

NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Old Town Elk Grove SPA, with associated General Plan map amendments, Zoning map amendments, and SPA text amendments.

Lead Agency Name and Address: City of Elk Grove
Planning Department
8400 Laguna Palms Way
Elk Grove, CA 95758

Project Location: Elk Grove Boulevard corridor, bordered by Elk Grove-Florin Road on the west and Waterman Road on the east. The northern border varies but generally follows Locust Street. The southern border also varies but generally follows Grove Street.

Project Sponsor's Name and Address: City of Elk Grove.

General Plan Designation(s): Commercial, High Density Residential, Low Density Residential, and Light Industrial

Zoning: Special Planning Area (SPA)

Contact Person: Bill Pable

Phone Number: (916) 478-2257

Date Prepared: April 2005

Project Description

The site includes the Elk Grove Boulevard corridor from Elk Grove-Florin Road to Waterman Road, generally extending to Locust Street on the north and to Grove Street on the south (see Figure 1). The proposed project includes the following:

1. General Plan map amendment – The proposed project includes an amendment to 37 parcels totaling 19.55± acres to a variety of designations, as detailed in Table 1. The SPA currently includes parcels designated as Low Density Residential, High Density Residential, Commercial, Light Industry, and Public/Quasi Public. Figure 2 provides the existing General Plan map.
2. Zoning map amendment – The proposed project includes an amendment to 57 parcels totaling 27.26± acres to a variety of designations, as detailed in Table 1. The SPA currently includes parcels designated as Residential, Commercial/Residential, Commercial, and Railroad/Commercial. Figure 3 provides the existing Zoning map.

Table 1 – Parcels Requiring Zoning and/or General Plan Amendment

APN	Acres	Existing Use	Existing Zoning	Existing GP	Proposed Zoning	Proposed GP
1250221006	0.27	SFR	na	LDR	Res	LDR
1250221008	0.3	SFR	na	LDR	Res	LDR
1250221009	0.29	SFR	na	LDR	Res	LDR
1250221010	0.3	Parking lot	na	LDR	Res	LDR
1250221011	0.12	SFR	na	LDR	Res	LDR
1250221012	0.18	SFR	na	LDR	Res	LDR
1250222007	0.33	SFR	na	LDR	Res	LDR
1250222008	0.18	SFR	na	LDR	Res	LDR
1250222009	0.15	SFR	na	LDR	Res	LDR
1250222010	0.15	SFR	na	LDR	Res	LDR
1250222012	0.3	SFR	na	LDR	Res	LDR
1250222013	0.15	SFR	na	LDR	Res	LDR
1250222014	0.29	SFR	na	LDR	Res	LDR
1250222015	0.15	SFR	na	LDR	Res	LDR
1250225001	0.54	SFR	na	LDR	Res	LDR
1250243011	0.28	SFR	Com/Res	LDR	Com	Com
1250243012	0.22	Computer Adventure	Com/Res	LDR	Com	Com
1250243013	0.19	Americana Realty	Com/Res	LDR	Com	Com
1250243014	0.28	Law Offices and Home Furnishings	Com/Res	LDR	Com	Com
1250243015	0.19	Salinger Van Dyke Attorneys at Law	Com/Res	LDR	Com	Com
1250243016	0.44	Old Towne Offices	Com/Res	LDR	Com	Com
1250243017	0.25	MFR - Multi-family (quadraplex)	Com/Res	LDR	Com	Com
1250243018	0.28	Offices (Rose's Engineering)	Com/Res	LDR	Com	Com
1250243019	0.29	Evangelin Miller Attorney at Law	Com/Res	LDR	Com	Com
1250243023	0.83	Railroad - Rock/Bark etc. sales	RR	LI	Com	Com
1250243039	0.43	Parking lot	Com/Res	LDR	Com	Com
1250252009	0.32	Dentistry, Justin L. Reich, D.D.S.	Com/Res	LDR	Com	Com
1250252010	0.32	Century 21 Office	Com/Res	LDR	Com	Com
1250252011	0.15	Grange Building	Com/Res	LDR	Com	Com
1250252015	0.73	Elk Grove Funeral Chapel	Com/Res	LDR	Com	Com
1250253014	0.01	Railroad Only	RR	P/QP	Public	P/QP
1250253041	0.29	SFR	na	LDR	Res	LDR
1250253042	0.26	SFR	na	LDR	Res	LDR
1250253044	0.33	SFR	na	LDR	Res	LDR
1250270015	0.45	MFR - Apartments (unnamed)	Res	HDR	Com	Com
1250270016	0.24	MFR - Old Town Garden Apartments	Com/Res	LDR	Com	Com
1250270017	0.25	Wharton and Winter Injury Lawyers	Com/Res	LDR	Com	Com
1250270018	0.25	Farmers Insurance Group	Com/Res	LDR	Com	Com
1250270019	0.25	Global K Mortgage Offices	Com/Res	LDR	Com	Com
1250270020	0.26	Windmill Consulting	Com/Res	LDR	Com	Com
1250270021	0.25	SFR	Com/Res	LDR	Com	Com
1250270051	0.83	MFR - Ashley Apartments	Res	HDR	Com	Com
1250270061	1.91	MFR - Kent Place Apartments	Res	HDR	Com	Com
1250261009	0.41	SFR	na	LDR	Res	LDR
1270170050	1.08	SFR	Res	LDR	Com	Com
1270200015	5	Railroad Only	RR	P/QP	RD-2	P/QP
1340010028	0.01	Railroad plus vacant area	na	P/QP	Public & Com	P/QP & Com
1340010064	0.03	Railroad plus vacant area	RR & na	P/QP & LI	Public & Com	P/QP & Com
1340050001	2.73	SFR	Res	LDR	Com	Com
1340071001	0.79	MFR - Kent Place Apartments	Res	HDR	Com	Com
1340071002	0.33	SFR	Res	LDR	Com	Com
1340071003	0.03	Undeveloped	Res	LDR	Com	Com
1340071004	0.38	Undeveloped	Res	LDR	Com	Com
1340071005	0.21	SFR	Res	LDR	Com	Com
1340071006	0.21	SFR	Res	LDR	Com	Com
1340071007	0.86	Ultra Truck Works	Res	Com	Com	Com
1340072011	1.23	SFR	Res	LDR	Com	Com
1340072012	0.31	SFR	Res	LDR	Com	Com
1340072019	2.32	MFR - Oak Grove Apartments	Res	HDR	Res	LDR

3. Special Planning Area text amendments – The original Elk Grove Old Town Special Planning Area (SPA) establishes several objectives, including the following:

- To recognize the existing uses in the historical section of the town of Elk Grove;
- To permit rehabilitation of existing structures which will be compatible with the present conditions with minimal disruption to the lifestyle of residents;
- To consider and include new construction where appropriate;
- To retain and enhance a viable commercial center in Elk Grove;
- To preserve the early California cultural aspect of the town; and
- To ensure that construction of new buildings or structures not alter or affect the cultural and/or the historical value of this section of the town.

The updated SPA shares these objectives and retains the focus of the original SPA on the preservation and enhancement of the historical value of Old Town. The difference between the original and updated SPAs is in the level of detail that each provides to guide both the development community and the City in the achievement of these objectives. Three examples from the original and updated SPAs are listed below to illustrate the differences in the level of detail between the two documents.

Yards

- a. Existing SPA – "These setbacks shall be based upon existing development adjacent to and in the vicinity of the project. The purpose of the variable setbacks is to preserve the historical atmosphere of the town." This standard can create subjectivity. The phrase "in the vicinity of the project" is not defined. Also, buildings in the core of Old Town are clearly historic, while structures in West and East Old Town are not. This standard therefore perpetuates the less historic setbacks in West and East Old Town.
- b. Updated SPA – Establishes specific setbacks based on historic development patterns.

Signage

- a. Existing SPA – Backlighting of signs shall be minimized.
- b. Updated SPA – Backlighting is prohibited. Also, much greater detail is provided on types of permitted and prohibited signs, maximum dimensions and height, and permissible materials.

Design

- a. Existing SPA – "Designs should promote and enhance the historical ambiance within the community." This standard can create subjectivity. No clear guidance or direction is offered to define when or how the historical ambiance is promoted or enhanced.
- b. Updated SPA – The updated SPA clarifies the goal of the original SPA through several standards, including the following:
 - Requires new construction to be representative of a specific architectural motif and style of the period represented in Old Town, as detailed by a written explanation from the project architect identifying the chosen motif and style, noting which architectural elements express that style, and explaining why it is compatible with existing historic development in Old Town;
 - Prohibits franchise architecture or corporate prototype design; and

- References specific architectural features of eight existing historic buildings as a guide to new development.

Environmental Setting and Surrounding Land Uses

1. History

The Conceptual Master Plan, prepared by Carter Burgess in 1999, summarized Old Town's past as follows: "Elk Grove is one of the oldest western settlements in the greater Sacramento region. Established in 1850 the town of Elk Grove was established as an agricultural crossroads. The original town was settled at the crossroads of Elk Grove Boulevard and what is today known as Highway 99. Elk Grove Boulevard has been the lifeblood of the community ever since. Upon arrival of the railroad, the Elk Grove station shifted the town center from what is now Highway 99 to its present location. The railroad is thus the hub for the Old Town area. The majority of the historic buildings within Elk Grove are located within walking distance of the railroad crossing of Elk Grove Boulevard. This is considered to be the core area of the community." As shown by Figure 4, multiple parcels near the intersection of Elk Grove Boulevard and the railroad tracks were entered in the National Register of Historic Places in 1988. These sites include 8986 through 9097 Elk Grove Boulevard, plus additional properties on School, Gage, and Grove Streets.

2. Existing Development

Today's Old Town SPA is located in a fully urbanized portion of the City. Figure 5 provides an aerial view that focuses on the SPA area. Parcels with frontage on Elk Grove Boulevard have developed primarily as office, retail, service, or restaurant uses. Of the numerous single family residences that exist on Elk Grove Boulevard, 12 actually function as residences today. All other single family residences have been converted for use as offices or retail businesses. Similar nonresidential uses occupy the first two or three parcels on most side streets which intersect with Elk Grove Boulevard. Existing single family residential communities are located to the north and to the south of the Elk Grove Boulevard corridor along Locust Street, Grove Street, and Sierra Avenue. A total of 4 multi-family projects exist within the SPA, totaling 6.3 acres. The Union Pacific Railroad intersects Elk Grove Boulevard at the middle of Old Town, running in a generally southeast to northwest direction. A variety of light industrial uses currently exist at the northeast intersection of the railroad tracks and Elk Grove Boulevard, including a lumber yard and various auto repair businesses. The existing uses beyond the boundaries of the SPA are summarized in Table 2.

The major projects approved in Old Town since the City's incorporation in July 2000 are detailed in Table 3 below. As summarized in Table 4, there are 7 vacant parcels that are not yet entitled for development totaling 1.1 acres. The 2.75 acres that are vacant but entitled include the Gateway offices at the southeast corner of Elk Grove Boulevard and Elk Grove-Florin Road, and the Elk Grove offices at the southeast corner of Elk Grove Boulevard and Webb Street.

3. Natural Features

The undeveloped land in Old Town totals 3.85 acres. The remaining vacant sites are located throughout the SPA, with the largest of the 14 vacant parcels totaling .41 acres. Consequently, there are few natural features remaining in Old Town. As shown in Figure 6,

the nearest natural features outside of the SPA's boundaries are Laguna Creek to the north and a channelized section of Elk Grove Creek to the south.

	Zoning	General Plan	Uses
North	RD-1, RD-2, RD-3, and RD-5	Low Density Residential, Estate Residential	Single family residences
South	RD-5, RD-10, RD-20, SC, BP, and M-1	Low and High Density Residential, Light Industry	Single family residences, with light industrial further to the south
East	East Elk Grove Specific Plan	Low and Medium Density Residential, Commercial, and Public Open Space/Recreation	Single family residences, power line corridor, grocery store and neighborhood serving retail uses
West	RD-5, RD-20, BP, and LC	Low Density Residential, Commercial, Office, Public Schools, Public/Quasi-public	Kerr Middle School, Baker Elementary School, CSD offices, and other non-residential uses

	New Construction	Redevelopment of Existing Building
Shell Gas Station		X
Bank of America		X
Happy Garden Restaurant		X
Century 21 Office	X	
Long's / Starbucks	X	
Gateway offices	X	
Elk Grove offices	X	

	Parcels	Acres
Vacant	14	3.85
Vacant & Entitled	7	2.75
Balance =	7	1.1

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

None.

Other Project Assumptions.

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

Figure 1.A – Boundaries of Existing SPA

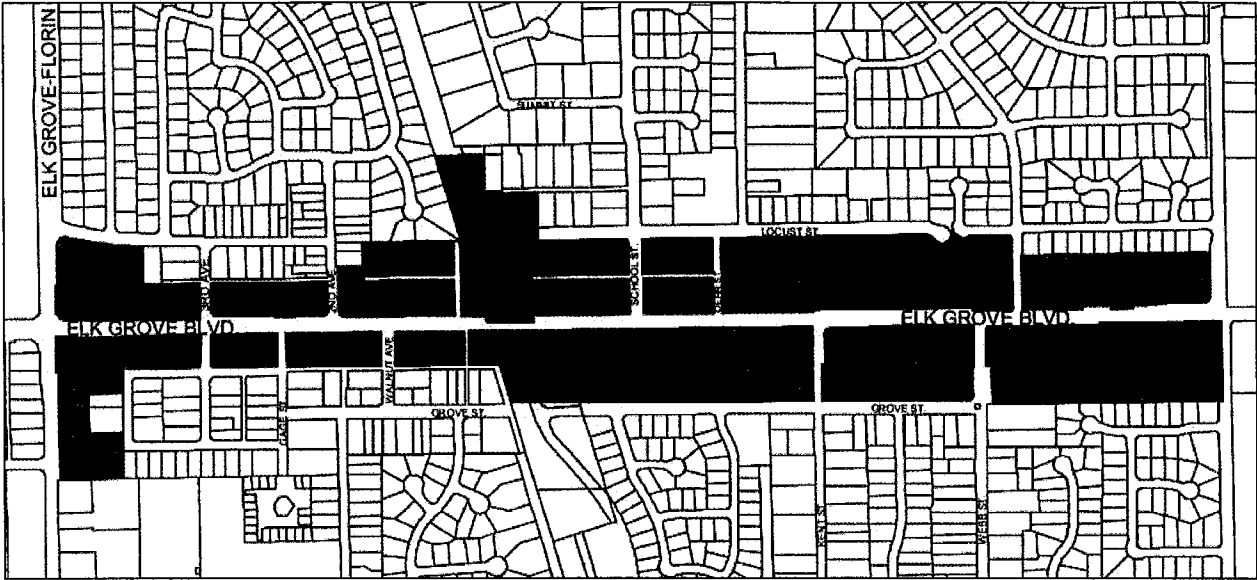


Figure 1.B – Boundaries of Proposed SPA

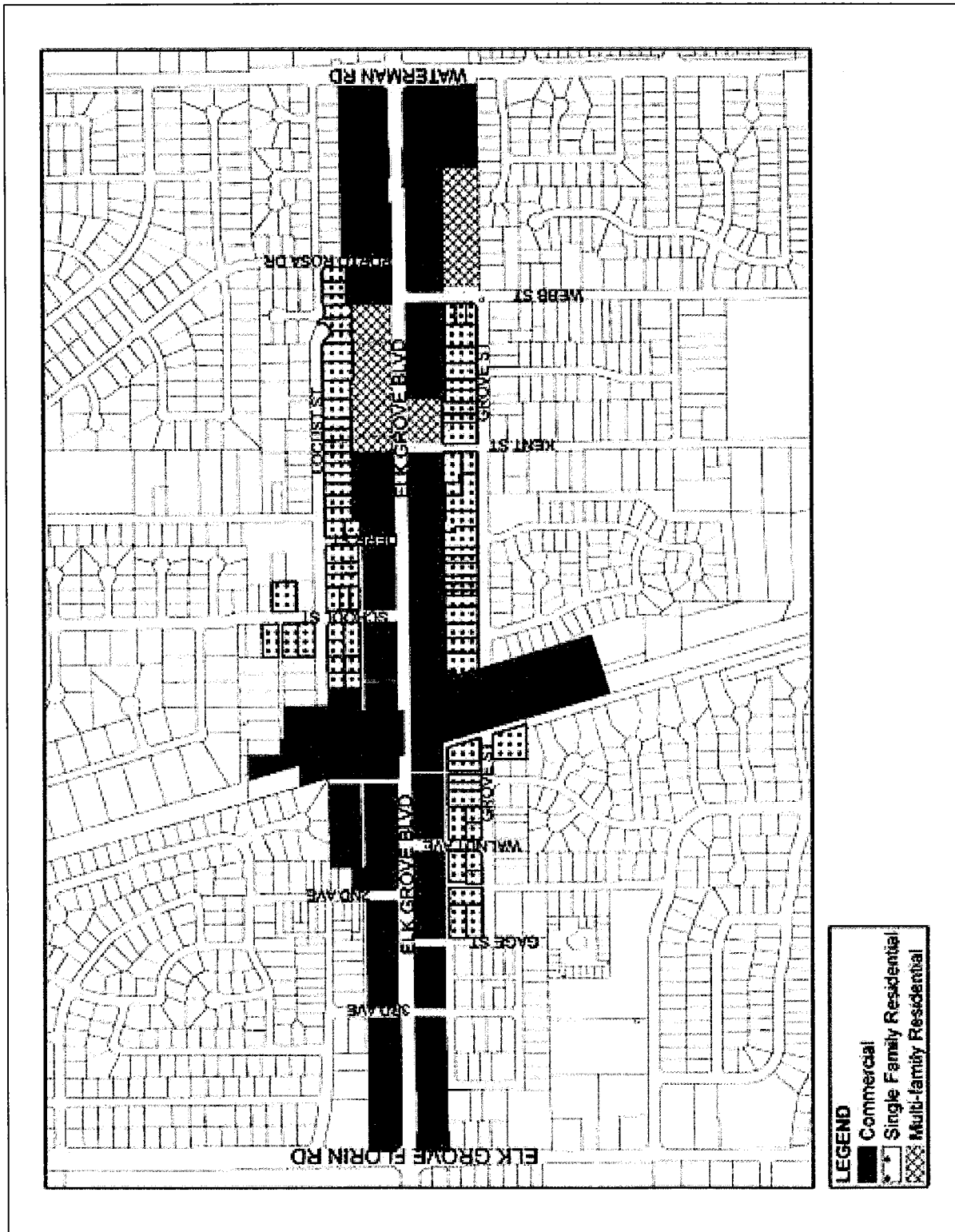


Figure 2 – Existing General Plan Map

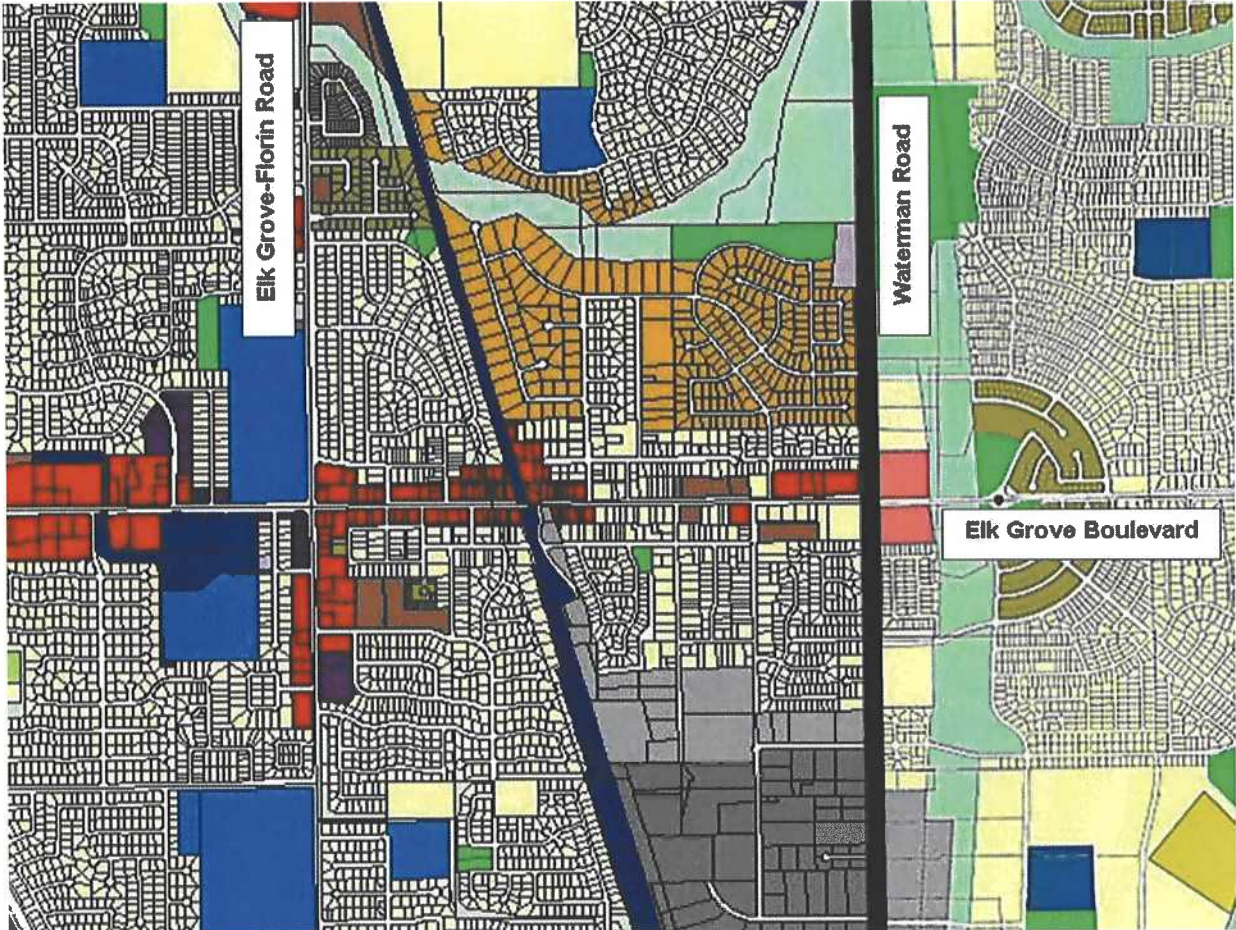


Figure 3 – Existing Zoning Map

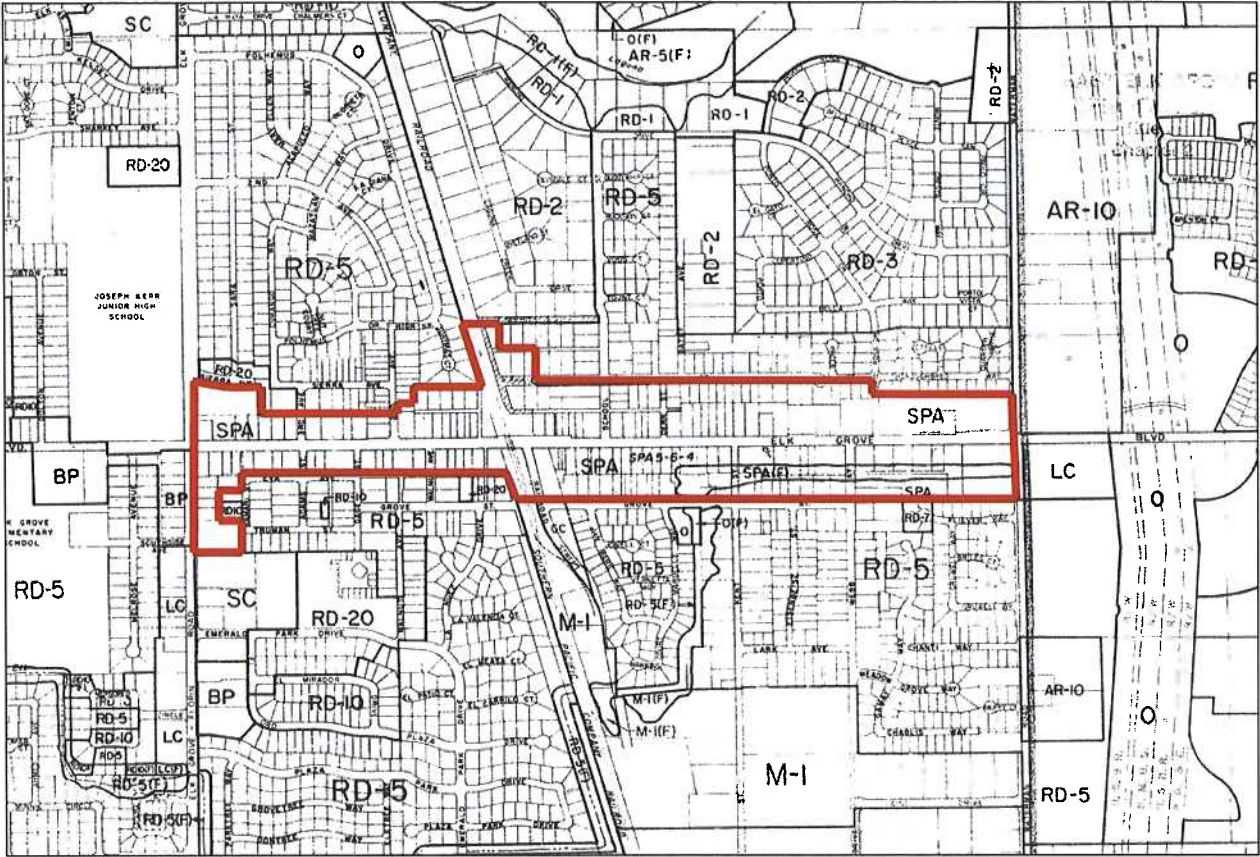


Figure 4 – Parcels on Federal Register

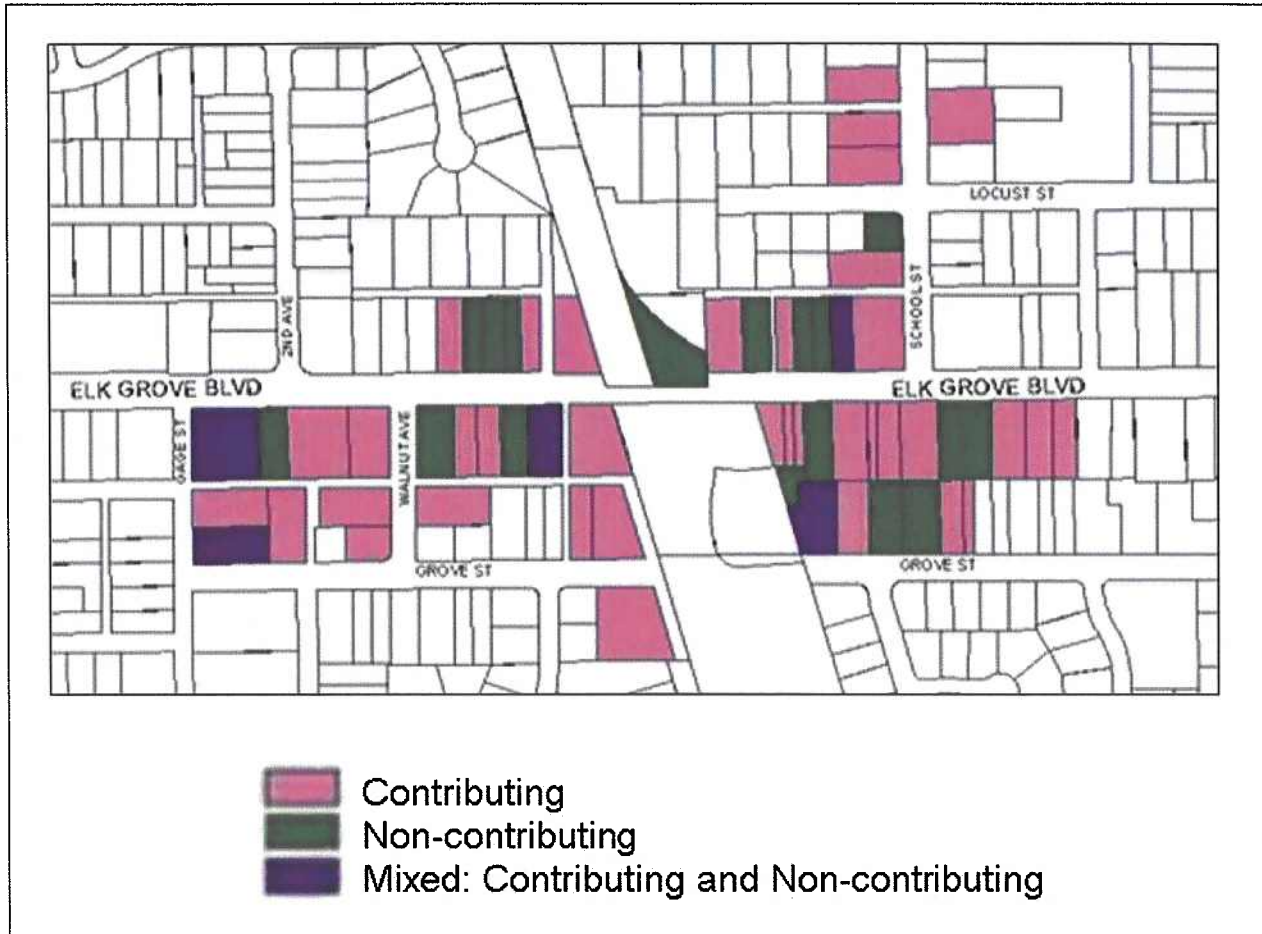


Figure 5 – Aerial of Elk Grove Boulevard Corridor in Old Town



Figure 6 – Aerial with Laguna and Elk Grove Creeks



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 type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" 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 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

Bill Pable

Planner's Printed Name

April 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 updated Elk Grove Old Town Special Planning Area, 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.

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:

The proposed project is an update to an existing SPA which includes changes to land use densities and intensities and revisions to the design standards and guidelines. These changes are not anticipated to expand the potential developable area and are therefore not expected to result in any significant impacts related to aesthetics beyond what already exists in relation to the existing SPA.

- a) **No impact.** The Old Town SPA is located in a central, urbanized portion of the City of Elk Grove on the east side of SR 99. Within Old Town, parcels fronting on Elk Grove Boulevard are developed with a variety of commercial uses, with residences to the north and the south. As noted above in Table 2, the area around the SPA is also urbanized. The SPA area is generally flat and does not contain any scenic vistas nor would future development within the SPA (which is limited to a height of three stories or 45 feet on Elk Grove Boulevard or 35 feet elsewhere) obstruct a scenic vista.

- b-c) **No Impact.** Trees and historic buildings are the two types of scenic resources within the SPA. First, trees are located throughout the SPA. However, the proposed land use and design standard amendments would not intrinsically cause a greater impact to trees than currently exists under the existing SPA. Moreover, all future development will continue to be subject to the provisions of the City's Tree Preservation Ordinance. Second, Figure 4 illustrates the location of the contributing and non-contributing buildings that have been listed on the Federal Register. The SPA will have no impact to these historic buildings because the amended design guidelines strengthen the historic standards to which new development must adhere. (See above discussion under "Project Description".) Therefore, the project would not degrade the existing visual character or quality of the site and its surroundings.

- d) **Less than Significant Impact.** As described above, the Old Town SPA is primarily developed, with only 1.1 acres that are vacant and not entitled with a project approval. Updating the SPA will add new sources of nighttime lighting associated with parking lots and buildings from new development. Lighting would be visible to travelers along Elk Grove Boulevard. The project would be required to use light fixtures that conform with City of Elk Grove Standards. Similarly, building materials must conform to City Standards. Therefore, substantial glare is not anticipated to be created by the project. Overall, the project would continue the existing, historic development pattern for the area. Currently, existing nonresidential uses are lit and the project would extend the use of lighting consistent with current conditions. Therefore, adverse changes in day or nighttime views are considered less than significant.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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:

The proposed project is an update to an existing SPA which includes changes to land use densities and intensities and revisions to the design standards and guidelines. These changes are not anticipated to expand the potential developable area and are therefore not expected to result in any significant impacts related to agricultural resources beyond what already exists in relation to the existing SPA.

- a) **No Impact.** The Old Town SPA area is shown as Urban and Built-Up Land on the California Department of Conservation's "Sacramento County Important Farmland 2002" map. Therefore, the updated SPA will have no impact to prime farmland, unique farmland, or farmland of statewide importance.
- b-c) **No Impact.** The proposed project site is currently zoned Special Planning Area (SPA). Since the area is fully urbanized, none of the parcels comprising the Old Town SPA are under a Williamson Act Contract (see also Figure 4.1-2 of the General Plan EIR) and no agricultural activities take place in the immediate vicinity of the project site. Therefore, no impact to the existing environment which could convert farmland to non-agricultural uses would occur.

III. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

The proposed project is an update to an existing SPA which includes changes to land use densities and intensities and revisions to the design standards and guidelines. These changes may have a less than significant impact on air quality, based on the difference of land use intensity between the proposed and previously approved uses.

a-e) Less Than Significant Impact. Ozone Precursors from Development Projects – According to the 2004 SMAQMD Guide to Air Quality Assessment (SMAQMD, 2004), a substantial contribution means one that exceeds the threshold levels identified in Table 5 below, or one that emits pollutants at a level equal to or greater than five (5) percent of the California Ambient Air Quality Standards (CAAQS).

Pollutant	Pounds Per Day
Construction Oxides of Nitrogen	85
Operational Reactive Organic Compounds	65
Operational Oxides of Nitrogen	65

CO and NO2 Emissions from Development Projects - SMAQMD considers development projects of the type and size that fall 10% below the significance thresholds identified in Table 6 from the 2004 SMAQMD Guide for ROG and NOx also to be insignificant for CO emissions. CO emissions from projects listed in Table 6 would be adequately controlled by state and federal vehicle and engine emission control programs, and CO violations are now associated only with very large concentrations of vehicles. NO2 emissions are accounted for as NOx in Table 6 (SMAQMD, 2004).

Table 6 Project Sizes with Potentially Significant Emissions		
Land Use Development Type	NOx Screening Level - <i>Construction</i>	NOx Screening Level - Operational
Single Family Residential	28 units	656 units
Apartments- Low Rise	67 units	1070 units
General Office	77,000 square feet	841,000 square feet
Medical Office Building	56,000 square feet	243,000 square feet
Warehouse	57,000 square feet	2,100,000 square feet
Manufacturing	56,000 square feet	1,600,000 square feet
Industrial Park	56,000 square feet	1,215,000 square feet
Hospital	56,000 square feet	522,000 square feet
Bank/Financial Institution	56,000 square feet	75,000 square feet
Restaurant, Quality feet	56,000 square feet	152,000 square
Restaurant, Fast, w/ Drive thru	56,000 square feet	23,000 square feet
Office Park, Gen. Office	77,000 square feet	841,000 square feet
Convenience Market (24 hour)	56,000 square feet	23,000 square feet
Supermarket	56,000 square feet	106,000 square feet
Shopping Center, Regional	56,000 square feet	193,000 square feet
Motel	111 rooms	1106 rooms
High School	56,000 square feet	1,193,000 square feet
Source: 2004 SMAQMD Guide to Air Quality Assessment. Analysis year: 2005. No mitigation selected. Operational setting for pass-by trips was checked.		

PM10, and SO2 Emissions from Development Projects - PM10 and SO2 emissions from development projects, if they are of the type and size 10% below the thresholds identified in Table 6 for ROG and NOx may likewise be considered not significant. However, this assumption applies only to projects that do not generate trips by heavy-duty diesel vehicles in greater proportion than such trips occur generally on public roadways (SMAQMD, 2004).

Construction Impacts:

The proposed SPA update does not include any specific construction proposal. The purpose of the SPA update is to establish development guidelines for future proposals within the SPA to ensure the maintenance of the old town character of this area of the City. Emissions from individual development construction sites would be short term and temporary but would occur through buildout of the Old Town SPA. It is likely that the properties within the SPA Amendment area will develop individually. Given that the size of the total developable vacant land in the SPA is approximately 1.1 acres, impacts from new construction are considered less than significant. In addition, General Plan Policy CAQ-32-Action 1 requires coordination with SMAQMD on review of proposed development projects that could conflict with any applicable air quality plans and/or the State Implementation Plan. Consequently, as with any development proposal in the City, projects in the SPA will be reviewed as submitted and appropriate coordination SMAQMD will occur as necessary. This coordination will result in the appropriate measures to ensure that air quality impacts are reduced to levels that are less than significant. Therefore, construction related impacts associated with the implementation of the proposed SPA update are less than significant.

Operational Impacts:

URBEMIS 2002 was used to estimate potential emissions for the proposed project using the development assumptions described in the traffic section of this Initial Study. The modeled operational emissions are shown in Table 7 below.

Table 7 Change in Operational Air Pollutant Emissions (year 2005)					
	Pollutant (lbs/day)				
	ROG	NO _x	CO	SO ₂	PM ₁₀
Existing (No Project)	10.27	9.15	91.88	0.07	6.12
With Project	26.89	24.69	259.42	0.19	17.08
Change in Pollutant Emissions	+16.62	+15.54	+167.54	+0.12	+10.96

Source: Elk Grove Development Services, 2005

As shown in Table 7, the project is not likely to exceed SMAQMD's operational significance thresholds (65 lbs/day for either ROG or NO_x). 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. SMAQMD also indicates that if projects fall below the ROG/NO_x cutoffs, they are not considered significant for CO, SO₂, and PM₁₀. Therefore, operational impacts resulting from increased air pollutant emissions associated with the implementation of the proposed SPA update are considered less than significant.

- f) The proposed project is an update to an existing SPA and therefore cannot create objectionable odors affecting a substantial number of people. Specific development proposals submitted in the future will be reviewed pursuant to CEQA.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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:

The proposed project is an update to an existing SPA which includes changes to land use densities and intensities and revisions to the design standards and guidelines. These changes are not anticipated to expand the potential developable area and are therefore not expected to result in any significant impacts related to biological resources beyond what already exists in relation to the existing SPA.

