

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title:	Samos Stonelake Village-EG-05-870	
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758	
Project Location:	North of Riparian Dr. between West Taron Dr. and Waterfowl Dr.	
Project Sponsor's Name and Address:	Stratton Properties	2875 Senter Rd. Suite A San Jose, CA 95111
General Plan Designation(s):	Commercial	
Zoning:	LC - Limited Commercial Land Use Zone	
Contact Person:	Mikel Dreiling	
Phone Number:	916-478-2255	
Date Prepared	August 2005	

Project Description

The proposed project is located in the western portion of the City of Elk Grove approximately 1,500 feet east of Interstate 5. The site is immediately south of Elk Grove Boulevard (**Figure 1**). The project proposes to develop approximately 7.6 acres with single family detached homes. This project includes a Tentative Subdivision Map to create 112 residential lots (**Figure 2**). The project also includes a Design Review for the proposed houses and a Conditional Use Permit to allow the residential use in a limited commercial zone. The site has been graded flat and does not contain any trees. The site is surrounded by residential and commercial uses.

Environmental Setting and Surrounding Land Uses

The project site is located north of Riparian Drive, west of Waterfowl Drive, and east of West Taron Drive. It is further described as APNs 132-0460-091 and 132-0460-092. The site contains no structures, nor trees. It has been graded flat. The vegetation on site consists of weeds. There is an existing well site adjacent to the site, which is not a part of this project. The well is located at the corner of Riparian Dr. and Waterfowl Dr.

Figure 1. Vicinity Map

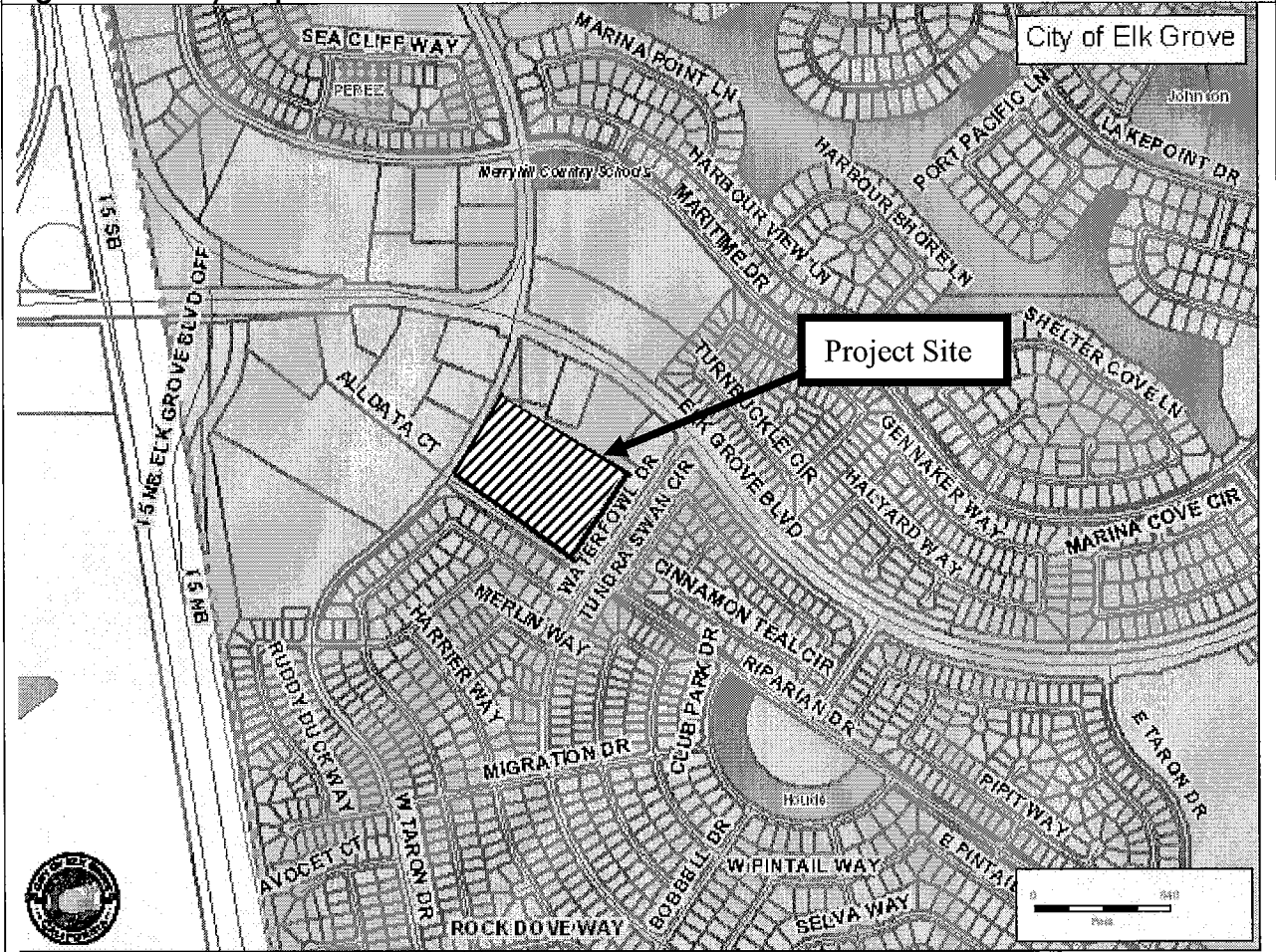
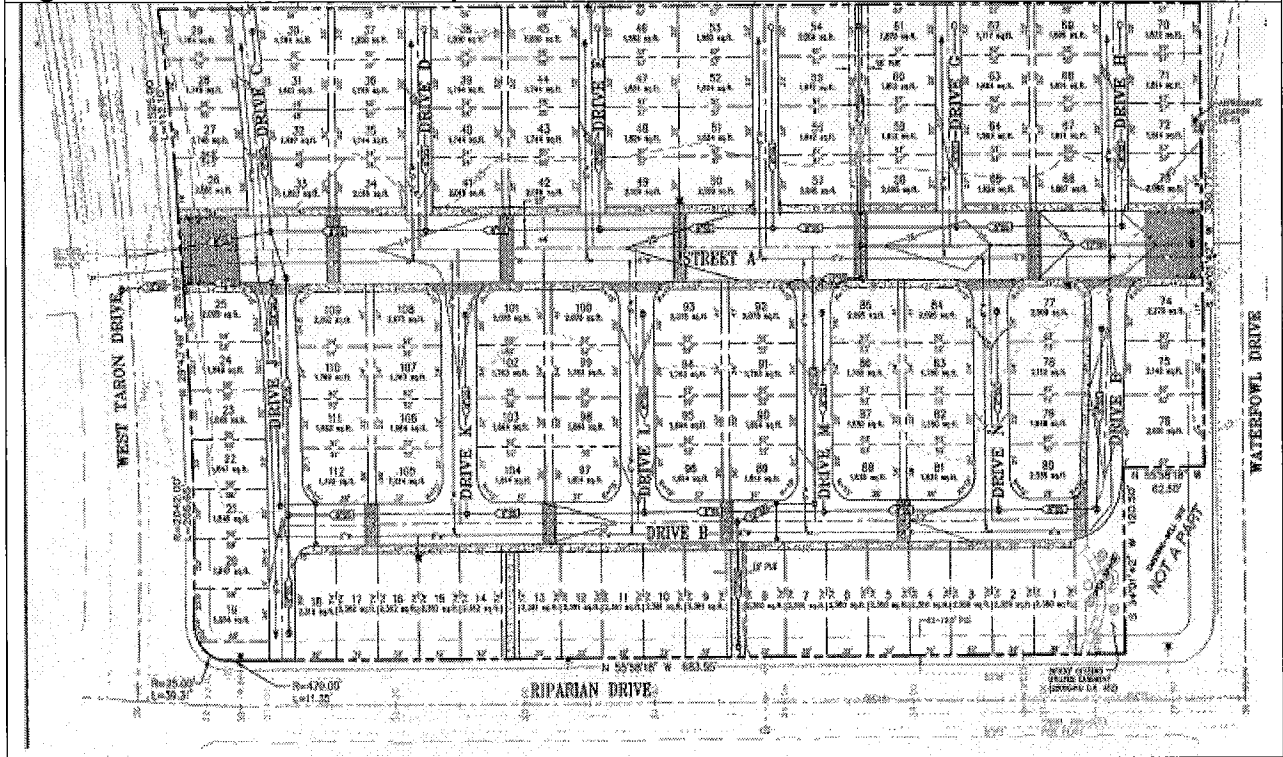


Figure 2. Tentative Subdivision Map



Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
Regional Water Quality Control Board

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

INITIAL STUDY/NEGATIVE DECLARATION

Mikel Dreiling
Planner's Signature

9-16-05
Date

Mikel Dreiling
Planner's Printed Name

City of Elk Grove
Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. The proposed project is located in both residential and commercial areas. The site and surrounding area are generally flat and do not contain any scenic vistas. The site is vacant and covered with weeds and grasses. The site does not contain any unique or scenic features such as thick stands of trees, rock outcroppings or historic buildings. Construction of the project will not obstruct or disrupt views of a scenic vista. Therefore, no impacts to scenic resources will occur.

c-d) Less than Significant Impact. The proposed project would serve as infill in an area that is predominantly residential and commercial. Implementation of the proposed project will expand the urban development pattern currently occurring in the surrounding area to the project site. The area does not contain any unique features which would be lost or compromised as a result of the project. The project will create additional light and glare in the area as compared to the no project setting, through the establishment of residential development. However, this development will be required to be designed and constructed in

accordance with City design standards for lighting and building materials. Therefore, impacts to visual character, including light and glare, are considered less than significant.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. The Important Farmland Map for Sacramento County designates the project site as Grazing Land (Figure 4.1-1 in the Elk Grove General Plan EIR, 2003). The proposed project would not be converting Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, no impact to Prime, Unique or Statewide Important Farmland would occur.

No Williamson Act Contracts are located on any of the two parcels comprising the project site. Furthermore, no Williamson Act Contracts are located in the immediate vicinity of the project site (Figure 4.1-2 in the Elk Grove General Plan EIR, 2003). Therefore, no impacts to Williamson Act Contracts would occur.

c) Less than Significant Impact. The proposed project site is located in an area that is urbanizing as evidenced by new development in the project vicinity. Parcels immediately south and east of the site have been developed with residential uses. Parcels immediately west of the site are currently being developed as commercial. Implementation of the proposed project will therefore not result in the conversion of farmland to non-agricultural uses. This impact is considered less than significant.

III. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The project is within the Sacramento Valley Air Basin (SVAB), which consists of nine entire counties and portions of counties stretching from Plumas County to the north to Mariposa County to the south. Considerable transport of pollutants occurs throughout this air basin. As a result, air quality in Sacramento County is partially determined by the release of pollutants elsewhere in the region.

Air quality is subject to both federal and state regulations. The Federal Clean Air Act requires the Environmental Protection Agency (EPA) to establish ambient air quality standards for six criteria air pollutants: ozone (O₃), particulate matter less than 10 microns (PM₁₀), carbon monoxide (CO), nitrogen oxide (NO_x), sulfur dioxide (SO₂) and lead (Pb). The California Clean Air Act (CCAA) sets state standards that are more stringent than the federal standards, and includes other criteria air pollutants. The California Air Resources Board (CARB) is the state agency that sets the state ambient air quality standards pursuant to the CCAA. Areas that exceed an ambient air quality standard are classified as being in "non-attainment" for that pollutant and must prepare a plan to reach attainment status. Sacramento County is in non-attainment status for federal and state ozone standards and state PM₁₀ standards. The area is in attainment for all other identified federal and state criteria pollutants.

The Federal and California State Ambient Air Quality Standards for important pollutants are summarized in **Table III-1** and described in detail below.

**Table III-1
Federal and State Ambient Air Quality Standards**

Pollutant	AVERAGING TIME	Federal Primary Standard	State Standard
Ozone (O ₃)	1-Hour	0.12 ppm	0.09 PPM
	8-HOUR	0.08 ppm	--
Carbon Monoxide (CO)	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide (NO _x)	ANNUAL	0.05 ppm	--
	1-HOUR	--	0.25 ppm
Sulfur Dioxide (SO ₂)	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.05 ppm
	1-Hour	--	0.5 ppm
PM ₁₀	Annual	50 µg/m ³	30 µg/m ³
	24-HOUR	150 µg/m ³	50 µg/m ³
PM _{2.5}	ANNUAL	15 µg/m ³	--
	24-HOUR	65 µg/m ³	--
Lead	30-Day Avg	--	1.5 µg/m ³
	Month Avg..	1.5 µg/m ³	--

Source: California Air Resources Board, "Ambient Air Quality Standards," January 25, 1999.
Ppm = parts per million
µg/m³ = Micrograms per Cubic Meter

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established criteria and plans for reducing air emissions.

For non-attainment pollutants (ozone precursors or PM₁₀), any net increase in regional emissions is considered significant. For localized pollutants, such as carbon monoxide, an increase in concentrations that would result in a predicted violation of the most stringent State or Federal standard (20.0 ppm for 1-hour or 9.0 ppm for 8-hours) is considered to represent a significant impact.

SMAQMD has established thresholds for NO_x resulting from project construction and for the NO_x and ROG resulting from project operations. **Table III-2** includes the criteria for construction-related emission thresholds. **Table III-3** includes the criteria for operational emission thresholds. Based on the table, a project would have a significant impact if it produced more than 65 pounds per day (lbs./day) of NO_x during construction. Generally, the SMAQMD considers projects that are under the threshold for ROG and NO_x to also be under the threshold for levels of PM₁₀.

**TABLE III-2
SMAQMD SIGNIFICANCE CRITERIA CONSTRUCTION-RELATED EMISSION THRESHOLDS**

Ozone Precursor Emissions	Emission Thresholds lbs./day
NO _x	85

Source: Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment, July 2004.

**TABLE III-3
SMAQMD SIGNIFICANCE CRITERIA OPERATIONAL EMISSION THRESHOLDS**

Ozone Precursor Emissions	Emission Thresholds lbs./day
NO _x	65
ROG	65

Source: Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment, July 2004.

Construction activities are a minor source of organic gas emissions. Solvents in adhesives, non-water based paints, thinners, some insulating materials and caulking materials would evaporate into the atmosphere and would participate in the photochemical reaction that creates urban ozone. Asphalt used in paving is also a source of organic gases for a short time after its application. The URBEMIS2002 for Windows (Version 8.7.0) program estimates maximum emissions from site grading, construction worker trips, stationary and mobile equipment, architectural coatings and asphalt off-gassing.

URBEMIS2002 was used to estimate potential emissions for the proposed project (Attachment A). Emissions from all construction sources, as well as area source (natural gas fireplaces, landscaping and consumer products) and operational emissions (vehicles) are provided in **Table III-4**.

TABLE III-4
ESTIMATED EMISSIONS RESULTING FROM PROJECT CONSTRUCTION ACTIVITIES (POUNDS/DAY)

	ROG	NO _x	CO	SO ₂	PM ₁₀ TOTAL	PM ₁₀ EXHAUST	PM ₁₀ DUST
2006 Summer Construction	9.41	67.02	74.31	0.00	77.90	3.00	74.90
Area Source Emissions	10.05	1.43	4.82	0.05	0.02	-	-
Operational (Vehicle) Emissions	8.03	8.53	88.35	0.07	6.95	-	-
Sum of Area & Operational Emissions	18.08	9.96	93.17	0.12	3.96	-	-

* All calculations assume summer 2006 construction

The main air quality impacts resulting from project construction will be increased ROG, NO_x and CO emissions primarily from off-road diesel construction equipment and architectural coatings. However, NO_x emissions would not exceed the 85 lbs/day threshold during construction. Therefore, impacts related to air quality are considered less than significant and no mitigation is required.

Notwithstanding the above, construction activities are subject to SMAQMD Rule 403 that requires taking reasonable precautions to prevent the emissions of fugitive dust, such as "using water or chemicals for control of dust in the demolition of existing buildings or structures, construction operations, the construction of roadways, or the clearing of land" where possible and applying "asphalt, oil, water, or suitable chemicals on dirt roads, materials, stockpiles and other surfaces which can give rise to airborne dust."

In terms of operational impacts, the proposed project will result in less automobile trips under the residential use than under the commercial use, and therefore generate fewer emissions than the land use identified for the site in the General Plan. However, neither ROG nor NO_x would be exceeded in association with operational or area source emissions as shown in **Table III-4**.

e-f) Less than Significant Impact. The Elk Grove General Plan considers residences as well as schools to be "sensitive receptors" in relation to air quality issues. The project site is adjacent to single-family residences immediately to the east and south. Some residents to the east and south may potentially be exposed to nuisance dust and heavy equipment emission odors (e.g. diesel exhaust) during construction. All of these uses would be setback at least 20 feet from construction and in some cases further.

Emissions from anticipated construction activities may affect sensitive receptors in the immediate area surrounding the project site. However, the project will be required to comply

with District rules aimed at reducing overall emissions, and construction activities are of limited duration. In addition, due to the nature of construction activities, where equipment is out in the open, exhaust emissions dissipate quickly and no risk of long term exposure to pollutants is expected. Therefore, these impacts are considered less than significant.

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

Discussion/Conclusion/Mitigation:

a) Potentially Significant Unless Mitigation Incorporated. The project site is a vacant open field with no trees on site. The project site is located within two miles of known Swainson's hawk nesting sites. Swainson's hawk is a state listed threatened species known to forage within 8 miles of its nest. The Department of Fish and Game has determined that parcels of land of five (5) acres or more in size are recognized to be the minimum acreage required for viable foraging habitat for this species. The proposed project site is an approximately 7-acre vacant parcel. The project site is also located less than one mile from the Stone Lakes National Wildlife Refuge, a known foraging area of the hawk. Therefore, the 7+ acre project site constitutes potential Swainson's hawk foraging habitat that will be adversely impacted by its development. Adverse effects on the habitat of a state listed species are considered a potentially significant impact. The City of Elk Grove has developed mitigation measures to reduce impacts to Swainson's hawk foraging habitat to a less than significant level (see Mitigation Measure 1). This mitigation measure requires that existing habitat be protected in perpetuity either directly through the acquisition of land or conservation easements, or through the payment of a mitigation fee. The fee will be used for the acquisition of land or conservation easements to protect suitable Swainson's hawk habitat. The applicant will be required to comply with this mitigation measure. Therefore impacts to Swainson's hawk foraging habitat are less than significant.

The Western burrowing owl (*Athene cunicularia hypugae*) is a state species of special concern. It is known to exist in Elk Grove and has been recently sited less than 5 miles from the project site (Dan Gifford, DFG, pers. comm.). The burrowing owl is a species that will use empty burrows as nesting sites. It is a species that will move into an area opportunistically. Empty fields, such as the project site, represent potential nesting and foraging grounds for the owl, although none were observed on the project site during field reconnaissance by City staff. Because the project site offers potential foraging and nesting habitat, this project could result in a potentially significant adverse impact to this species unless mitigation is incorporated. A mitigation measure (Mitigation Measure 2) has been included to reduce potential impacts to a less than significant level. The mitigation measure requires a preconstruction survey and establishes an action protocol should any owls be found.

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

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

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

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

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

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

Mitigation Measure 2 (Biological Resources – Burrowing Owls)

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

If burrowing owls or their nests are found, the applicant shall comply with the following measures:

- Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- To offset the loss of foraging and burrow habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 100 m {approximately 300 feet} foraging radius around the burrow) per pair or unpaired resident bird, should be acquired and permanently protected. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the Department. *Protection of additional habitat acreage per pair or unpaired resident bird may be applicable in some instances.*
- When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 on the protected lands site.
- If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.
- The project sponsor shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan shall include success criteria, remedial measures. And an annual report to the Department.

Monitoring Actions

- ***Prior to the commencement of any clearing, grading or construction***, the applicant shall submit to Development Services – Planning for approval, a copy of the survey results prepared by the qualified biologist. The survey must be conducted no earlier than 30 days prior to the planned commencement of clearing, grading or construction.
- If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, a new survey shall be conducted and the

results submitted to Development Services - Planning for approval. The survey must be conducted **no earlier than 30 days** prior to the planned recommencement of clearing, grading or construction.

- If Burrowing Owls and/or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, the applicant shall provide Development Services – Planning evidence that mitigation has been fulfilled to the satisfaction of the Department of Fish and Game.

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

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

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

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

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

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

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The project site is not located in a sensitive area as depicted on Elk Grove General Plan EIR Figure 4.11-1, Cultural Resources Sensitivity Map.

Pursuant to current State law, if prehistoric or historic cultural resources are inadvertently discovered during any ground-disturbing activities, all work in the area shall stop immediately and the City shall be notified of the discovery. No work shall be done in the area of the find and within 100 feet of the find until a professional archaeologist can determine whether the resource(s) is significant. If necessary, the archaeologist shall develop mitigation measures consistent with the State CEQA Guidelines in consultation with the appropriate state agency and, if applicable, a representative from the Native American Heritage List. A mitigation plan shall be submitted to the City for approval. Mitigation in accordance with this plan shall be implemented before any work is done in the area of the resource find. Therefore, impacts to archaeological resources are considered less than significant.

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

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)(i)-ii) Less than Significant Impact. The site is not located within an Alquist-Priolo earthquake hazard zone and there are no known faults crossing or in the vicinity of the project site. However, the project site, as with virtually all sites within the state, would be vulnerable to ground shaking in the event of an earthquake. The nearest active fault is the Foothills Fault System, which is located approximately 30 miles east of the site. The maximum level of ground motion that would be experienced at the project site would be caused by a seismic event of 6.5 magnitude or greater, on the Foothills Fault (Elk Grove, 2003). As the project site is not in an area with deposits of water-saturated alluvium or similar deposits of artificial fill, the potential for liquefaction is minimal. The project site and surrounding vicinity are relatively flat eliminating the potential for landslides.

The project shall be designed and constructed in accordance with the requirements of the Uniform Building Code (UBC). Adherence to the provisions of the UBC will reduce the potential for structural damage in the event of an earthquake. Therefore, seismic related impacts are considered less than significant.

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 minimal damage should be expected to occur. However, damage will be no more severe at the project site than elsewhere in the region. Therefore, this impact is considered less than significant.

a)(iii)(iv) No impact. There are no known geological hazards caused by ground failure or liquefaction which would prevent use of the site. No impact will occur. The ground is level and approval of the project would not expose people or structures to potential landslides. No impact will occur.

b) Less than Significant Impact. Some soil erosion is expected during construction, but loss of topsoil is not a significant issue. Existing standards regulate land grading and erosion control if construction occurs during winter months (October-March) when there is the highest potential for topsoil erosion. This impact is considered less than significant.

c) No Impact. See items a and b, above.

d) Less than Significant Impact. According to the General Plan EIR, the City mostly consists of the San Joaquin Soil group. Shrink-swell potential in this soil group is high based on the high percentage of claypan (City of Elk Grove, 2003). A Soil Report is 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 are determined through the Building Permit process, corrective measures as defined by the UBC will be implemented.

e) No Impact. The project is required to connect to the public water and sewer system. No impact will occur.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>

Discussion/Conclusion/Mitigation:

a, b, c, e and f) Less than Significant Impact. The proposed project involves the creation of up to 112 lots and construction of 112 additional single-family homes. Construction of the proposed project would involve the use of heavy equipment which uses small amounts of oils and fuels and other potentially flammable substances. During construction, equipment will require refueling and minor maintenance on location which could lead to fuel and oil spills. Standard City procedures require that the Contractor identify a staging area for storing materials and equipment. The proposed project would not result in a significant risk of explosion or accidental release of hazardous substances. The use and handling of hazardous materials during construction activities would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (Cal OSHA) requirements. No waterways are located on the site and the project would be required to obtain a National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit. The project contractor would be required to file a Notice of Intent (NOI) under the State's NPDES General Construction Permit (CAS00002). This permit requires that a Storm Water Pollutant Prevention Plan (SWPPP) be prepared specifying Best Management Practices (BMPs) to reduce construction related-impacts on the project site. Therefore, accidental release impacts are considered less than significant.

The nearest airport/airstrip is the Borges-Clarksburg Airport located at 54258 South River Road in the town of Clarksburg. The Airport is approximately 2.5 miles northwest of the project site. Normal operations of this facility would not result in safety related or other adverse impacts to people working at or near the project site. Therefore, this impact is considered less than significant.

d,g,h) No Impact. The area surrounding the project site has undergone extensive urbanization evidenced by subdivisions surrounding the project site to the east and south. Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003a) depicts hazardous materials sites throughout the City. None of the sites are identified on the proposed project site. Therefore, the

project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The Plan focuses on operational concepts relative to large-scale disasters, which can pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is "To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials." The project would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans. Therefore, no impact is anticipated.

The project site is surrounded by residential and commercial uses. Based on the site's location in an urban area, it would not be subject to wildland fire. No impact would occur.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-f) Less than Significant Impact. The proposed project will add 112 single-family residences to the City of Elk Grove. This will increase the amount of impervious surface in the area by adding structures, asphalt and concrete to previously minimally developed lots. The project would be required to meet all applicable local and regional water quality standards or waste discharge requirements thereby avoiding violation of such standards or requirements. Therefore, impacts to water standards and requirements are considered less than significant.

The project will receive its water from the Sacramento County Water Agency. Implementation of the proposed project would incrementally increase groundwater consumption, but would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project is no located in a recharge area. The proposed use is consistent with the General Plan land use designation assumed in preparation of the water demand as part of buildout of the General Plan. Therefore, a net deficit in aquifer volume or a lowering of the local groundwater table is not anticipated and impacts associated with groundwater supplies are considered less than significant.

The project would not alter the course of any stream or river as none are located on-site or in the immediate vicinity of the site. The project would involve construction of impervious surfaces (homes, driveways, streets) on a site that is currently vacant. This would change the drainage of the site decreasing absorption rates and increasing run-off in the area. Because more than 1 acre would be disturbed, the RWQCB would require a construction activity Storm Water General

Permit. The project would connect to the City of Elk Grove storm water system and comply with City standards requiring that all new project's not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas. Therefore, impacts to drainage and runoff are considered less than significant.

g-j) No Impact. The project site is located in FEMA Zone X (areas determined to be located outside a 500-year floodplain). Therefore, no flooding impacts associated with the proposed project would occur.

The Elk Grove Incorporation Environmental Impact Report 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 flooding impact would occur. The City of Elk Grove is not located in an area subject to seiche, tsunami or mudflow. Therefore, no inundation by seiche, tsunami or mudflow impact would occur.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

a-c) No Impact. The project site is surrounded by residential uses to the east and south. Commercial uses are to the west of the project site. Therefore, the project would not divide an established community and no impact would occur.

The project proposes to establish a residential use in a commercial zone and General Plan designation. The proposed project is consistent with the Elk Grove General Plan and Zoning Code with the approval of a Conditional Use Permit. Therefore, the project would not conflict with a land use plan, policy or regulation of an agency with jurisdiction over the project. No impact would occur.

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

X. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) No Impact. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as areas "containing aggregate deposits, the significance of which cannot be evaluated from available data." No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (Elk Grove, 2003a) did not identify any mineral resources in the planning area. Therefore, no impact to mineral resources will occur.

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

XI. NOISE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than Significant. Potential sources of noise for the project include traffic along Elk Grove Boulevard. Construction of the project may subject surrounding residents and the residents of the homes on the site to temporary noise elevations and ground vibration. Maximum noise level (dB at 50 feet) for typical construction equipment ranges from 85 dB for a backhoe and pneumatic tools to 87 dB for bulldozers, and 88 dB for heavy trucks. Construction noise would be temporary. In addition, the project would be required to comply with City construction noise standards which limit hours and days of construction.

The entire project site is located outside of the 60 dB Traffic and Railroad Noise Level Contour for Elk Grove Boulevard, Interstate 5 and the Union Pacific Railroad as depicted in Figure 4.6-1 (Existing Traffic Noise Contours) of the Elk Grove General Plan EIR. Maximum allowable noise exposure for residential uses is 60 Ldn/CNEL, dB. As the project is outside the 60 dB contour for Elk Grove Boulevard and Interstate 5, noise impacts would be less than significant.

The site is primarily vacant. Following construction, noise levels on the project site would increase in association with the proposed residential development. Noises generated are common to residential development and include traffic noise and back yard noise. The proposed residential uses are not anticipated to exceed any applicable noise standards. As an infill project adjacent to residential uses on the south and east, the proposed project would not be exposed to excessive noise from neighboring uses. Therefore, this impact is considered less than significant.

e-f) No Impact. The Borges-Clarksburg Airport, a privately owned, public use facility for light airplanes is located approximately 2.5 miles north of the project site. The project site is not located within any of the clear, approach/departure and overflight zones for this facility (Figure 4.4-2 of the Elk Grove General Plan EIR, 2003a).

The 60 CNEL noise contour for the Borges-Clarksburg Airport is considered the airport's noise impact boundary. The project site falls approximately 2 miles outside of this contour. Therefore, the proposed project would not be adversely affected by excessive noise from the airport and no impact would occur.

XII. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) Less than Significant Impact. The proposed project would add up to 112 new housing units to the City's housing stock. The project site is in an area that is surrounded by residential uses with some commercial uses interspersed and would represent an extension of existing residential development. While the project will generate a new resident population in the area, the extent of the new population is not considered substantial and is consistent with growth assumed in the General Plan. The project site is primarily vacant; therefore no existing residents or housing will be displaced to accommodate the proposed project. Therefore, impacts to population and housing are considered less than significant.

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

XIII. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)-e) Less than Significant Impact. The project site is located in the Elk Grove Community Services District Fire Department service area. Station 75 is located in the vicinity of the project site at 2300 Maritime Drive, approximately half a mile from the project site. The project would be required to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, water mains, fire flow, brush clearance and hydrants and would result in a less than significant impact on fire protection services. Standard fire suppression conditions have been imposed on the project. Increased demands for fire service are funded almost entirely through property taxes. Therefore, impacts to fire services are considered less than significant.

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 City is in the process of forming a police department that is slated to take over operations at the end of the current contract with the County. The project would add up to 112 new single-family dwellings which would increase demands for law enforcement services within the City. Additional funding to accommodate growth would be provided through Sacramento County tax revenues and building impact fees which contribute to the cost of new personnel and facilities. Therefore, adverse impacts to police protection would be less than significant.

The project site is located within the Elk Grove Unified School District. The addition of up to 112 new single-family dwellings would increase demand for schools by generating additional students. Based on the generation factors contained in the City of Elk Grove General Plan EIR, the proposed project would add 49 (112 x .4398) elementary school (K-6) students, 14 (112 x .1238) middle school (7-8 grade) students, and 22 (112 x .2007) high school (9-12) students.

Mechanisms in place to offset impacts to schools include, but are not limited to, Proposition 47 funds, increasing developer and local tax fees, and issuing local general obligation bond funds. The Leroy F. Green School Facilities Act of 1998, which governs a school district's authority to levy school impact fees would also assist in mitigating impacts to schools. Finally, California Government Code Sections 65995(h) and 65996(b) note that payment of fees provide full and complete school facilities mitigation. The project is required to pay statutory development fees (currently \$3.95 per square foot of residential space) prior to the issuance of building permits for single-family residential construction. Therefore, with the payment of statutory fees, in keeping with Section 65996 of the Planning and Zoning Laws, impacts to schools would be less than significant.

The project site is located within the boundaries of the Elk Grove Community Services District Department of Parks and Recreation service area. State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere. The District uses a dedication formula of 5-acres per 1,000 persons. The proposed project would add up to 112 new single-family residential units and generate approximately 344 new residents (based on a generation factor of 3.07 persons per

household from the 2000 Census) (City of Elk Grove, 2003a). The amount of population generated by the project does not reach the 1,000 person standard. The project does not include provision of any on-site parks. As a result, the project would satisfy park requirements through the payment of in-lieu fees. Therefore, impacts to parks and recreation are considered less than significant.

The project would not create any significant impacts to the service levels of any other public service providers.

XIV. RECREATION

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

Discussion/Conclusion/Mitigation:

a-b) Less than Significant Impact. The proposed project, as a residential development could increase use of existing recreational facilities. Based on the current population generation factor of 3.07 persons per household (City of Elk Grove, 2003a), the construction of up to 112 new single-family residential units would result in approximately 344 new residents (112 x 3.07 = 343.84). The City's Subdivision regulations require the dedication of land or in-lieu fees equivalent to 5.0 acres per 1,000 population ($[92/1,000] \times 5$) or 0.46 acres of parkland. The project does not include any acreage that would go towards Quimby Act Requirements. Therefore, an in-lieu fee would be required per the Quimby Act. Although, the project would increase the use of existing neighborhood and regional parks, or other recreational facilities, it would also contribute its fair share in the form of in-lieu fees to the satisfaction of the Elk Grove CSD Parks and Recreation Department. Therefore, impacts to recreation are considered less than significant.

