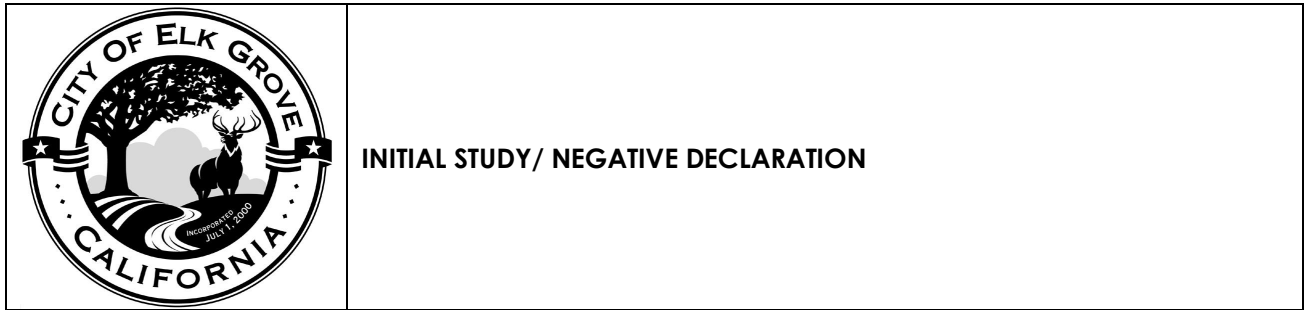


INITIAL STUDY/ NEGATIVE DECLARATION



Project Title: Elk Grove Commercial Rezone Project and East Elk Grove Specific Plan Amendment

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

Project Location: Various (See Figure 1)

Project Sponsor's Name and Address: City of Elk Grove (Same as Lead Agency)

General Plan Designation(s): Commercial; Commercial/Office/Multi-Family

Zoning: Shopping Center (SC); Limited Commercial (LC); Highway Travel Commercial (TC)

Contact Person: Lisa Burke

Phone Number: (916) 478-2242

Date Prepared: January 2006

Project Description

The proposed project is: 1) The rezone of 28 commercial sites totaling 144 parcels within the City limits of Elk Grove (Rezone project); and 2) A rezone and an amendment to the East Elk Grove Specific Plan (SP Amendment) for Sites 25 and 26 totaling 2 parcels. The purpose of the Rezone and SP Amendment project is to address differences between newly adopted Zoning Code language and existing land uses. The zoning changes are proposed to: 1) eliminate any non-conforming land uses created by the new Zoning Code language from businesses that currently exist on the project parcels; and 2) ensure the future use of the vacant sites is consistent with the new zoning designations. Project Sites 1-24 totaling 111 parcels (174.7 acres) are proposed be rezoned from Limited Commercial (LC) to Shopping Commercial (SC), Sites 25-26 totaling 2 parcels (5.3 acres) will be rezoned from LC to General Commercial (GC) along with a SP Amendment; Site 30 totaling 3 parcels (4.19 acres) will be rezoned from LC to GC; and Sites 27-29 totaling 30 parcels (70.4 acres) will be rezoned from Highway Travel Commercial (TC) to SC (**Table 1**). The Site Numbers (1 to 30) correspond to the project sites on the Project Map (**Figure 1**).

**TABLE 1
PROPOSED REZONE SITES**

Site Number	Assessor's Parcel Number	Current Zoning	Proposed Zoning	Current General Plan Designation	Parcel Acreage
1	11901201310000	LC	SC	Commercial	1.18
1	11901201330000	LC	SC	Commercial	9.38
1	11901201340000	LC	SC	Commercial	4.53
2	13204600900000	LC	SC	Commercial	1.14
2	13204600890000	LC	SC	Commercial	0.38
2	13204600930000	LC	SC	Commercial	1.09
2	13204600920000	LC	SC	Commercial	8.03
2	13204600910000	LC	SC	Commercial	2.56
2	13204600940000	LC	SC	Commercial	1.02
2	13204600730000	LC	SC	Commercial	0.12
3	11901440170000	LC	SC	Commercial	2.38
3	11901440180000	LC	SC	Commercial	1.02
3	11901440050000	LC	SC	Commercial	1.53
3	11901440150000	LC	SC	Commercial	1.53
3	11901440160000	LC	SC	Commercial	1.20
4	11901430470000	LC	SC	Commercial	1.15
4	11901430480000	LC	SC	Commercial	1.40
5	11908700090000	LC	SC	Commercial	0.70
5	11908700010000	LC	SC	Commercial	4.26
5	11908700080000	LC	SC	Commercial	0.63
5	11908700030000	LC	SC	Commercial	3.02
5	11908700070000	LC	SC	Commercial	0.56
5	11908700060000	LC	SC	Commercial	0.57
5	11908700020000	LC	SC	Commercial	0.58
5	11908700100000	LC	SC	Commercial	0.47
5	11908700040000	LC	SC	Commercial	0.46
5	11908700050000	LC	SC	Commercial	0.66
6	11613800010000	LC	SC	Commercial	1.81
7	11600610970000	LC	SC	Commercial	1.16

INITIAL STUDY/ NEGATIVE DECLARATION

Site Number	Assessor's Parcel Number	Current Zoning	Proposed Zoning	Current General Plan Designation	Parcel Acreage
7	11600611000000	LC	SC	Commercial	0.74
7	11600611010000	LC	SC	Commercial	0.69
7	11600610020000	LC	SC	Commercial	0.82
8	11600620470000	LC	SC	Commercial	5.69
8	11600620460000	LC	SC	Commercial	1.05
9	11600611040000	LC	SC	Commercial	6.10
9	11600611090000	LC	SC	Commercial	1.81
9	11600611100000	LC	SC	Commercial	1.43
9	11600611080000	LC	SC	Commercial	0.55
9	11600611110000	LC	SC	Commercial	0.25
9	11600611040000	LC	SC	Commercial	6.10
10	12500300260000	LC	SC	Commercial	0.92
10	12500300270000	LC	SC	Commercial	0.90
10	13204100040000	LC	SC	Commercial	0.55
10	12500300010000	LC	SC	Commercial	0.43
10	12500300080000	LC	SC	Commercial	0.72
10	12500300280000	LC	SC	Commercial	1.50
10	12500300260000	LC	SC	Commercial	0.92
11	12500100300000	LC	SC	Commercial	0.15
11	12500100380000	LC	SC	Commercial	1.33
11	12500100310000	LC	SC	Commercial	0.14
11	12500100050000	LC	SC	Commercial	0.54
12	11600900460000	LC	SC	Commercial	0.55
12	11600900450000	LC	SC	Commercial	0.54
12	11600900470000	LC	SC	Commercial	0.73
12	11600900020000	LC	SC	Commercial	1.01
13	11600410030000	LC	SC	Commercial	1.31
14	11600410120000	LC	SC	Commercial	9.51
15	12503900180000	LC	SC	Commercial	0.85
15	12503900090000	LC	SC	Commercial	2.65
15	12503900110000	LC	SC	Commercial	3.57
15	12503900100000	LC	SC	Commercial	0.47
15	12503900190000	LC	SC	Commercial	1.00
15	12503900080000	LC	SC	Commercial	0.34
15	12503900130000	LC	SC	Commercial	0.41
15	12503900150000	LC	SC	Commercial	0.40
15	12503900140000	LC	SC	Commercial	0.40
15	12503900160000	LC	SC	Commercial	0.96
16	12503900070000	LC	SC	Commercial	0.96
16	12503900060000	LC	SC	Commercial	0.73
17	12500400220000	LC	SC	Commercial	0.82
17	12500400210000	LC	SC	Commercial	0.79
17	12500400330000	LC	SC	Commercial	1.79
17	12500300100000	LC	SC	Commercial	0.63
17	12500500010000	LC	SC	Commercial	0.89
17	12504600490000	LC	SC	Commercial	0.72
17	12500400280000	LC	SC	Commercial	1.77

INITIAL STUDY/ NEGATIVE DECLARATION

Site Number	Assessor's Parcel Number	Current Zoning	Proposed Zoning	Current General Plan Designation	Parcel Acreage
17	12500500060000	LC	SC	Commercial	0.93
17	12500500120000	LC	SC	Commercial	0.14
17	12500500110000	LC	SC	Commercial	0.49
17	12500400290000	LC	SC	Commercial	0.78
17	12504600500000	LC	SC	Commercial	2.05
17	12500500080000	LC	SC	Commercial	6.27
17	12500400230000	LC	SC	Commercial	1.65
17	12500400300000	LC	SC	Commercial	1.71
17	12504600470000	LC	SC	Commercial	0.49
17	12500500090000	LC	SC	Commercial	1.04
17	12500500100000	LC	SC	Commercial	4.34
18	12500700340000	LC	SC	Commercial	4.40
18	12500700320000	LC	SC	Commercial	1.27
18	12500700330000	LC	SC	Commercial	0.80
18	12500700280000	LC	SC	Commercial	0.56
19	12500400150000	LC	SC	Commercial	2.38
19	12500400320000	LC	SC	Commercial	1.67
19	12500400310000	LC	SC	Commercial	0.03
20	12500830240000	LC	SC	Commercial	0.70
21	12700100780000	LC	SC	Commercial	1.57
21	12700100740000	LC	SC	Commercial	2.30
21	12700100730000	LC	SC	Commercial	0.73
22	12501120190000	LC	SC	Commercial	2.15
22	12501120200000	LC	SC	Commercial	0.49
22	12503500010000	LC	SC	Commercial	0.74
22	12503500680000	LC	SC	Commercial	0.51
22	12503500690000	LC	SC	Commercial	0.58
22	12503500370000	LC	SC	Commercial	1.60
23	13406700010000	LC	SC	Commercial	2.87
23	13406000010000	LC	SC	Commercial	0.08
23	13406700020000	LC	SC	Commercial	2.41
23	13406700030000	LC	SC	Commercial	3.20
23	13406700040000	LC	SC	Commercial	1.32
24	13406700180000	LC	SC	Commercial	1.31
24	13406700240000	LC	SC	Commercial	3.52
25	12701500790000	LC	GC	C/O/MF	0.90
26	13401100860000	LC	GC	C/O/MF	4.35
27	11911100740000	TC	SC	Commercial	1.18
27	11919900040000	TC	SC	Commercial	2.15
27	11919900030000	TC	SC	Commercial	1.27
27	11919900020000	TC	SC	Commercial	2.59
27	11911100750000	TC	SC	Commercial	0.76
27	11919900010000	TC	SC	Commercial	1.60
27	11911100760000	TC	SC	Commercial	0.86
27	11911100770000	TC	SC	Commercial	1.18
27	11919700120000	TC	SC	Commercial	1.82
27	11919700130000	TC	SC	Commercial	10.53

INITIAL STUDY/ NEGATIVE DECLARATION

Site Number	Assessor's Parcel Number	Current Zoning	Proposed Zoning	Current General Plan Designation	Parcel Acreage
27	11919700150000	TC	SC	Commercial	0.97
27	11919700160000	TC	SC	Commercial	1.03
27	11919700010000	TC	SC	Commercial	0.99
27	11919700020000	TC	SC	Commercial	0.94
27	11919700170000	TC	SC	Commercial	1.89
27	11919700030000	TC	SC	Commercial	2.00
27	11919700110000	TC	SC	Commercial	0.76
28	11919200180000	TC	SC	Commercial	1.29
28	11919200110000	TC	SC	Commercial	1.32
28	11919200170000	TC	SC	Commercial	1.71
28	11919200190000	TC	SC	Commercial	1.13
28	11919200210000	TC	SC	Commercial	2.20
28	11919200200000	TC	SC	Commercial	1.19
29	13204600860000	TC	SC	Commercial	0.92
29	13204601010000	TC	SC	Commercial	3.32
29	13204600870000	TC	SC	Commercial	1.68
29	13204600880000	TC	SC	Commercial	2.18
29	13204601000000	TC	SC	Commercial	1.57
29	13204600990000	TC	SC	Commercial	1.20
29	13204600840000	TC	SC	Commercial	1.55
30	11501800060000	LC	GC	Commercial	1.9
30	11501800400000	LC	GC	Commercial	1.53
30	11501800410000	LC	GC	Commercial	.76

General Plan Land Use Designations

A description of the characteristics of the commercial and commercial/office/multi-family land use designations is provided in **Table 2**.

**TABLE 2
ELK GROVE GENERAL PLAN COMMERCIAL AND COMMERCIAL/OFFICE/MULTI-FAMILY LAND USE CHARACTERISTICS**

Current General Plan Designation	Description
Commercial	Generally characterized by office, professional, and retail uses in any mix. Residential uses are not permitted. Zoning districts allowed under this designation: AC, SC, LC, TC, and GC
Commercial/Office Multi-Family	Generally characterized by office, professional, and retail uses in any mix. Also includes high-density residential development. Zoning districts allowed under this designation: LC/MF, GC/MF, SC/MF and

INITIAL STUDY/ NEGATIVE DECLARATION

Current General Plan Designation	Description
	C/O/MF

East Elk Grove Specific Plan Land Use Designations

Sites 25 and 26 are located within the East Elk Grove Specific Plan (EEGSP) area under the Town Center designation. The permitted uses within the Town Center commercial district are those uses permitted in LC Zone of the current Elk Grove Zoning Code including restaurant with outdoor dining, indoor recreation club, and outdoor recreation club.

Zoning Code Land Use Districts

The project proposes new commercial zoning designations on 30 sites encompassing 146 parcels and a SP Amendment for the East Elk Grove Specific Plan. As previously discussed, existing commercial uses on the project parcels may become non-conforming with the adoption of the newly created Zoning Code language. The proposed zoning code language would change the districts in which various uses are allowed and the intent of the project is to ensure that existing commercial uses remain conforming uses with the update to the Zoning Code.

A description of the characteristics of the applicable zoning districts under both the proposed zoning code as well as under the existing zoning code, is provided in **Table 3**.

TABLE 3

CHARACTERISTICS OF ZONING DESIGNATIONS UNDER THE EXISTING AND PROPOSED ZONING CODES

Zoning District	Characteristics of District Under the Existing Zoning Code	Characteristics of District Under the Proposed Zoning Code
Limited Commercial (LC)	The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services in locations where individual small lots are desired. It is intended that this zone be used in those locations along major streets and in commercial subdivisions where unlimited commercial uses are not appropriate or would not be compatible with the surrounding development.	The Limited Commercial district is designed to foster low-intensity neighborhood-oriented commercial development adjacent to, integrated within, or at the entrances to residential neighborhoods. The Local Commercial district may also be located along arterial or collector roads mid-block between major intersections. It is intended to promote a mix of retail goods and services as well as small-scale office uses and low-intensity mixed-use development. Limited Commercial properties should be smaller in size, developed with buildings that are compatible in scale with surrounding residential neighborhoods. Development should be pedestrian-friendly with entrances and windows oriented to the sidewalk/street.
General Commercial (GC)	The purpose of this zone is to provide an area for the general commercial and heavier types of commercial uses	The General Commercial designation is intended to allow for medium to high-intensity uses with a

INITIAL STUDY/ NEGATIVE DECLARATION

	<p>which would not be appropriate in the more restrictive commercial districts. It is intended that this district be used in appropriate locations along major streets or in commercial subdivisions where the uses permitted would not adversely affect the surrounding properties.</p>	<p>wide range of retail, wholesale commercial, entertainment, office, services, and professional uses. Development should be pedestrian-oriented, but is expected to be auto-accommodating as well. The designation should be used on medium to large sites adjacent to other commercial uses, office uses or higher-density residential development. When located adjacent to single-family residential, vehicles using the commercial site should not have a direct impact on the entrances to the neighborhood, but pedestrian connections should be provided. GC sites should be located near freeways, along arterials, or at major intersections. This district is also intended to support the development of urban villages that offer a mixture of uses including retail, offices, services, entertainment, and commercial within the same site with connections between those uses. Development should provide a pleasant visual atmosphere for motorists, transit users, and pedestrians as well as for the other businesses located within the zoning district.</p>
<p>Shopping Center (SC)</p>	<p>The purpose of this zone is to provide an area which will offer a wide choice of retail goods and services, while promoting the unified grouping of retail and service uses with convenient off-street parking and loading areas. It is intended that the Shopping Center District be designed in such a manner as to be an integral part of the neighborhood, community and urban area in which it is located.</p>	<p>The Shopping Center designation is intended for medium to high intensity shopping centers with a local or regional market area. Developments should include a wide choice of goods and services. The designation should be used on medium to large-sized sites near freeways, along arterials, and at major intersections. The SC zone should be adjacent to other commercial uses or higher-density residential development. When located adjacent to single-family residential, vehicles using the commercial site should not have a direct impact on the entrances to the neighborhood. Development in this district typically involves integrated structures with multiple uses and tenants providing a broad</p>

INITIAL STUDY/ NEGATIVE DECLARATION

		<p>range of goods and services. Development should incorporate pedestrian-friendly designs that include walkways interior to the project as well as connections to adjacent uses and neighborhoods, but should also be auto-accommodating.</p>
<p>Highway Travel Commercial (TC)</p>	<p>The purpose of this zone is to provide for an area to serve the highway traveler and highway user with uses and services normally associated with tourists and vacationers. It is intended that this zone promote the unified grouping of these uses at locations adjacent to or where access to major through highways or terminal facilities is convenient.</p>	<p>Development in the Highway Travel Commercial district is expected to be grouped near Interstate 5 or State Highway 99. Uses in this district should be designed to serve primarily City residents but also people from around the region. Uses in the TC zone should be destination places that attract users with their rich mix of uses and activities. Potential uses within the zone may include performing arts centers, sports facilities, restaurants, hotels, and other entertainment venues. These uses benefit from proximity to freeway interchanges to accommodate higher traffic volumes associated with "destination" places.</p>

Figure1 – Project Site Map

Figure 2 – Current Zoning Designations

Figure 3 – Proposed Zoning Designations

Project Location and Setting

The proposed project sites are located throughout the City (**Figure 1**). All parcels within the 30 sites are designated under the General Plan as Commercial or Commercial/Office/Multi-Family and have a Zoning Designation of Shopping Center (SC), Limited Commercial (LC) or Highway Travel Commercial (TC) (**Table 1**).

The uses allowed under all applicable proposed commercial zoning designations are provided in **Table 4**.

Regulatory Requirements, Permits, and Approvals

The Rezone and SP Amendment project will be presented to the City of Elk Grove Planning Commission for comments, review and recommendations. The City of Elk Grove City Council, as the City's legislative body, is the approving authority for the Rezone and SP Amendment project. As part of the Rezone and SP Amendment project's approval, the City Council would take the following actions:

- Find the Negative Declaration (ND) compliant with CEQA and adopt the ND.
- Adopt an Ordinance amending the Zoning Map of the City of Elk Grove to reflect the changes in the zoning on the 146 project parcels and amend the East Elk Grove Specific Plan .

No further entitlements are proposed with this project. Future actions that may be taken by the City regarding the project may include review and approval of subsequent entitlement requests. Discretionary approvals would be required for subsequent entitlement and future development projects would be evaluated for project-level environmental impacts, such as traffic, air quality, and noise, consistent with CEQA requirements at the time of the request for subsequent entitlements. Additional approvals and permits from local, regional, state and federal agencies for subsequent development projects may include, but are not limited to the following:

- Sacramento Metropolitan Air Pollution Control District
- Service Districts (Elk Grove Water Works, Sacramento Metropolitan Utility District, Pacific Gas & Electric, Elk Grove Community Services District, County Sanitation District-1, Sacramento Metropolitan Fire District, Elk Grove Unified School District).
- California Department of Fish and Game
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Planner's Signature

Date

Planner's Printed Name

Mark Schnauffer

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 proposed Rezone and SP Amendment project may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study would be used in support of the preparation of an Environmental Impact Report if necessary.

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) "Potentially Significant Unless 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.
- 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 "Potentially Significant Unless Mitigation 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.

INITIAL STUDY/NEGATIVE DECLARATION

- 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 significant.

I. AESTHETICS		Potentially Significant Impact	Potentially Significant Unless 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-d **Less Than Significant Impact.** The proposed project consists of 30 sites encompassing 146 parcels located within existing urban areas. These sites are currently zoned with commercial designations and some are developed with commercial uses. The sites and surrounding areas are generally flat and do not contain any scenic vistas. The sites do not contain any thick stands of trees, rock outcroppings or historic buildings. Therefore, no impacts to scenic resources would occur.

The proposed project does not result in any change to the allowed land uses on the parcels associated with the project. The allowed commercial uses would not change with the implementation of this project. For example, the allowed density, height, footprint, etc. would not change as a result of the project. Impacts associated with any future development under the zoning designations allowed by the Rezone and SP Amendment project would be consistent with those evaluated in the General Plan EIR (SCH # 2002062082 – Certified 11/15/03). The General Plan EIR determined the impacts to the alteration of scenic resources to be significant and unavoidable. At the time of adoption of the EIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed significant and unavoidable impacts to scenic vistas. The impacts to daytime and nighttime glare were considered less than significant with mitigation. No new or increased impacts to scenic vistas, daytime and nighttime glare would occur as a result of the proposed project. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, impacts to scenic vistas, scenic resources, visual quality or character and light/glare as a result of the proposed Rezone and SP Amendment project would be 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	Potentially Significant Unless 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"/>
a) No Impact. The Important Farmland Map for Sacramento County designates the project sites as Urban and Built-Up Land (Figure 4.1-1 in the Elk Grove General Plan EIR, 2003). The General Plan Land Use element designates the project sites as Commercial or Commercial/Office/Multi-Family indicating urban commercial uses were anticipated as part of the General Plan and EIR. The project would not increase or intensify the uses already allowed in the General Plan; therefore, there would be no impact to important farmlands.				
b) No Impact. No Williamson Act Contracts are located on the project sites. Furthermore, no Williamson Act Contracts are located in the immediate vicinity of the project sites as shown in Figure 4.1-2 (Williamson Act Contracts) of the Elk Grove General Plan EIR (Elk Grove, 2003). Therefore, no impacts to Williamson Act Contracts would occur.				
c) No Impact. The proposed project sites are located in areas that are urbanized. The intensity of the existing commercial uses will not be increased as a result of the project. Should any of the parcels in the proposed project be adjacent to agriculture use, the Elk Grove General Plan EIR identified the impacts from the interface between agricultural and urban uses as significant and unavoidable. At the time of adoption of the EIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed the significant and unavoidable impacts for the interface between agricultural and urban uses. The impacts have been addressed in the Elk Grove General Plan EIR (SCH # 2002062082) and no new or increased impacts from the project would occur; therefore the impacts are considered less than significant .				

INITIAL STUDY/NEGATIVE DECLARATION

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	Potentially Significant Unless 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 checked="" type="checkbox"/>	<input type="checkbox"/>

d) **a-f) Less than Significant Impact.** The proposed project is the rezone of 28 sites totaling 144 parcels and a Rezone and SP Amendment of 2 sites with 2 parcels. The intent of this rezone project is to bring existing commercial uses into compliance with the proposed Zoning Code commercial use language. Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Existing and future commercial development allowed under the proposed project would be consistent with the land uses previously addressed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR identified construction-related and operation related emissions impacts as significant and unavoidable. With the adoption of the EIR, the Elk Grove City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed the significant and unavoidable impacts for these Air Quality issues. The impacts from the proposed project would be consistent with those already addressed in the Elk Grove General Plan EIR and

INITIAL STUDY/NEGATIVE DECLARATION

no new or increased impacts would occur. There are no additional entitlements proposed with the project. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or protected air quality violation; 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; result in significant construction-related air quality impacts; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors. The impacts are considered **less than significant**.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<p>a-e) Less than Significant Impact. The implementation of the project would not result in any significant impacts to special-status species, riparian or sensitive habitat or conflicts with local policies. The commercial use of the project sites was anticipated under the Elk Grove General Plan and impacts associated with this use was addressed in the Elk Grove General Plan EIR (SCH#2002062082). The EIR identified the following impacts as significant and unavoidable: a) Potential Disturbance to Special-Status Plant Species; and b) Special-Status Wildlife Species and Associated Habitat Impacts. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable</p>				

INITIAL STUDY/NEGATIVE DECLARATION

impacts were adopted for the General Plan EIR on November 15, 2003. In addition the EIR identified the following impacts as Potentially Significant: a) Disturbance to Special-Status Plan Species; and b) Sensitive Habitats and Locally Important Resources. These impacts were reduced to less than significant with the implementation of General Plan policies and mitigation measures identified in the General Plan EIR. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, the impacts from this project are considered **less than significant**.

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

INITIAL STUDY/NEGATIVE DECLARATION

V. CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
<p>a-d) Less than Significant Impact. Implementation of the proposed project would not result in new impacts to cultural resources as identified in the Elk Grove General Plan EIR (SCH 2002062082), which anticipated development of the project sites with commercial and commercial/office/multi-family uses. The General Plan EIR identified the Cultural Resource impacts to be Less than Significant. The uses allowed under the proposed project are currently allowed under the existing General Plan land use designation. Upon adoption of this document by the City of Elk Grove, appropriate correspondence will be filed with the State of California in accordance with Senate Bill 18. Future development of any nature on the project sites would be required to comply with compliance with General Plan policies HR-1, and HR-6, along with associated action items, which would reduce impacts to these resources to a less than significant level. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, impacts from the proposed project are considered to be less than significant.</p>				

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 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"/>
a) i) Less than Significant Impact. Based on geologic maps and aerial photographs of the City, no active or potentially active faults underlie the area. Additionally, the City is not located within an Alquist-Priolo Fault Study Zone. Thus, the potential for a fault is unlikely. As stated in the Elk Grove General Plan EIR (SCH #2002062082), the closest fault is 19 miles northwest of the City of Sacramento. Furthermore, the majority of soils beneath the City consists of alluvial and floodplain deposits. These soil types contain silt and sand that could be subject to liquefaction during				

seismic events. However, due to the distance from an active fault, there is limited potential of any damage from seismic activity. The Rezone and SP Amendment project would require development on the project sites to be commercial. Uses allowed by the project are consistent with those analyzed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR identified impacts from Soil Erosion and Seismic Hazards to be less than significant with implementation of General Plan Policies. Expansive and Unstable Soils impacts were considered potentially significant; however, mitigation measures reduced the impact to less than significant.

Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Any further development of the sites would be in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) for Seismic Zone 3 is considered sufficient to prevent significant damage to buildings as a result of seismic ground shaking. Thus, the potential adverse effects from seismic ground shaking, ground failure, or landslides are **less than significant**, and were addressed in the City of Elk Grove General Plan EIR.

- ii) **Less than Significant Impact.** Any major earthquake damage in the City of Elk Grove is likely to occur from ground shaking and seismically related ground and structural failures. Local soil conditions, such as topography, soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur but damage should be no more severe in the project areas than elsewhere in the region. Therefore, this impact is considered **less than significant**.
 - iii) **No impact.** There are no known geological hazards caused by ground failure or liquefaction, which would prevent use of the site. Therefore, **no impact** would occur.
 - iv) **No impact.** The ground on the project sites is level and approval of the project would not expose people or structures to potential landslides. Therefore, **no impact** would occur.
- b) **Less than Significant Impact.** Some soil erosion is expected during construction, but loss of topsoil is not a significant issue. The Elk Grove General Plan EIR (SCH E2002062082) identified impacts associated with soil erosion as less than significant. The proposed project would not result in new or increased impacts for soil erosion beyond those identified in the Elk Grove General Plan EIR. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will

INITIAL STUDY/NEGATIVE DECLARATION

maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. , Future development would be required to comply with existing codes, which regulate land grading, and erosion control if construction occurs during winter months (October-March). Therefore, this impact is considered **less than significant**.

- c) **No Impact.** The Elk Grove General Plan EIR (SCH #2002062082) identified impacts from unstable soil properties as potentially significant unless mitigation measures are incorporated, reducing the impacts to less than significant. The project sites are currently developed with commercial uses, however should additional development occur, it would require additional CEQA review and mitigation measures would be included if deemed necessary. Therefore, this impact is considered **less than significant**.
- d) **Less than Significant Impact.** The project sites have the potential for low expansive soils according to the City of Elk Grove General Plan. Expansive soils primarily are composed of clays with a significant capacity to shrink and swell with seasonal moisture fluctuation. The project sites are currently developed with commercial uses, however should additional development occur, a Soil Report would be required prior to issuance of a building permit (in accordance with the Grading Ordinance and the UBC) where potential expansive soils are present. If expansive soils were determined to be present, corrective measures as defined by the UBC would be implemented. Therefore, this impact is considered **less than significant**.
- e) **No Impact.** Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. No additional construction is proposed at this time, therefore no septic or alternative wastewater disposal is proposed. Should additional development occur, the project would be reviewed for compliance with all City requirements for connections to City water and sewer services. Therefore, **no impact** would occur.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-c) No Impact. The project is a proposal to rezone 30 sites encompassing 146 parcels and an SP Amendment. The majority of the parcels are developed with commercial uses and the project does not propose any development at this time so no hazardous				

materials would be used or transported as a result of the project. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, implementation of the project would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

- d) **Less than Significant Impact.** Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003) depicts hazardous materials sites throughout the City. Four of the project parcels are identified on the hazardous materials sites: 8460 Elk Grove Blvd, APN 125-0030-026; 8500 Elk Grove Blvd., APN 125-0030-008; 8475 Elk Grove Blvd., APN 125-0010-005; and 8607 Elk Grove Blvd., APN 125-0390-016. The four sites are currently developed with commercial uses. Mitigation Measure 4.41 of the General Plan EIR states "Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search shall require that the site and surrounding area be reviewed, tested and remediated for potential hazardous materials in accordance with all local, state, and federal regulations." This mitigation measure has been incorporated into the City of Elk Grove General Plan as a policy under Goal 1 of the Safety Element. Should any additional development occur on these sites, implementation of General Plan policies SA-6 and SA-7 and its associated action items, as well as Mitigation Measure MM4.41 would reduce the potential impacts associated with know and unknown hazardous contamination to **less than significant**.
- e-f) **Less than Significant Impact.** There are three privately owned, public use facilities for light airplanes located in the Elk Grove area; Sunset Skyranch, Franklin Field and Borges-Clarksburg Airport. These facilities are regulated by the California Department of Transportation Division of Aeronautics. The project sites are not located within any of the clear, approach/departure or overflight zones for these facilities (Figure 4.4-2 of the Elk Grove General Plan EIR, 2003). The normal operations of these facilities would not result in safety related or other adverse impacts to people working at or near the project sites. Therefore, this impact is considered **less than significant**.
- g) **No Impact.** Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The Plan focuses on operational concepts relative to large-scale disasters, which can pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is "To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials." The project would not impede or

INITIAL STUDY/NEGATIVE DECLARATION

conflict with the objectives or policies of the identified emergency response plans and evacuation plans. Therefore, **no impact** is anticipated.

- h) **No Impact.** The project sites are within the urban areas of the City of Elk Grove. Based on the project site locations within these urban areas, they would not be subject to wildland fire. **No impact** would occur.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

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

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

a) & f) **Less than Significant Impact.** The proposed project consists of 30 sites totaling 146 parcels and implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. . The project does not propose any additional development and therefore would not result in the violation of any water quality standards or the degradation of water quality. The water quality issues generated from the existing commercial uses on the proposed project sites were addressed in the Elk Grove General Plan EIR (SCH #2002062082.) The proposed changes to the zoning designation would not increase potential impacts. The General Plan EIR identified Construction Surface Water Quality and Operation Surface Water Quality impacts as less than significant. Although no new development is proposed with this project, should additional development occur on the project sites it would be required to comply with General Plan policies CAQ-5, CAQ-12, CAQ-17, CAQ-19, and CAQ-21, which provide water quality protection. Compliance with these General Plan policies would minimize these impacts to a less than significant level. Therefore impacts from this project are considered **less than significant**.

b) **Less than Significant Impact.** Implementation of the proposed project would not cause groundwater consumption beyond that considered in the Elk Grove General Plan EIR. No additional development is proposed as part of this project. Additional development of the project sites would be required to connect to public water service Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, impacts are considered **less than significant**.

c-d) **Less than Significant Impact.** The project would not alter the course of any stream or river Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and

INITIAL STUDY/NEGATIVE DECLARATION

will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. as the project parcels are currently developed with commercial uses and no additional development is proposed at this time. Should additional development occur on the project sites it would require further evaluation under CEQA. Therefore, impacts are considered **less than significant**.

- e-f) **Less than Significant Impact.** The Elk Grove General Plan EIR (SCH #2002062082) identified impacts to Groundwater Quality to be potentially significant. The EIR determined that with implementation of General Plan policies and mitigation, the impacts would be reduced to less than significant. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan,. Therefore no additional impacts to water quality are anticipated and are considered than the **less than significant**.
- g-h) **Less than Significant Impact.** Some of the projects sites include areas within the 100 year floodplain. Elk Grove General Plan policies SA-14, SA-17 and SA-18 govern development within floodplain areas. Compliance with these policies would reduce hazards to life and property to acceptable levels. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code and the General Plan. As the project is proposed to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan, it is not anticipated to result in increased impacts. Therefore, flooding impacts associated with the proposed project are considered **less than significant**.
- i) **No Impact.** The Elk Grove General Plan EIR does not identify flooding as a result of levee or dam failure as having a potential to expose people or structures to a significant risk of loss injury or death in Elk Grove. Therefore, **no impact** would occur.
- j) **No Impact.** The City of Elk Grove is not located in an area subject to seiche, tsunami or mudflow. The Elk Grove General Plan does not identify any impacts relative to these events. Therefore, **no impact** would occur.

INITIAL STUDY/NEGATIVE DECLARATION

IX. LAND USE AND PLANNING	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>
a) No impact. The proposed project would not physically divide an established community. The Elk Grove General Plan (SCH #2002062082) identified Land Use Conflicts as less than significant. The proposed Rezone and SP Amendment project is consistent with the General Plan land use designations on the project sites. Since there is no habitat conservation plan (HCP) or natural community plan in existence, the proposed project would not be in conflict with any plan. Therefore, no impacts would occur as a result of this project.				
b) No Impact. The proposed project is consistent with the land uses allowed by the Commercial or Commercial/Office/Multi-Family Land use designation. The Rezone and SP Amendment project is being proposed to ensure the existing commercial uses are compliant with the zoning. Therefore the project would not conflict with a land use plan, policy or regulation. No impact would occur.				
c) No Impact. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.				

X. MINERAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-b) No Impact. No significant mineral resources have been identified in the project areas. The Elk Grove General Plan EIR (Elk Grove, 2003) identified that development of the General Plan, which anticipated urbanization of the project site, would not result in impacts to mineral resources. Therefore, no impact to mineral resources would occur.				

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

a-d) **Less than Significant.** The project proposes the rezone of 30 sites encompassing 146 parcels and an SP Amendment to avoid the creation of non-conforming commercial use on existing commercial sites. Uses that would be allowed under the proposed project are already allowed under the current General Plan land use designations and would not create permanent noise impacts or violate noise standards above the impacts previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR determined the noise levels from traffic were significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts from noise were adopted for the General Plan EIR on November 15, 2003. Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in the development of the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Should additional development of the sites should occur, it would be required to comply with General Plan

policies NO-1 through NO-4 and NO-7 through NO-10 along with associated action items, which establish noise level performance standards, would help minimize permanent noise impacts. The impact of the proposed project would be **less than significant**.

- e-f) **No Impact.** There are three privately owned, public use facilities for light airplanes located in the Elk Grove area; Sunset Skyranch, Franklin Field and Borges-Clarksburg Airport. The project sites are not located within any of the clear, approach/departure or overflight zones for these facilities (Figure 4.4-2 of the Elk Grove General Plan EIR, 2003).

The 60 CNEL noise contour for the three facilities is considered the airports' noise impact boundary. The project sites do not fall within the contours for any of the three airports. Therefore, the proposed project would not be adversely affected by excessive noise from the airports and **no impact** would occur.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a-c) **Less than Significant Impact.** The proposed project would change the zoning designation from LC to SC, LC to GC and TC to SC. The project sites are anticipated for commercial and commercial/office/multi-family uses in the General Plan and implementation of the project would not result in new allowed uses. Development of the project sites with the uses identified in the General Plan was addressed in the General Plan DIR (SCH #2002062082). The project would not result in increased or additional impacts to population growth or the displacement of persons or housing beyond those identified in the General Plan EIR. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, impacts to population and housing are considered **less than significant**.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project result in:

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"/>

a) **Less than Significant Impact.** The project site is located in the Elk Grove Community Services District Fire Department service area. Three stations are located in the vicinity of the project site. These include Station 71 (Elk Grove Boulevard near Emerald Oaks), Station 73 (Bond Road west of Bradshaw Road) and Station 76 (Sheldon Road east of Elk Grove-Florin Road, approximately three-quarters of a mile west of the project site). The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to fire service would be less than significant. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Development proposed in the future would be required at the time of entitlements to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, water mains, fire flow, brush clearance and hydrants. There would be a **less than significant** impact on fire protection services.

b) **Less than Significant Impact.** The project site is located within the service area of the City of Elk Grove Police Department. The police department is provided through a contract with the Sacramento County Sheriff's Department (SCSD). The City's contract with the SCSD is effective through June 30, 2006. The contract will automatically renew unless the City cancels it in order to establish its own police department. The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to police service would be less than significant. Development of the project sites with commercial and commercial/office/multi-family uses was considered in the General Plan EIR (SCH #2002062082). Implementation of the proposed Rezone and SP Amendment project is

not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, impacts to police protection would be **less than significant**.

- c) **Less than Significant Impact.** The project site is located within the Elk Grove Unified School District. The EGUSD is currently impacted, overcrowded and experiencing a high rate of growth (Elk Grove, 2004). Mechanisms in place to offset impacts to schools include but are not limited to Prop 47 funds, increasing developer and local tax fees, and issuing local general obligation bond funds. The Leroy F. Green School Facilities Act of 1998, which governs a school district's authority to levy school impact fees would also assist in mitigating impacts to schools. Finally, California Government Code Sections 65995(h) and 65996(b) note that payment of fees provide full and complete school facilities mitigation. The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to Elk Grove schools would be less than significant. The proposed project does not result in any change to the allowed land uses on the parcels associated with the project. Potential impacts would be consistent with those evaluated in the General Plan EIR (SCH # 2002062082) with regards to commercial and commercial/office/multi-family land use designations. Therefore, with the payment of statutory fees, in keeping with Section 65996 of the Planning and Zoning Laws, impacts to schools would be **less than significant**.

- d) **Less than Significant Impact.** The project site is located within the boundaries of the Elk Grove Community Services District Department of Parks and Recreation service area. Depending on the location of the proposed commercial development within certain park zone districts, a commercial project may be required to pay park improvement fees. The City will determine if the project site is located in a park zone district upon submittal of development plans and assess fees accordingly. The proposed Rezone and SP Amendment project does not result in any change to the allowed land uses on the parcels associated with the project. Potential impacts from the Rezone and SP Amendment project would be consistent with those evaluated in the General Plan EIR (SCH #2002062082). Therefore, impacts to parks and recreation are considered **less than significant**.

- e) **Less than Significant Impact.** The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to additional public services, i.e. electric, telephone, natural, etc. would be less than significant. The proposed project does not result in any change to the allowed land uses on the parcels associated with the project. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional entitlements or development are proposed as part of the project. Therefore, impacts to other public services are considered **less than significant**.

XIV. RECREATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>
<p>a-b) Less than Significant Impact. The proposed project is a Rezone and SP Amendment project that would change the zoning designations of the project sites to maintain consistency with the zoning code. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plans. However, urbanization of the sites was considered under the Elk Grove General Plan EIR and the proposed designations would allow uses already allowed under the existing General Plan designation. Impacts to recreational facilities would remain consistent with those identified in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR determined there would be a less than significant impact on park and recreation related services. Therefore, impacts to recreation are considered less than significant.</p>				

INITIAL STUDY/NEGATIVE DECLARATION

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

a)-b) **Less than Significant.** The proposed project which would change the zoning on 30 sites encompassing 146 parcels from LC to SC, LC to GC and TC to SC would not cause an increase in traffic from that which was considered in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR identified the impacts from increased traffic would be significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts from traffic were adopted for the General Plan EIR on November 15, 2003. The General Plan land use designation for the project sites is commercial or commercial/office/multi-family and was analyzed under the Elk Grove General Plan EIR. The uses allowed under the commercial zonings are allowed under the existing commercial and commercial/office/multi-family designations. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code designations and the General Plan. The project is intended to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan; no additional

INITIAL STUDY/NEGATIVE DECLARATION

entitlements or development are proposed as part of the project. Therefore, the project would not result in increased or new traffic impacts. Therefore, **no impacts** would occur from the project.

- c) **No Impact.** The proposed project sites are located outside of the airport safety zones for Sunset Sky ranch, Franklin Field and Borges-Clarksburg Airport. Therefore, **no impacts** to air traffic patterns would occur.
- d)-f) **No Impact.** The proposed project would not create any new hazards due to design features, inadequate emergency access and parking capacity. No additional development is proposed as a part of the Rezone and SP Amendment project. Hazards due to design, inadequate emergency access and parking capacity would be similar to those addressed in the Elk Grove General Plan EIR (SCH #2002062082) as the existing commercial and proposed commercial uses are allowed under the existing commercial and commercial/office/multi-family designation.
- g) **No Impact.** The proposed project would not conflict with adopted plans or policies regarding alternative transportation. The proposed rezone of 30 sites encompassing 146 parcels and SP Amendment would comply with the current General Plan designations of commercial and commercial/office/multi-family. Therefore, **no impact** would occur.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>

a), c) – g) **Less than Significant Impact.** The proposed project would not result in greater impacts to wastewater treatment requirements and capacity, storm water drainage facilities, and solid waste that the impacts identified in the Elk Grove General Plan EIR (SCH #200206082). The General Plan EIR identified the cumulative wastewater impacts significant and unavoidable. Finding of Facts and a Statement of Overriding Considerations for the significant and unavoidable impacts was adopted for the General Plan EIR on November 15, 2003. Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code and the General Plan. As the project is proposed to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan, it is not

anticipated to result in increased impacts. Future development would be required to comply with General Plan policies including PF-3 through PF-14 and CAQ 25, which ensure that adequate facilities are provided. Therefore, these impacts are considered **less than significant**.

- b, e) **Less than Significant Impact.** The proposed project would be served by the Sacramento Regional County Sanitation District (interceptor collection) and County Sanitation District No. 1 (CSD-1)(local collection). The SRSCD and CSD-1 are in the process of approving the current Sacramento Sewerage Expansion Master Plan. The plan identifies improvements and modifications needed to ensure sufficient capacity in both conveyance and treatment facilities. In addition, there is also a Master Plan for the SRWTP that provides a phased program of recommended wastewater treatment facilities and management programs to accommodate planned growth and meet existing and anticipated regulatory requirements through the year 2020. The SRWTP Master Plan considers all projected growth within its service area boundaries, which includes development within the City limits of Elk Grove and the remaining portions of the General Plan area.

The Rezone and SP Amendment project would not result in land uses beyond those allowed under the existing General Plan commercial/office/multi-family designation. No additional impacts would be added to the amount of wastewater flows to the SRWTP and within CSD-1 facilities. As described in the City of Elk Grove General Plan EIR (SCH #200206082), capacity requirements at the treatment plant are calculated on population based water-flow projects and are not related to specific land uses or designations. The SRWTP Master Plan considered all projected growth within its service area boundaries and provides for a capital program for expansion that addresses regulatory and industry changes in advanced treatment for potential “add-on” to conventional facilities. The Rezone and SP Amendment project would not add to flows anticipated under the General Plan. Impacts to wastewater treatment are considered **less than significant**.

Water would be supplied by the Elk Grove Water Works/Zone 40. As stated above, the proposed project does not result in additional impacts beyond those considered under the commercial and commercial/office/multi-family land use designations. Therefore, impacts to water treatment would be **less than significant**.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) Less than Significant Impact. The proposed project would result in the rezone of 146 parcels on 30 sites from LC to SC, LC to GC and TC to SC and a SP Amendment. The new rezone designations would not significantly increase the uses allowed on the project sites. Furthermore, implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code and the General Plan. The project is proposed to bring the sites into conformance with the new Zoning Code and will maintain conformance with the General Plan. Impacts would be consistent with those analyzed in the General Plan EIR (SCH #2002062082) and would not result in increased impacts to biological or cultural resources. These issues are considered less than significant.</p> <p>b) Less than Significant Impact. The proposed project would rezone 146 parcels on 30 sites from LC to SC, LC to GC and TC to SC and a SP Amendment. The rezone designations would not result in land uses beyond those allowed under the existing General Plan</p>				

INITIAL STUDY/NEGATIVE DECLARATION

commercial or commercial/office/multi-family designations. The Rezone and SP Amendment project sites were addressed as urban and considered for commercial or commercial/office/multifamily uses in the Elk Grove General Plan EIR. The Elk Grove General Plan EIR (SCH #2002062082) identified cumulative significant impacts with regard to the following: Agriculture, Land Use, Transportation and Circulation, Noise, Air Quality, Hydrology and Water Quality, Biological Resources, Public Services, and Visual Resources/Light and Glare. Findings of Fact and a Statement of Overriding Considerations were adopted for all significant and unavoidable impacts with the adoption of the General Plan EIR on November 15, 2003. Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code and the General Plan. The project is proposed to bring the sites into conformance with the new Zoning Code language and will maintain conformance with the General Plan. Therefore these impacts would be considered **less than significant**.

- c) **Less than Significant Impact.** The project is a proposal to change the commercial zoning on 30 sites encompassing 146 parcels from LC to SC, LC to GC and TC to SC. All parcels within the project sites are compliant with the General Plan land use designations of commercial or commercial/office/multifamily. The Elk Grove General Plan identified impacts to Agriculture, Land Use, Transportation and Circulation, Noise, Air Quality, Hydrology and Water Quality, Biological Resources, Public Services, and Visual Resources/Light and Glare as significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts were adopted for the General Plan EIR on November 15, 2003. Implementation of the proposed Rezone and SP Amendment project is not anticipated to result in changes to the majority of the project sites as most of the parcels are currently developed. Future uses on undeveloped parcels would be consistent with those allowed under the existing Zoning Code and the General Plan. The Rezone and SP Amendment project would bring the sites into conformance with the new Zoning Code language and will maintain conformance with the General Plan. The proposed Rezone and SP Amendment would not result in land uses beyond those allowed under the existing General Plan commercial or commercial/office/multi-family designation; therefore no increase to noise, light/glare, hazards, air quality or other impacts to humans would occur as a result of the project. These impacts are considered **less than significant**.

REFERENCES

1. Bollard and Brennan. Environmental Noise Assessment Sheldon Road/Coventry Project. June 30, 2004.
2. City of Elk Grove Incorporation, DEIR, October 5, 1998
3. City of Elk Grove. *City of Elk Grove General Plan*. Elk Grove, CA. 2003.
4. City of Elk Grove. *City of Elk Grove General Plan EIR*, Elk Grove, CA. 2003.
5. City of Elk Grove Zoning Code, July 2000
6. City of Elk Grove Draft Zoning Code, November 2005
7. East Elk Grove Specific Plan, July 2000