

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title:	Iron Rock EG-05-944	
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758	
Project Location:	10200 Iron Rock Way, approximately 500 feet south of Union Park Way; APN: 134-0630-001	
Project Sponsor's Name and Address:	Owner: Buzz Oates Enterprises 8615 Elder Creek Road Sacramento, CA 95828	Applicant: Borges Architectural Group 1508 Eureka Road #150 Roseville, CA 95661
General Plan Designation(s):	Light Industry	
Zoning:	M-1/M-2: Light & Heavy Industrial	
Contact Person:	Mikel Dreiling	
Phone Number:	(916) 478-2255	
Date Prepared	March 2006	

Project Description

The project consists of a Tentative Parcel Map and a Design Review of industrial warehouse development. The subdivision proposal would subdivide a 4.3 acre parcel into 12 industrial parcels for future sale. The design review evaluates the architectural design and site plan of 12 warehouse buildings (one on each lot); ten 4,080 square-foot buildings and two 6,240 square-foot buildings. The total size of the project is 53,280 square feet. The project site will be served by public water and sewer.

Environmental Setting and Surrounding Land Uses

The site is a vacant property, generally level with little vegetation. Vegetation on the site is composed of annual grasses and forbs. There are no trees on site, although there is a large tree approximately 20 feet from the northern property line. The site is bordered by warehouse facilities to the east and west. Currently, vacant land abuts the project site to the north and south with industrial uses immediately beyond.

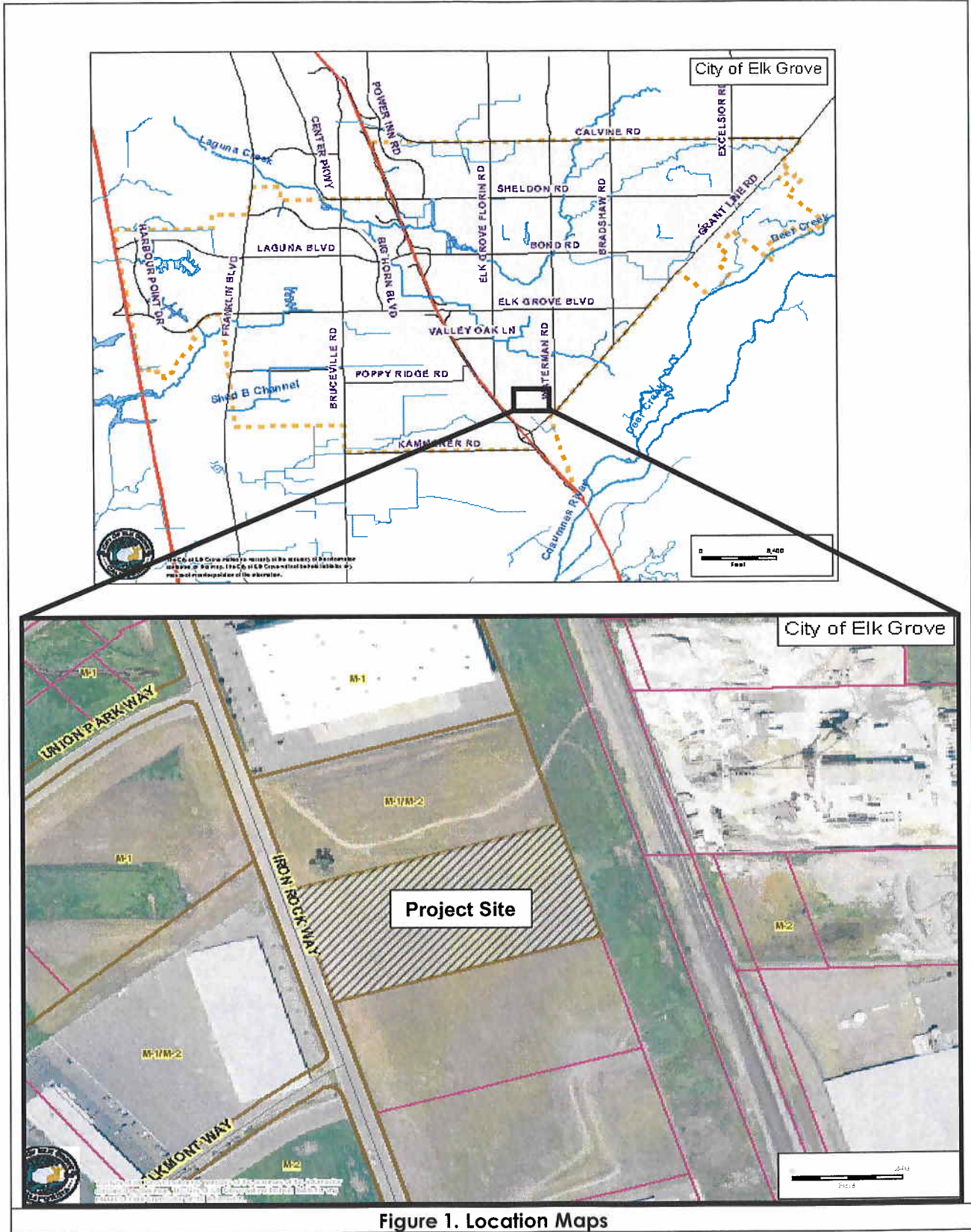


Figure 1. Location Maps

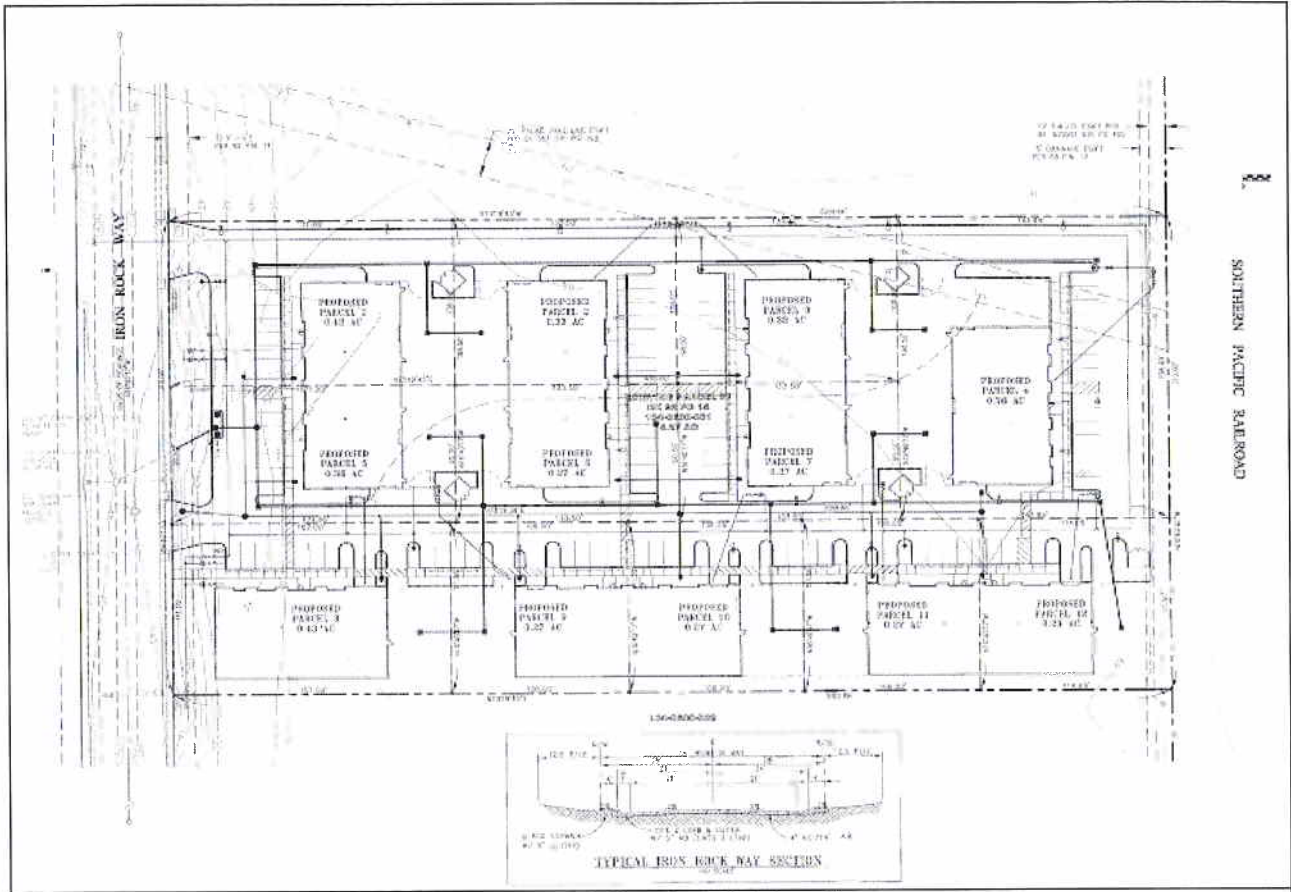


Figure 2. Tentative Subdivision Map



Figure 3. View of Site Looking East

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

Regional Water Quality Control Board

Environmental Factors Potentially Affected:

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

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

INITIAL STUDY/NEGATIVE DECLARATION

Planner's Signature

Date

Mikel Dreiling
Planner's Printed Name

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 Iron Rock Industrial Park, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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

a)-c): No Impact – The proposed project is for the establishment of twelve (12) industrial warehouses in an area zoned for industrial uses. There are no scenic vistas in the project area. The project does not include the demolition of any structure. The project will not degrade visual character as the site is substantially surrounded by existing industrial facilities/lots. Therefore, there will be no impacts to scenic resources or existing visual character.

d): Less than Significant Impact- The anticipated industrial warehouse buildings will produce new sources of light, subject to the standards in the City of Elk Grove Zoning Code. The site and elevation plans are subject to Design Review to ensure appropriate architecture and screening, conforming to the adjacent industrial uses. Therefore, given the location and its similar adjacent industrial uses, new sources of illumination will not have a significant adverse effect on day or nighttime views in the area.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)-c): No Impact – The site is not considered farmland and is not under a Williamson Act contract. The property is not currently zoned for agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources. (References: Elk Grove General Plan, LU-2).

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Existing Setting

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 ozone and particulate matter less than 10 microns in diameter (PM₁₀). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO_x, which are precursor components of ozone, and PM₁₀.

a)-f): Less Than Significant Impact – Utilizing Sacramento Metropolitan Air Quality Management District's Guide to Air Quality Assessment, the project has been evaluated for potential air quality impacts associated with construction and operational NOx and ROG emissions from the anticipated industrial development.

The project anticipates the construction and operation of a maximum 12 industrial buildings totaling 53,280 square feet. Based on the initial criteria screening for potential significant impacts associated with NOx, the size of the project does not exceed the emission threshold value for warehouse development established at 57,000 square feet (NOx-Construction) and 2,100,00 square feet (NOx- Operational). However, SMAQMD recommends that a more detailed analysis be conducted for any project whose size is within 10% of the NOx-Construction screening level. This project falls within the 10% screening level of 57,000 square feet, therefore the URBEMIS model was used to determine NOx construction emission estimates. The analysis concluded the NOx level to be 23.45 total pounds a day, which is well below the NOx threshold level of 65 pounds per day (See Attachment 1). Therefore, air quality impacts produced by construction of the proposed project are considered less than significant.

Given that the proposed project is well below the SMAQMD threshold, and that construction activities will be subject to the districts fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

Consequently, the proposed project is not anticipated to obstruct the implementation of any air quality plan and would not result in a substantial contribution to air quality violations. The project is in an industrial area and more than 300 feet from any residential neighborhoods or any sensitive receptors. Therefore, project impacts related to air quality are considered less than significant impact.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

IV. BIOLOGICAL RESOURCES

Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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

a) Potentially Significant Unless Mitigation Incorporated. The project site is on 4.3 acres of undeveloped land with an abundance of open land surrounding it. The project site is located less than a mile of a known Swainson's hawk nesting site. Swainson's hawk is a state listed threatened species known to forage within 10 miles of its nest. The Department of Fish and Game has determined that parcels with foraging habitat of five (5) acres or more in size are recognized to be the minimum required for viable foraging habitat for this species. The project site contains vegetation that will typically support prey species for the Swainson's hawk, including rodents and insects. Due to the proximity of a known nest and because the project site plus the surrounding land provides more than five acres of suitable foraging habitat, the 4.3 acres of the project site constitutes potential Swainson's hawk foraging habitat that could be adversely impacted by its development. Adverse effects on the habitat of a state listed species are considered a potentially significant impact. Therefore, development of the site could have significant direct and cumulative effects on Swainson's hawk. The City of Elk Grove has developed mitigation measures to reduce impacts to Swainson's hawk foraging habitat to a less than significant level (see Mitigation Measure 1). This mitigation measure requires that prior to grading activities, existing habitat be protected in perpetuity either directly through the acquisition of land or conservation easements, or through the payment of a mitigation fee. The fee will be used for the acquisition of land or conservation easements to protect suitable Swainson's hawk habitat. The applicant will be required to comply with this mitigation measure. Implementation of Mitigation Measure 1 will reduce the potentially significant impact to a less than significant level.

The Western burrowing owl (*Athene cunicularia hypugea*) is a state species of special concern. It is known to exist in Elk Grove and has been recently sited less than half a mile from the project site (Dan Gifford, DFG pers. com). The burrowing owl is a species that will use empty burrows as nesting sites. It is a species that will move into an area opportunistically. Empty fields, such as the project site, represent potential nesting grounds for the owl, although none were observed on the project site during field reconnaissance by City staff. Given this species' opportunistic approach to habitat use, their presence in close vicinity of the project site, and because the project site offers potential nesting habitat, this project could result in a potentially significant

adverse impact to this species if owls occupy the site before grading operations begin. A mitigation measure (Mitigation Measure 2) has been included to reduce this potentially adverse impact to a less than significant level. The mitigation measure requires a preconstruction survey and establishes an action protocol should any owls be found.

Mitigation Measure 1 (Biological Resources-Swainson's Hawk)

In order to mitigate for the loss of 4.3 acres Swainson's hawk foraging habitat, the applicant shall implement one of the following City of Elk Grove's approved mitigation alternatives.

Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:

- Preserve 1.0 acre of similar habitat for each acre lost (4.3 acres). This land shall be protected through a fee title or conservation easement acceptable to the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR
- Purchase mitigation credits at a 1:1 ratio (one credit per each acre of habitat lost, 4.3 credits) at a Department of Fish and Game approved mitigation bank, OR
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio, 4.3 acres) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

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

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

Mitigation Measure 2 (Biological Resources – Burrowing Owls)

In order to reduce impacts to burrowing owls to a less than significant level, the applicant shall contract a qualified biologist to conduct a pre-construction survey. Within thirty days of the commencement of any clearing, grading or construction that would occur during the nesting/breeding season (February 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active nests of burrowing owls occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. If no owls or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, no further action is necessary.

If burrowing owls or their nests are found, the applicant shall comply with the following measures as determined by the City in consultation with the Department of Fish and Game:

- Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

- If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.

Monitoring Actions

- ***Prior to the commencement of any clearing, grading or construction***, the applicant shall submit to Development Services – Planning for approval, a copy of the survey results prepared by the qualified biologist. The survey must be conducted **no earlier than 30 days** prior to the planned commencement of clearing, grading or construction.
- If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, a new survey shall be conducted and the results submitted to Development Services - Planning for approval. The survey must be conducted **no earlier than 30 days** prior to the planned recommencement of clearing, grading or construction.
- If Burrowing Owls and/or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, the applicant shall provide Development Services – Planning evidence that mitigation has been fulfilled to the satisfaction of the Department of Fish and Game.

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

b-f) No Impact. The project site is not located near any creeks. The site is not identified as having any natural community that could be affected by the project. Therefore, the project would not have an adverse effect on any riparian habitat or other sensitive natural community.

There are no wetlands or vernal pools on the project site and the site is not located near any creeks. Therefore, no impact to wetlands is anticipated with the proposed project.

The project site is primarily undeveloped but has been disturbed and does not contain any migration corridors. Therefore, no migratory patterns of fish or wildlife would be impacted by this project and no impact would occur.

The project site is vacant and covered with grasses. There are no trees on the project site. The proposed project will not require removal or disturbance of sensitive biological resources or landmark trees. The project will be required to comply with mitigation measure MM-2. Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

The City of Elk Grove does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the project would have no impact on these types of plans.

V. CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

a) No Impact. The project site is not located in a sensitive area as depicted on Elk Grove General Plan EIR Figure 4.11-1, Cultural Resources Sensitivity Map; therefore no impacts to a historical resource are anticipated.

b-d) Less Than Significant Impact. Pursuant to current State law and General Plan policy HR-6-Action 2, if prehistoric or historic cultural resources are inadvertently discovered during any ground-disturbing activities, all work in the area shall stop immediately and the City shall be notified of the discovery. No work shall be done in the area of the find and within 100 feet of the find until a professional archaeologist can determine whether the resource(s) is significant. If necessary, the archaeologist shall develop mitigation measures consistent with the State CEQA Guidelines in consultation with the appropriate state agency and, if applicable, a representative from the Native American Heritage List. A mitigation plan shall be submitted to the City for approval. Mitigation in accordance with this plan shall be implemented before any work is done in the area of the resource find. This requirement is a standard condition of approval of all discretionary permit applications in the City of Elk Grove. Therefore, potential impacts to archaeological resources are considered less than significant.

It is not anticipated that any human remains will be encountered during construction of the proposed project because the site and surrounding area have been previously disturbed to accommodate development. However, should any previously unidentified or unanticipated human remains be discovered during project construction, the proposed project will be required to comply with State law regarding the discovery and disturbance of human remains. In addition, the City of Elk Grove requires mitigation consistent with General Plan Archaeological and Paleontological Policy HR-6-Action 2 as described above. Therefore, potential impacts to human remains are considered less than significant.

VI. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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/Mitigation:

a i-iii),d): Less Than Significant Impact – The site does not lie on any known seismic fault and there are no structures proposed that would create hazards or expose people to risks of injury or death due to fault rupture or seismic movement. All proposed structures will be reviewed through an administrative permit and built according to local and State Uniform Building Code standards. Therefore the potential impact to geology and soils is less than significant.

a iv, b,c,e): No Impact – The project site is a relatively flat parcel with no features that could create a risk due to landslides or substantial soil erosion. The proposed development has been

reviewed and conditioned by the Sacramento County Sanitation District-1 for public sewer service. The project will be required to connect to the existing sewer line and no septic tanks will be required.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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/Mitigation:

a)-b): Less Than Significant Impact- The project anticipates the construction and operation of 12 warehouse buildings. Though actual tenants have yet to be determined, the projected uses will correspond to the allowed or conditionally allowed industrial uses in the zoning code. The buildings will be constructed to standards accommodating the industrial use. Moreover, uses involving hazardous materials may be further evaluated through a local discretionary and state permitting process.

The City of Elk Grove General Plan considers that placing an industrial use in an area where the probability of a reasonable foreseeable catastrophic event is between 10 in one million and 100 in one million in one year, is acceptable for that type of use.

The project site is in the vicinity of Suburban Propane, Georgia Pacific and the recently approved Kamps Propane all of which have the potential for creating hazardous events. These events would be related to catastrophic releases of propane or, in the case of the Georgia Pacific plant, formalin. The potential for catastrophic events at Suburban Propane and Georgia Pacific have been extensively studied by the City (Quantitative Risk Analysis for Suburban Propane's Propane Terminal and Georgia Pacific's Formalin Tank). In addition, the possibility of catastrophic events at Kamps Propane was studied in the Initial Study prepared for that project (City of Elk Grove, 2006). It can be concluded from the information contained in these studies that none of these facilities would have an event that exceeds the General Plan threshold probability of occurrence per year.

Consequently, placing of the proposed project at this location does not exceed the risk level imposed by the General Plan. Therefore, hazards impact is considered less than significant impact.

c)-h): No Impact- The site is not identified as a hazardous material site. There are no schools located within one-quarter mile of the project site. There is a privately-owned public use airport (Sunset Sky Ranch Airport) approximately 1½ miles from the project site; however, the project site is not within the flight path and the airport accommodates only ultralight planes. The project site is not located near any wild lands. Therefore the project will not have an adverse environmental impact from hazards and hazardous materials.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input 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
Would the project:				
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/Mitigation:

a): No Impact – The project is required to comply with all applicable water quality and waste discharge standards. The project would be required to provide a SWPPP and implement construction best management practices. Therefore, no impact to water quality standards and waste discharge requirements is expected.

b) Less than significant impact. The project would require paving a large portion of the site that is currently undeveloped. This would change the drainage of the site, decreasing absorption rates and increasing run-off incrementally in the area. However, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are regarded as being minor because it will not directly impact the production of any nearby well. The proposed project is located in an area served by Zone 40 of the Sacramento County Water Agency (wholesaler) and the Elk Grove Water Works (retailer), and connection to the public water service will be required for the site. No wells are proposed for the subject site and the water wholesaler had no comment regarding potential impacts to ground water recharge, aquifer volume or groundwater table levels. The site is not located in a recharge area as identified in the City's General Plan. A condition has been included at the request of Sacramento County Department of Water Resources requiring any water intensive tenants to conduct a water use efficiency review. Therefore, impacts to groundwater supplies will be less than significant.

c-e) Less than significant impact. The project will not alter the course of any stream or river, although the drainage pattern of the site will be altered. The site will be graded in compliance with the requirements of the City of Elk Grove Public Works Department and not result in erosion or siltation impacts and flooding on- or off-site and ensure impacts are less than significant. The City's Development Services-Public Works staff did not identify any significant impacts to drainage patterns.

g-j) No impact. The project is not located within a 100-year floodplain as designated by the Federal Emergency Management Agency or any other type of floodplain hazard area. The project is not located immediately up or down stream from a dam or levee. Storm drainage will flow to the existing detention basins to the east and then discharge into the existing City system. The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. Also, the project is not located near any physical or geologic features that would pose a mudflow hazard. The surrounding property is developed with storm drainage infrastructure and is not anticipated to pose any risk of mudflow. Therefore, no impacts are expected.

