less Than Significant with Mitigation Incorporated.** The City of Elk Grove General Plan policy CAQ-8 (Conservation Element) establishes that all large trees are important aesthetic resource for the City and should be preserved and protected. The tree preservation ordinance requires mitigation for the removal of oak trees over 6 inches in diameter and all landmark trees, which is defined as “*an especially prominent or stately tree.*”

The project site contains a number of ornamental and planted trees designated for removal. An initial arborist report and inventory was conducted to evaluate the condition of the trees. The majority of the trees to be removed are not subject to the tree protection ordinance due to their condition, size and/or lack of landmark qualities. However, according to determination by the City Arborist several healthy landmark-quality trees designated for removal qualify for protection and are detailed below in Table IV-4. Removal of protected trees results in a potentially significant impact unless mitigation is incorporated.

TABLE IV-1: PROJECT LANDMARK-QUALITY TREES

| Tree # | Diameter (inches) | Species       | Overall Condition |
|--------|-------------------|---------------|-------------------|
| 114    | 23"               | Aleppo Pine   | Fair              |
| 156    | 26"               | Monterey Pine | Fair              |
| 174    | 19"               | Arizona Ash   | Fair              |
| 177    | 37" (MT)          | Arizona Ash   | Fair              |
| 181    | 20"               | Monterey Pine | Fair              |

(MT) - Multi-Trunk

**Mitigation Measure 3 (Biological Resources – Trees)**

In order to mitigate for project impacts to native trees larger than 6-inch dbh and all non-native landmark-quality trees, the Applicant shall relocate on the project site, Trees #114, 156, 174, 177, and 181 as identified in the Initial Arborist Report and Inventory prepared by Sierra Nevada Arborists dated November 30, 2005. The Applicant shall develop and implement a Tree Mitigation/Relocation & Replacement Plan per the following specifications:

The Tree Mitigation/Relocation & Replacement Plan shall be prepared by an ISA Certified Arborist or landscape architect and shall detail the measures and locations for tree relocation or replacement. If it is determined in conjunction with the City Arborist that relocation is not feasible, the Applicant may mitigate for the removal of a protected tree by planting an equivalent amount of replacement trees on a per-inch diameter basis. The Plan shall comply with the City Code and General Plan Policies and be submitted to the City for review and approval and shall include, but are not limited to, the following elements:

1. Species, size and location of all replacement plantings (15-gallon = 1" dbh; 24" box = 2" dbh; 36" box = 3" dbh);
2. Method of irrigation (If trees are to watered by an automatic irrigation system, provide irrigation plan);
3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage;
4. Planting, irrigation and maintenance schedules for monitoring period of 3 years;
5. Identify the maintenance entity and include their written agreement to provide maintenance and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive that period;
6. Maintenance entity shall provide the City of Elk Grove a yearly monitoring report on the status of relocated or replacement trees and any tree replacements.
7. The minimum spacing for replacement oak trees shall be 20 feet on center; Replacement oak trees shall not be planted within 15 feet of the drip lines of existing oak trees to be retained on-site, or within 15 feet of a building foundation.

8. Tree protection measures for any trees to be retained per City standards.

If relocation or replacement of trees is not feasible, the Applicant may contribute to the tree mitigation bank a per-inch fee based on the most recent fee schedule. Please note that plantings required due to mitigation **cannot** be applied to fulfilling the landscaping requirements of the City's Design Guidelines.

Monitoring Actions

- **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 first**, the Tree Mitigation/Relocation & Replacement Plan shall be submitted to Elk Grove Planning for review and approval.

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

The above mitigation measure (**MM3**) reduces impacts to protected trees and potential conflicts with the adopted tree ordinance to a less than significant level.

**b, c, & f) No Impact.** According to the Biological Assessment and Inventory prepared for the project, there are no vegetation, soils or hydrologic factors that would indicate the presence of any waters of the U.S. or wetlands on the property and no sensitive habitat. The City of Elk Grove has not adopted a Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the project has no impact on any sensitive habitat, wetlands or conservation plans.

| V. CULTURAL RESOURCES  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Would the project:</b>  |                                |  |                                     |                                     |
| 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:**

**a) No Impact.** The site is not known to have any historical significance or significant characteristics as defined by the criteria within the CEQA Guidelines. The site contains two residential and accessory structures. The residences were constructed in 1979 and 1980 of typical wood frame construction and are not considered to have any architectural or historic value. Therefore, the project is considered to have no impact.

**b-d) Less than Significant Impact.** The project site contains agricultural fields that have been historically graded and leveled. The City of Elk Grove General Plan EIR (Section 4.11) identifies the areas considered Sensitive with regard to cultural resources, particularly areas adjacent to creeks and water sources. The project site is not located within a sensitive area according to the Cultural Resources Sensitivity Map (EIR Figure 4.11-1) and is located over a third-of-a-mile away from the nearest creek, Strawberry Creek. The potential for cultural resources at the project site is considered relatively low. Because the possibility of uncovering cultural resources during construction activities cannot be entirely eliminated, standard conditions requiring work to stop until appropriate measures are taken in the event that resources are discovered are also imposed on all discretionary projects consistent with the City of Elk Grove General Plan (Policy HR-6) and State Code. Therefore, the project is considered to have a less than significant impact.

| VI. GEOLOGY AND SOILS  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Would the project:</b>  |                                |  |                                     |                                     |
| 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"/> |

**Discussion/Conclusion:**

**a) Less Than Significant Impact.** There are no known faults crossing through the project site. The site is not located within an Alquist-Priolo earthquake hazard zone. According to the Safety Element of the City's General Plan, no known earthquake faults pass through the City limits or the planning area, although the City could be affected by activity elsewhere in the state. As such, ground rupture due to faulting is considered to be unlikely and the risk of ground shaking is relatively low. In addition, new construction is required to meet the seismic standards contained

in the Uniform Building Code. Based upon the known soil, groundwater, and ground shaking conditions within the City of Elk Grove (as identified in the General Plan Background Report, November 2003), the potential for liquefaction is considered low. The area of the project site proposed for construction is relatively flat and the likelihood of landslides is minimal. Therefore, adverse impacts from faults, seismic shaking, liquefaction and landslides are expected to be less than significant.

**b) Less Than Significant Impact** Site grading during future development may create minor contour changes necessary to direct surface runoff, but is limited to residential-related grading on an already flat site. Construction of any future project would also result in the placement of paving and concrete which results in a slight increase in runoff. As a requirement of any grading or building permit, the contractor is required to comply with the City's Building and Construction Ordinance (Title 16 Chapter 16.44 of the City Code) which establishes standards and procedures for the control erosion, sedimentation and other pollutant runoff through erosion control practices and the management of runoff. The project does not result in substantial soil erosion, siltation, or loss of topsoil. Therefore, a less than significant impact is expected.

**c) Less Than Significant Impact.** The project site is essentially level with little topographic variation. The risk of exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides or unstable soils is less than significant.

**d) Less Than Significant Impact.** Soil on the project site consists of San Joaquin silt loam, leveled 0 to 1 percent slopes which is considered an expansive soil characterized by high shrink-swell potential due to the high percentage of claypan within the San Joaquin soil group. Proposed buildings, pavement, and utilities could incur damage as a result of underlying expansive or unstable soil properties. However, the City of Elk Grove requires as a standard building practice preparation of a geotechnical study for new structures in order to identify and address potential issues related to soil characteristics, such as the expansive properties. Construction of any future structures and facilities is required to be consistent with the geotechnical recommendations and Uniform Building Code and ensures a less than significant impact relative to expansive soils.

**e) No Impact.** The project will be required to connect to public sewer and will not use any septic systems; therefore, no impact is expected.

| <b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>Would the project:</b>  |                                |  |                              |                                     |
| 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 type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" 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"/> |

**Discussion/Conclusion:**

**a-h) No Impact.** A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR). The site is not listed on the Hazardous Waste and Substances Site List (also known as the "Cortese List") which is used by state, local agencies, and developers to comply with the California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials sites.

The project does not involve the manufacture, storage, handling or transportation of hazardous material. The project site is not a known hazardous material release site and no known hazardous material release site exists in the project vicinity. The site is not located in an airport land use plan area, near a private air strip or in the vicinity of wildland areas. Future development of the site will include single family residences and accessory structures. Therefore, no impacts related to hazards and hazardous materials are expected.

**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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**VIII. HYDROLOGY AND WATER QUALITY**

|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>Would the project:</b>  |                                |  |                              |                                     |
| 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 type="checkbox"/>     | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion/Conclusion:**

**a, b, f, g, h, i, & j) No Impact.** The project is located in an area served by Sacramento County water system and does not adversely impact groundwater supply. The site is not located in a significant groundwater recharge area and will not impact the production rate of nearby wells. In addition, the project will not be located within a 100-year flood hazard. It is expected that the proposed project will result in an increase in runoff. However, the project will be designed to comply with all City drainage ordinances to avoid any off site drainage and runoff impacts. The project will be served by existing sewerage facilities and will therefore not require the construction of an on-site septic system. The site is not located near a levee or a dam or near a water body that would pose a threat from seiche, tsunami or mudflow. Therefore the proposed project will not result in adverse impacts related to hydrology and water quality.

**c, d & e) Less Than Significant Impact.** The project results in minor alterations to the drainage pattern of the site and an increase in runoff as the proposed parcels are developed for residential use. However, site development is subject to City standards which ensure that surface runoff and drainage are adequately controlled to minimize potential erosion and flooding and in accordance with the City of Elk Grove NPDES Permit which requires preparation of a Stormwater Pollution Plan for all development. Grading and improvement plans evaluating site specific drainage are required prior to construction and there are no special hydrologic conditions related to the site or project. Therefore, the project impacts on drainage patterns and runoff are less than significant.

| IX. LAND USE AND PLANNING   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>Would the project:</b>   |                                |  |                              |                                     |
| a) Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>     | <input checked="" 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"/> |

**Discussion/Conclusion:**

**a-c) No Impact.** The Elk Grove General Plan designates the property as Low Density Residential which allows a density between 4.1 to 7 units per acre. The proposed rezone and tentative subdivision map are consistent with the General Plan designation. The site is adjacent to existing and approved residential subdivisions with connected roadways. It does not divide an established community and does not conflict with any plan, policy, or regulation of an agency with jurisdiction over the project. Therefore, no impact is expected.

| X. MINERAL RESOURCES  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>Would the project:</b>   |                                |  |                              |                                     |
| 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"/> |

**Discussion/Conclusion:**

**a-b) No Impact.** No important mineral resources are known to occur on the site, and the site is not designated as an important mineral resource recovery site. Therefore, the project does not have any adverse impacts to mineral resources.

| XI. NOISE   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Would the project result in:</b>   |                                |  |                                     |                                     |
| 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 checked="" type="checkbox"/>                | <input 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"/> |

**Discussion/Conclusion/Mitigation:**

a) **Less Than Significant With Mitigation Incorporated.** The City of Elk Grove General Plan Noise Element establishes a 60-dB exterior noise level criterion as being acceptable for new residential uses affected by traffic noise sources (Table XI-1).

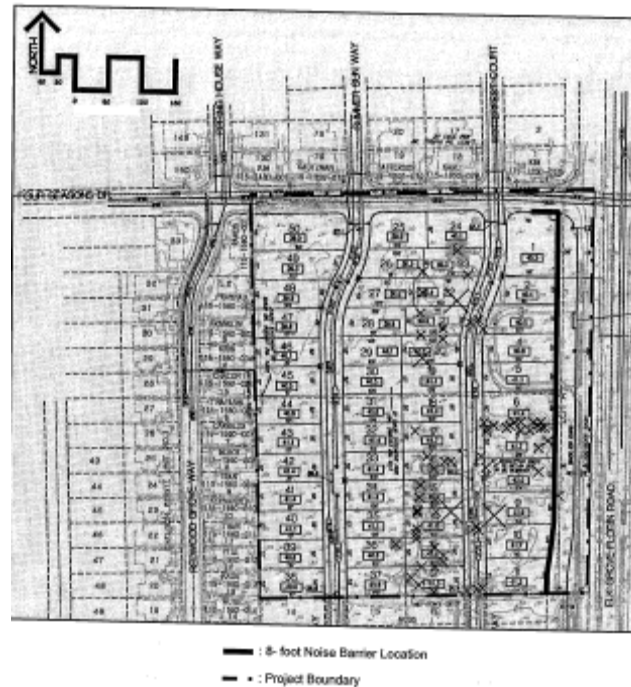
**Table XI-1. Elk Grove General Plan Noise Standards**

|                    | Outdoor Activity Areas<br>(L <sub>dn</sub> /CNEL,dB) | Interior Spaces<br>(L <sub>dn</sub> /CNEL,dB) |
|--------------------|--|---|
| <b>Residential</b> | 60*  | 45  |

\* Where it is not possible to reduce noise in outdoor activity areas to 60 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

The Elk Grove General Plan DEIR identified noise contours in excess of 60 dB along Elk Grove-Florin Boulevard between Calvine Road and Bond Road within the vicinity of the project site, requiring preparation of an acoustical study with recommendations. According to the Environmental Noise Assessment for the project completed by Bollard Acoustical Consultants, Inc., a portion of the French Estates subdivision will be exposed to traffic noise levels from Elk Grove-Florin Road in excess of the 60-dB outdoor standard for new residential developments. The report concluded that standard construction and closed windows would allow compliance with indoor noise level standards and recommended a sound wall along the property boundary with Elk Grove Florin Road (Figure XI-1). Therefore, impacts from noise exposure are potentially significant unless mitigation is incorporated.

Figure XI-1. Location of Recommended Noise Barrier



#### Mitigation Measure 4 – (Noise)

In order to minimize indoor and outdoor noise levels, the Applicant shall incorporate and implement into the project design the following measures

1. Sound walls shall be constructed to a height of 8 feet relative to backyard elevation at the locations shown in Figure 1 of the Environmental Noise Assessment prepared for the project. Suitable materials for these barriers include masonry block, precast concrete panels, earthen berm, or other massive materials (surface density of 4 lbs/s.f.) or any combination. The sound wall design shall be consistent with the Elk Grove General Plan, the City Design Guidelines, and the sound walls for the Elk Grove Meadows Subdivision,
2. Air conditioners should be included for all residents in this development to allow the occupants to close doors and windows as desired to achieve additional acoustical isolation.

#### Monitoring Action

**Prior to approval of Grading or Improvement Plans**, the Applicant shall submit a noise barrier design and location to Elk Grove Planning for review and approval.

**Prior to issuance of Building Permits**, the Applicant shall include air conditioning units for all residential units.

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

**b-d) Less Than Significant Impact.** The project consists of a 50-lot residential subdivision and any permanent noise increases are related to typical residential uses in a residential zone. While a slight temporary increase in noise levels is expected in the project vicinity during construction, construction activities are subject to City Noise Ordinance controlling hours and days of operation. No excessive or unusual ground-borne noise or vibrations are expected. Therefore, impacts are considered to be less than significant.

**f) No Impact.** The project is not located within an airport land use plan, two mile of a public airport or public use airport, or the vicinity of a private airstrip. Therefore, no impacts are expected.

| XII. POPULATION AND HOUSING   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>Would the project:</b>   |                                |  |                                     |                          |
| 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"/> |

**Discussion/Conclusion:**

**a-c) Less Than Significant Impact.** The project results in an increase in the population of the immediate area through the creation of 50 new residential lots. However, the project is consistent with the Elk Grove General Plan which designates the property as Low Density Residential for a density of between 4.1 to 7 units per acre. The proposed project includes the demolition of two existing single-family dwellings, but provides 50 new residential lots for development. The project does not displace substantial numbers of existing housing or numbers of people. Therefore, impacts to population and housing are considered less than significant.

**XIII. PUBLIC SERVICES**

| <b>Would the project result in:</b> | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------------------------------------|--------------------------------|--|------------------------------|-----------|
|-------------------------------------|--------------------------------|--|------------------------------|-----------|

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:

|                             |                          |                          |                                     |                          |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |

**Discussion/Conclusion:**

**a, b, d & e) Less than Significant Impact.** The proposed project has been reviewed by the applicable local agencies for comment to ensure adequate public services. No significant issues or impacts have been identified relative to the project design or site. Agency comments will be addressed in the project design and/or conditions. Therefore, any impacts are be less than significant.

**c) Less than Significant Impact.** According to the Elk Grove Unified School District, the District is impacted, overcrowded, and experiencing a high rate of growth with continued development hvaing a negative impact upon the District’s existing school facilities. The EGUSD has identified a negative financial impact upon the District from this project and other projects because of insufficient funds to purchase school sites or to construct and furnish needed school facilities

In the past, such a financial shortfall, or “impact” to the provision of a public service could have been used to delay or deny development proposals by a local agency such as a City. However, this authority has been removed from cities by state law. Sections 65996 and 65997 of the California Planning and Zoning Laws address the “exclusive provisions for mitigating impacts on schools.”

- Section 65996(b) of the California Planning and Zoning Law Government Code. “The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or

reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.”

The Project is required to pay statutory development fees prior to the issuance of building permits for the proposed single family residential construction. Therefore, with the payment of statutory fees, and Section 65996 of the Planning and Zoning Laws, the impacts are anticipated to be less than significant.

| XIV. RECREATION  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| <b>Would the project:</b>  |                                |  |                                     |                          |
| 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"/> |

**Discussion/Conclusion:**

a-b) **Less Than Significant Impact.** The proposed project is a residential subdivision that will increase the use of exiting neighborhood and regional parks, and other recreational facilities. Policy PTO-4 of the City’s General Plan notes that “new residential developments shall provide local parks for their residents consistent with the Quimby Act (CA Govt. Code Section 66477), through land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents.” Because the project is required to participate in the funding of recreational facilities, the impacts to recreational facilities considered less than significant.

| XV. TRANSPORTATION/TRAFFIC   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Would the project:</b>  |                                |  |                                     |                                     |
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion/Conclusion:**

**a-b) Less Than Significant Impact.** The project results in the construction of 50 single family houses and will increase traffic in the area. However, the project and related traffic generation are consistent with the Elk Grove General Plan which evaluated overall traffic issues and identified Elk Grove–Florin Road which serves the area to eventually be upgraded from a 4-lane arterial to a 6-lane arterial. The planned upgrade is capable of accommodating projected traffic from development of the overall area. Elk Grove Public Works has reviewed the proposal and considers residential projects which are consistent with the General Plan not to be significant. In addition, proposed new streets are connected to the existing and approved network and provide adequate internal access for vehicles, bicycles and pedestrians. New streets will be constructed to City Standards. Therefore, the project is considered to have a less than significant impact on traffic and established levels of service.

**c-g) No Impact.** The project does not have any design features that will increase hazards due to inadequate emergency access, inadequate parking capacity, or conflict with any adopted plans or programs supporting alternative transportation. The project has been reviewed by the

City Public Works Department and all streets are required to conform to City Standards and must comply with City parking requirements. Therefore, no impacts are expected.

| <b>XVI. UTILITIES AND SERVICE SYSTEMS</b>   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>Would the project:</b>   |                                |  |                                     |                          |
| 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:**

**a-g) Less Than Significant Impact.** The project does not adversely impact existing water, wastewater system or existing landfill. Sewer and water service will be monitored and provided by Sacramento County Sanitation District (CSD-1) and Sacramento County Water Agency. The agencies provided conditions requiring connections to the existing system. Utilities to serve the proposed project already exist within the vicinity. They currently serve existing residential uses to the west and are capable of serving the proposed project. Given the existing facilities and supplies, the project has a less than significant impact on current water or sewer system or nearby landfills.

**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.

|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>Does the project:</b>  |                                |  |                                     |                          |
| 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"/> |

**Discussion/Conclusion:**

**a) Less than Significant Impact.** Based on the analysis provided in this Initial Study, potential environmental impacts of the project could affect wildlife and biological resources, but such impacts will be mitigated to less than significant levels through the incorporation of Mitigation Measures MM 1, MM 2 and MM 3. No known sensitive species have been identified on the property. The project does not result in adverse impacts to any special-status wildlife species or to habitat supporting such species, provided that the recommended mitigation measures are incorporated into the project. Therefore, impacts are considered less than significant.

**b) Less than Significant Impact.** Based on the analysis provided in this Initial Study, potential environmental impacts of the project will be mitigated to less than significant levels. The project is consistent with the Elk Grove General Plan which identified a number of cumulative significant impacts in the Draft EIR as a result of continued development of the City. However, the proposed project's incremental impact is less than significant.

**c) Less than Significant Impact.** Based on the analysis provided in this Initial Study, less than significant impacts in this category will result from the proposed project. Residential development of the 50 new parcels results in temporary construction-related noise and air quality impacts. Traffic and public services may also be impacted by the construction and use of residential structures. Based on the analysis provided in this Initial Study, the project's consistency with the City's General Plan, and the incorporation of mitigation measures MM 1 – MM 4, the direct and indirect impacts on human beings are considered less than significant.

## REFERENCES

1. City of Elk Grove. *City of Elk Grove General Plan*. Elk Grove, CA. 2003.
2. City of Elk Grove. *City of Elk Grove General Plan Background Report*. Elk Grove, CA. 2003.
3. Urbemis 2002 Detailed Air Quality Analysis for French Estates. November 16, 2005.
4. Parus Consulting, Inc., *Biological Assessment of the ± -acre French's Estates Project*. Loomis and Davis, California. December 8, 2003.
5. Bollard Acoustical Consultants, Inc. *Environmental Noise Assessment, French's Estates Subdivision*. Auburn, CA. December 9, 2005.
6. Sierra Nevada Arborists. *Initial Arborist Report and Inventory Summary*. Loomis, CA, November 30, 2005.
7. Project File Materials and Plans (EG-05-902).
8. Staff Site Visit

## ATTACHMENTS

1. Urbemis 2002 Detailed Air Quality Analysis for French Estates.
2. Biological Assessment of the ± 10-acre French's Estates Project.
3. Environmental Noise Assessment, French's Estates Subdivision.
4. Proposed Tentative Subdivision Map.

# Attachment A

## Urbemis Air Quality Analysis

# Attachment B

## Biological Assessment

# Attachment C Noise Assessment

# Attachment D

## Proposed Tentative Subdivision Map